

The Homebuyers Report (tm)

Provided by:



Independent Inspections & Testing

Inspector: Todd Bullivant

International Association Of Home Inspectors CERTIFIED (No. 25011216)

Text/Call: (732) 877-4002

Todd@IndependentInspectionsAndTesting.com

www.IndependentInspectionsAndTesting.com

Property Address

123 Anywhere Lane

Northeast, PA 12345



Table Of Contents:

Section name:	Page number:
Report Information.....	3
Electrical.....	7
Crawl Space-Basement.....	10
Leaks.....	13
HVAC.....	14
Plumbing.....	19
Appliances.....	21
Additional Inspections-Testing.....	26
Additional Photos.....	27

Report Information

Client Information

Client Name Tom Jones
Client Phone 777-777-7777

Property Information

Approximate Year Built 1986
Approximate Square Footage 2700
Number of Bedrooms 3
Number of Baths 2
Direction House Faces South

Inspection Information

Inspection Date 3/28/25
Inspection Time 10 AM
Weather Conditions Recently Rained.
Outside Temperature 51 F

This Homebuyers Report is not a substitute for a Full Home Inspection Report. A Full Home Inspection covers many additional systems and components which are excluded from this report. The Homebuyers Report is intended to provide basic information which may be helpful to prospective buyers.

2024 Pennsylvania Consolidated & Unconsolidated Statutes
Title 68 - REAL AND PERSONAL PROPERTY
Chapter 75 - Home Inspection
Section 7508 - Home inspection reports

The following statement is required by the above referenced PA statute:

"A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of inspection. The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied.

If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts, you may be advised to seek a professional opinion as to any defects or concerns mentioned in the report.

This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose."

TO BE INSPECTED AND WITHIN THE SCOPE OF THE HOMEBUYERS INSPECTION

The scope of the Homebuyers Inspection and Report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair.

1) Crawl Space - Foundation

2) Plumbing System: Water Heater, Water Supply/Drains/Fixtures, and Locating (But Not Testing) Shut Off Valve;

3) Electrical System: Service Drop, Main Panel, Ground Wire, and Smoke Detectors;

4) Heating/Cooling System: Heating Equipment, Air Conditioning Equipment, Operating Controls;

5) Leaks: Roof leaks as observed from the attic and ceilings, readily visible pipes, under sinks, and toilets;

6) Appliances: operational status, general condition;

The scope of the Homebuyers Inspection and Report is limited to the description and the general condition of the above systems only. Alternatively, a full home inspection follows a Standard of Practice (SOP) and can be reviewed at the following link:

https://www.nachi.org/documents2012/InterNACHI_SOP_and_COE-Dec-2015.pdf

EXCLUDED AND OUTSIDE THE SCOPE OF THE HOMEBUYERS INSPECTION

Any part of the home, systems, or components not listed in the "TO BE INSPECTED AND WITHIN THE SCOPE OF THE HOMEBUYERS INSPECTION:" are excluded from the Homebuyers Inspection and Report.

Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, substitute for a traditional home inspection, or real estate disclosures, which may be required by law. Whether or not they are concealed, the following are also outside the scope of the inspection:

Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.

The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

CONFIDENTIAL REPORT

The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/Inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

Definition of Conditions:

AA = Appears Adequate: The item appeared to be in working or usable condition with no major discrepancies noted.

MD = Material Defect: A Material Defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property.

D = Defect: A condition of a system or component that renders it non-working, non-performing, or non-functioning, or is otherwise deficient, and should be evaluated, monitored, repaired, corrected or replaced by a qualified contractor.

A = Aged: The item was at or near the end of its useful lifespan. Buyer should anticipate the need for repair or replacement.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired immediately.

NI = Not Inspected: The item was not inspected during the inspection.

1 Electrical

Incoming Service From Street

Service Type Underground

Wire Type Copper

1.1) Overhead Service Components NI

Not Present

1.2) Meter Condition AA

Appeared Adequate



Main Panel

Panel Manufacturer Siemens

Panel Location Basement

Main Service Disconnect As Pictured

AA = Appears Adequate | MD = Material Defect | S = Safety Issue | D = Defect | NI = Not Inspected A = Aged



Main Breaker

Type of Wiring

Copper

Amperage

200 AMP Service

Type of Service Bonding and Grounding

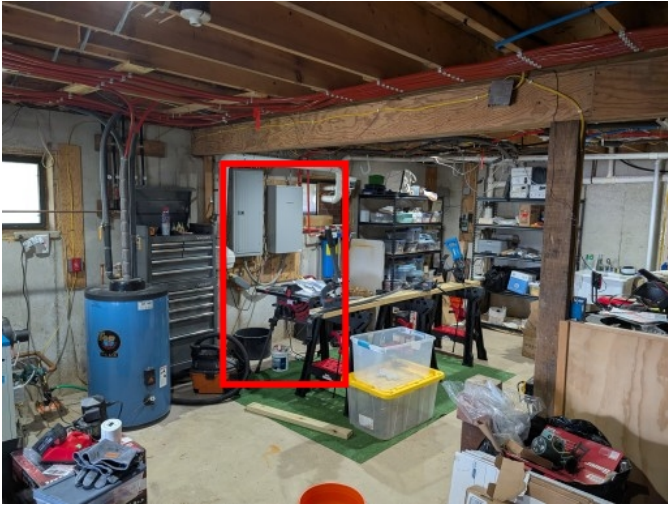
Ground Rod on Exterior of Home

1.3) Main Panel Conditions

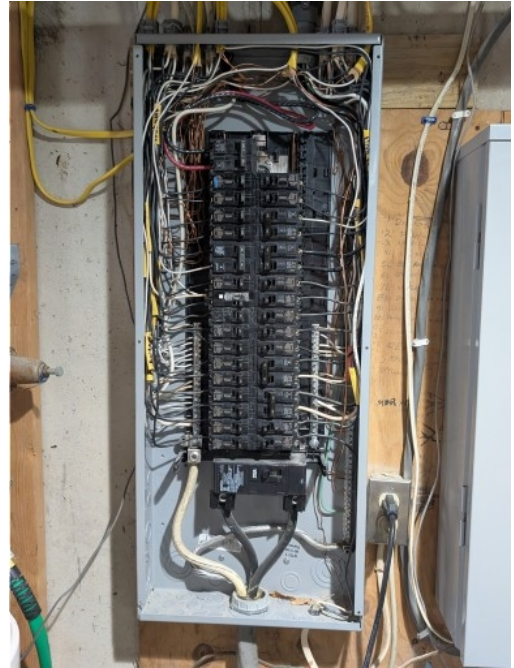
AA

Appeared Adequate. Note: Equipment was placed in front of panel. Seller removed but 3 feet of unobstructed space in front of electrical panels is required at all times for safety. As a general statement, Inspectors cannot confirm the accuracy of circuit breaker labeling. Buyer should be aware, for safety reasons, that circuits may not be labeled correctly.

AA = Appears Adequate | MD = Material Defect | S = Safety Issue | D = Defect | NI = Not Inspected A = Aged



Obstructed



Service Panel Removed

2 Crawl Space-Basement

Foundation

Foundation Type Walkout Basement

Foundation Material Poured Concrete

2.1) Foundation Condition

AA

Appears Adequate. The inspection of the foundation was limited. Approximately 90% of the basement was finished and the concrete walls were not visible.

Inspector noticed pot that appeared to previously have water in it. Seller stated that twice in approximately 10 years water entered above where the pot is and was entering through the electric conduit hole that penetrates the foundation. The entry was abandoned and filled with expanding foam sealant. To date, and according to the seller, there has not been water entry at that point. This is not a guarantee and the area should be monitored for water entry. If water entry is observed, inspector recommends hiring a qualified professional to perform a permanent repair.

In the area directly under the main sewer line exit point, the inspector observed significant staining. Seller indicated that this had been an issue when they purchased the home and had it repaired by Esselman Sewer & Drain (phone: 845-798-5959). Seller stated the pipe was pitched incorrectly and the area was excavated and new sewer line to tank connections were installed. Inspector recommends that the buyer or a buyer's representative contact Esselman to confirm that the septic system is in good working order. Esselman has maintained and pumped the system as well.

Typical hairline cracks most likely caused by initial settlement of the home were observed.



Exposed Foundation Corner



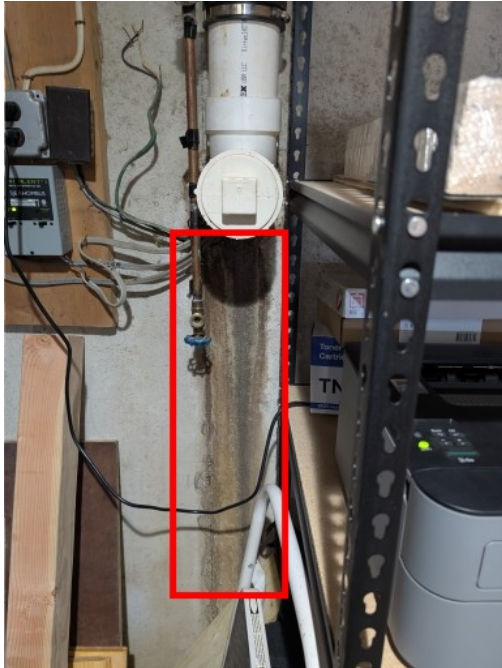
Indication of Prior Leak



Concrete Patch



Exposed Foundation Wall



Foundation Staining

3 Leaks**Roof****3.1) Attic****3.2) Ceilings**

D

Note: This is not an indication of a roof leak. Leak was on ceiling of walkout basement bedroom.



Ceiling in Walkout Basement Bedroom

Plumbing**3.3) Visible Pipes**

AA

No leaks observed.

3.4) Under Sinks

AA

No leaks observed.

3.5) Toilets

AA

No leaks observed.

4 HVAC

Heating

Heating System Type Boiler. Hot water baseboard.



Energy-Fuel Type Propane. 500 gallon underground tank.



In Ground Propane Tank

4.1) Thermostat(s) Location

AA

4 zones on main level. Heating zones are independently controlled. Basement is on one zone/one thermostat.

AA = Appears Adequate | MD = Material Defect | S = Safety Issue | D = Defect | NI = Not Inspected A = Aged



One of three.

Number of Zones 5 in total.

4.2) Heating System Condition

D

Main floor bathroom heating not functioning. Inspector observed corrosion adjacent to the circulator pump and loose pieces of rust on the floor under the pump. Recommend evaluation by PA licensed HVAC contractor.



Rust staining and loose pieces



Corroded Section of Boiler

Equipment Info

Manufacturer: Slant/Fin Victory
Model #: VSPH-180
Serial #: Not Visible
DOM: 2013
Age: 12 years

Air Conditioning

AC Type	Mini Splits
Number of Zones-Units	5 zones. No AC in basement. Seller states it remains a comfortable temp in summer.



Kitchen AC



Great Room AC

AA = Appears Adequate | MD = Material Defect | S = Safety Issue | D = Defect | NI = Not Inspected A = Aged



Master Bedroom AC



Guestroom AC



Loft AC

Thermostat(s) Location Each Room.

4.3) AC System Condition

AA

Appeared Adequate.

Equipment Info

Manufacturer: Fujitsu

Model: Halcyon

DOM: 2022; In service date 2023

Age: 2 years

Other: 230V

Water Heater

Water Heater Type **Boiler Supplied**



Energy-Fuel Type **Propane**

System Capacity **35 gallons.**

4.4) Water Heater Condition AA

Produced hot water at randomly selected faucet.

Equipment Info

Manufacturer: Vaughn
Model #: S35TPPB
Serial #: 111240547
DOM:11/12
Age: 13 years

5 Plumbing

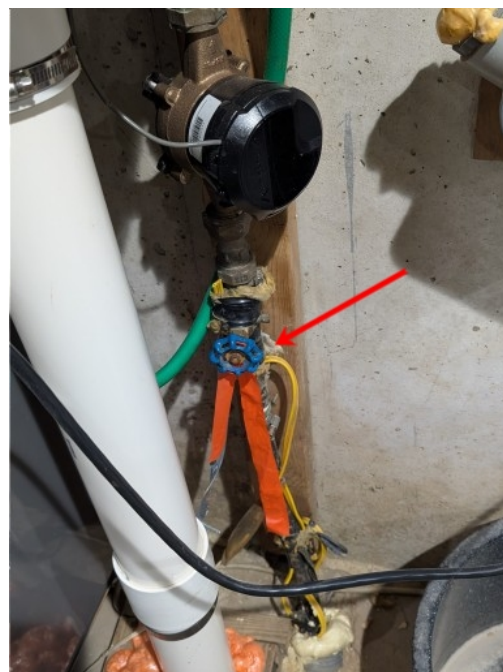
Water Main Line

Private or Public Supply Community Water Supply

Main Shut Off Location Basement



Main Water Shut Off



5.1) Main Shut Off Condition

AA

Appeared Adequate

Fixtures-Faucets-Toilets

5.2) Toilet(s) Condition

AA

Appeared Adequate.

5.3) Faucets Condition

AA

Appeared Adequate.

5.4) Drainage Condition

AA

All tubs, showers, and sinks drained. Appeared Adequate.

5.5) Functional Water Flow

AA

AA = Appears Adequate | MD = Material Defect | S = Safety Issue | D = Defect | NI = Not Inspected A = Aged

Water was turned on at two faucets simultaneously. Appeared Adequate.

Sewage

System Type	Septic. Inspector recommends inspection by qualified Septic Inspector or Septic Contractor. System is of the mound type.
--------------------	--

6 Appliances

Oven-Range

Energy-Fuel Type Propane

6.1) No. of Burners AA

8 Burners and 2 ovens

6.2) Exhaust AA

Exhausted to exterior.

Unit Info Manufacturer: JANSKA Sweden Professional Series
Model #: GR-670B (SS)
Serial #: J-GR670BSS-072412
DOM: 07/2024
Age:1 Year

6.3) Condition AA

Appeared Adequate. All burners functioned.



Burner Test



Refrigerator

Color Stainless

Style Side by Side

Unit Info Manufacturer:Samsung

AA = Appears Adequate | MD = Material Defect | S = Safety Issue | D = Defect | NI = Not Inspected A = Aged

Model #: RS28CB7600QL
Serial #: 0BR54BBX700377X
DOM: 2024
Age: 1 Year

6.4) Condition

Appears Adequate.



Dishwasher

Color Stainless

Unit Info

Manufacturer: GE
Model #: GDF670SYV1FS
Serial #: RZ848681B
DOM: 2024
Age: 1 Year

6.5) Condition

AA

Appears Adequate. Ran short cycle while inspecting home.

AA = Appears Adequate | MD = Material Defect | S = Safety Issue | D = Defect | NI = Not Inspected A = Aged



Microwave

Color Stainless

Unit Info

Manufacturer: Panasonic
Model #: NN-SD975S
Serial #: 6E54080190
DOM: 2024
Age: 1 Year

6.6) Condition

AA

Appears Adequate

AA = Appears Adequate | MD = Material Defect | S = Safety Issue | D = Defect | NI = Not Inspected A = Aged



Washing Machine

Color White

Unit Info Manufacturer: GE
Model #: GTW325ASW0WW
Serial #: LZ111798G
DOM: 2023
Age: 2 Years

6.7) Condition

AA

Appeared Adequate. Tested during inspection.



Dryer

Unit Info

Manufacturer: Whirlpool

Model #: WED4950HW0

Serial #: MD2572018

DOM: 2018; service date; 2023

Age: 2 Years

6.8) Condition

AA

Appeared Adequate. Ran short cycle during inspection.

6.9) Vent

AA

Direct vent to through exterior wall. For safety, inspector recommends cleaning of vent prior to use.

Color

White



7 Additional Inspections-Testing

Mold

Assessment

7.1) Air Results (Mold Spores)

Please see separate mold report for complete detailed results.

7.2) Swab Results (Suspected Mold)

Please see separate mold report for complete detailed results.

Radon

7.3) Screening Results

7.4) Testing Results

Wood Destroying Insects (WDI)

7.5) Inspection Results

Air Quality

7.6) Test Results

Please see separate air quality report for complete detailed results.

Water

7.7) Test Results

Please see separate water quality report for complete detailed results.

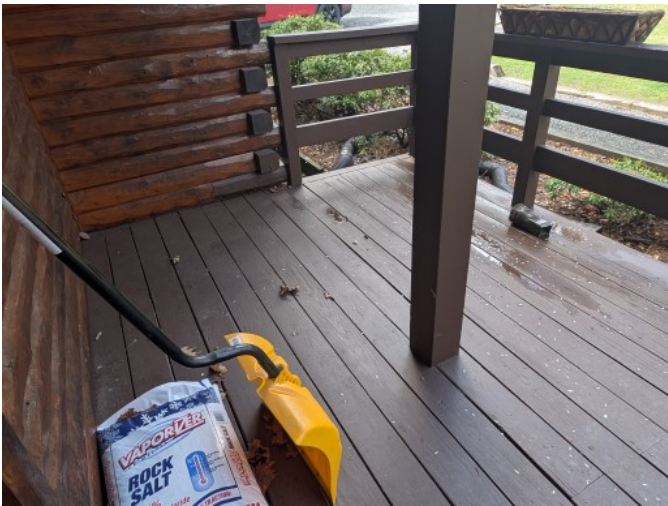
8 Additional Photos

Photos

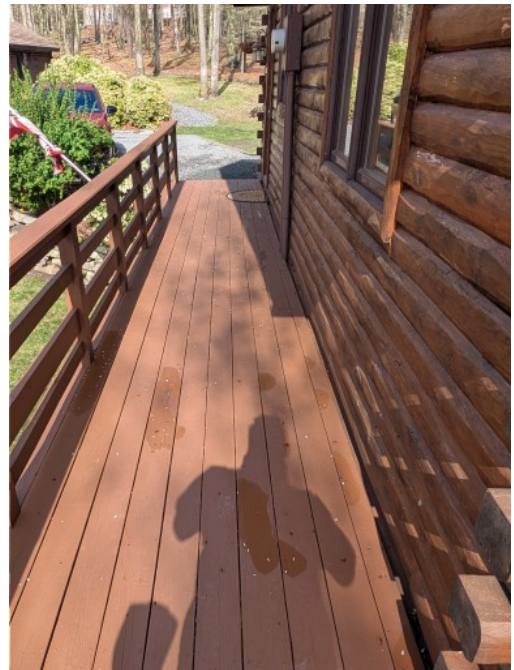
Photos This section contains various property photos. These are provided only as a courtesy. Do NOT consider them as items, systems, or components that were part of the Homebuyers Inspection.



AA = Appears Adequate | MD = Material Defect | S = Safety Issue | D = Defect | NI = Not InspectedA = Aged



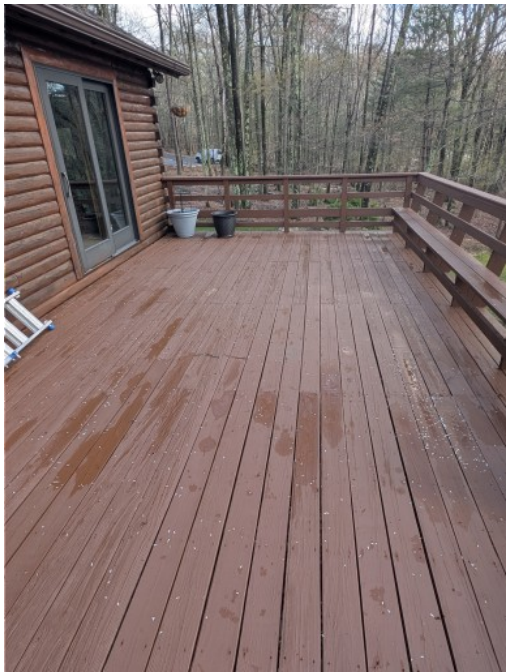
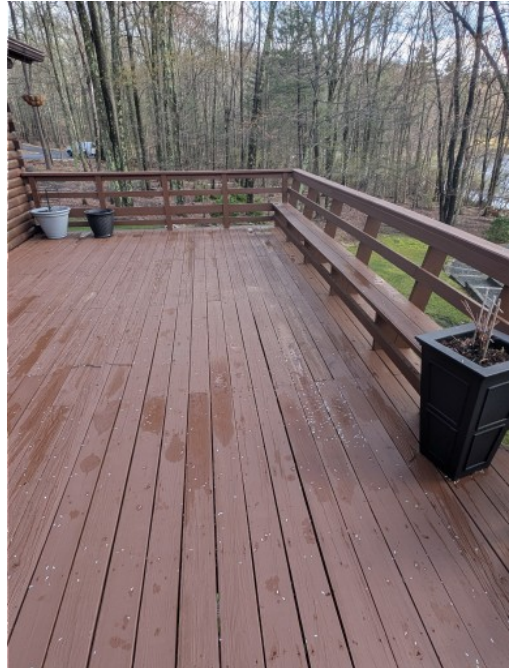
AA = Appears Adequate | MD = Material Defect | S = Safety Issue | D = Defect | NI = Not Inspected A = Aged



AA = Appears Adequate | MD = Material Defect | S = Safety Issue | D = Defect | NI = Not Inspected A = Aged



AA = Appears Adequate | MD = Material Defect | S = Safety Issue | D = Defect | NI = Not Inspected A = Aged



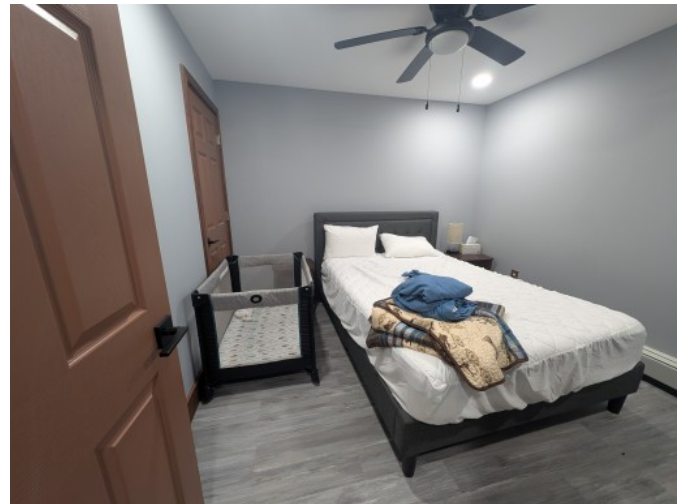
AA = Appears Adequate | MD = Material Defect | S = Safety Issue | D = Defect | NI = Not Inspected A = Aged



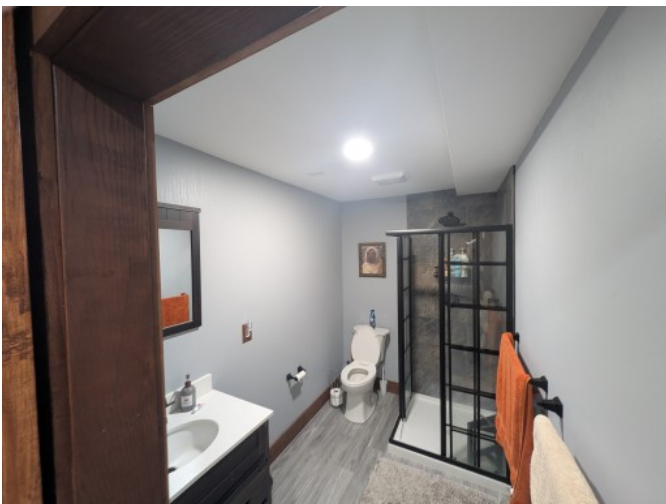
AA = Appears Adequate | MD = Material Defect | S = Safety Issue | D = Defect | NI = Not Inspected A = Aged



AA = Appears Adequate | MD = Material Defect | S = Safety Issue | D = Defect | NI = Not Inspected A = Aged



AA = Appears Adequate | MD = Material Defect | S = Safety Issue | D = Defect | NI = Not Inspected A = Aged



AA = Appears Adequate | MD = Material Defect | S = Safety Issue | D = Defect | NI = Not Inspected A = Aged

