



Confidential Inspection Report

LOCATED AT:
123 ABC Dr.
East Stroudsburg, Pennsylvania 18301

PREPARED EXCLUSIVELY FOR:

INSPECTED ON:
Thursday, December 17, 2021



Inspector, Michael Manter
Manter Inspection Company

Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

STRUCTURE MOISTURE

WARN 1: There is a condition known as efflorescence on portions of the concrete foundation slab. This whitish, fuzzy material is a 'salt' deposit left when moisture in the slab evaporates.

Thursday, December 17, 2021

123 ABC Dr.
East Stroudsburg, PA 18301


Dear _____,

We have enclosed the report for the property inspection we conducted for you on Thursday, December 23, 2021 at:

123 ABC Dr.
East Stroudsburg, PA 18301

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

 = Potentially serious issue that should be addressed.

 = Upgrade recommended, but not required

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, Michael Manter
Manter Inspection Company





RECEIPT
123 ABC Dr.
East Stroudsburg, PA 18466

Client:
Receipt Number: 2969XXXXX
Receipt Date: Thursday, December 17, 2021

Quantity	Description	Unit Price	Amount
1	Residential Inspection	\$400.00	\$400.00
		Subtotal:	\$400.00
		Cash:	(\$400.00)

Change Due
\$0.00

Manter Inspection Company • 5709772590 • michael@manterinspection.com

Thank you for your business!

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Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done **PRIOR TO THE CLOSE OF ESCROW**. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

BASIC INFORMATION

Service entry into building: Overhead service drop

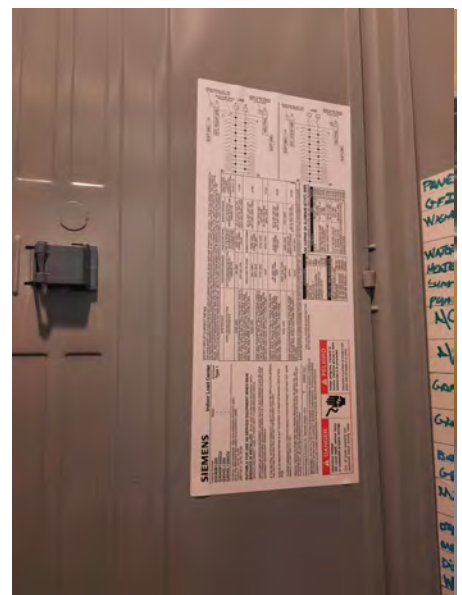


Voltage supplied by utility: 120/240 volts
Capacity (available amperage): 200 amperes
System grounding source: Driven copper rod



CB MAIN PANEL

FPE, Zinsco, Sylvania, Bulldog, Stab-lok, etc. panels and/or breakers have a long history of performance and safety issues. Because one of these panels was seen during our inspection, we recommend further evaluation by an electrical contractor.

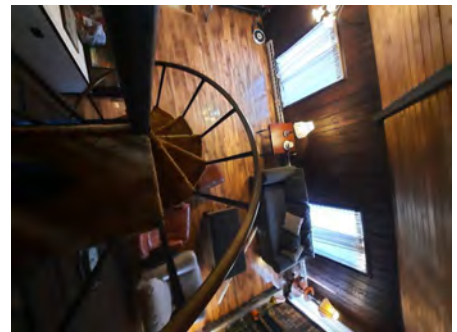


Interior

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

STAIRS

The spiral stairs are nonconforming. Ideally, the stairs should be modified for maximum safety, but this may be impractical. Recommend further review.



RAILINGS

The railing construction is deficient by present standards. Modifications to eliminate hazards, especially for children, are recommended as an upgrade. The local building authority can supply minimum present standards.



Insulation/Energy

Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon uniformly insulated or are insulated to current standards. It is our opinion that all homes could benefit from energy conservation upgrades, and we suggest that you consult professionals.

ATTIC INSULATION

Due to access limitations, the insulation was only spot checked.



WALL INSULATION

We were unable to access the wall cavities and/or determine the presence or condition of insulation.

FLOOR INSULATION

There is no insulation beneath the floors, which is a common finding in older homes. While optional, upgrading would reduce cold air infiltration and make the home more comfortable.

Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

Composition Shingle

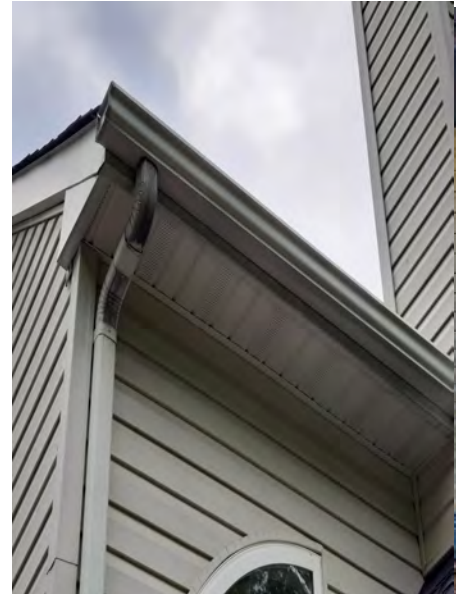
SURFACE

WARN There are shingles that have curled due to prolonged exposure to the elements and aging. This is generally only an aesthetic issue, but this is an indication of advanced age.



GUTTERS

Roof runoff water is channeled to the downspouts by a metal gutter system attached to the fascia boards or to the ends of the rafters along the edge of the roof.



DOWNSPOUTS

The downspouts appear to be properly installed and in serviceable condition.



GENERAL COMMENT

The roof is weathered and has been patched, an appropriate short term solution. The roof should be reviewed periodically for indications of further deterioration and additional repairs performed as needed.



Structure

The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete

footings and foundations, except as exhibited by their performance.

MOISTURE

WARN There is a condition known as efflorescence on portions of the concrete foundation slab. This whitish, fuzzy material is a 'salt' deposit left when moisture in the slab evaporates.



This often indicates an occasional surplus of moisture on the outside of the slab. Steps should be taken to improve the exterior drainage, but no other action is indicated at this time.

Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

BASIC INFORMATION

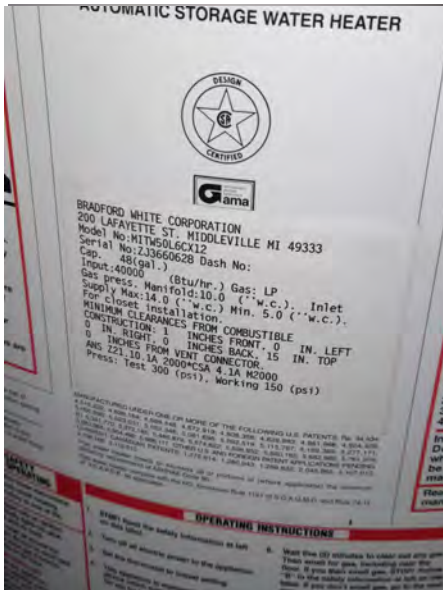
Location: In a hall closet



Energy source: Gas



Capacity: 48 gallons



Unit type: Free standing tank
Insulation: None present

T/P RELEASE VALVE

The temperature and pressure relief valve lacks a discharge pipe. We recommend the installation of approved piping to an approved location.



GENERAL COMMENT

The electric water heater does not lend itself to internal inspection and thus, it is not practical to estimate its life expectancy. When a representative number of fixtures were operated, we observed an adequate flow of hot water.

Exterior/Site/Ground

SERVICE DROP

The service drop appears to be properly installed and in good condition.

OUTDOOR RECEPTACLES

GFCI protection was not found where this feature is now required. We recommend GFCI protection be installed.



VINYL SIDING

The vinyl siding appears to be properly installed and in good condition.



DOORS

The exterior doors appear to be properly installed and in serviceable condition.



WINDOWS

Several windows are damaged. We recommend they be repaired or replaced.



GUTTERS

The gutters are covered with a mesh designed to prevent accumulation of debris. These screens do keep out the larger leaves but tend to make cleaning (still necessary) more difficult. Keeping or removing the screens is the owner's choice.



DECK

We made no attempt to inspect the inaccessible areas under the deck. It is common for some damage and/or deterioration to exist in these areas while, as a whole, the deck would still be considered serviceable.



Attic

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling,

inspection is from the access opening only.

ACCESS/ENTRY

The attic access is located in the garage.

Due to limited clearances, only a partial inspection of the attic space was performed from the access opening. If access is required for maintenance, installation of secured walking planks above the ceiling joists would be a beneficial upgrade.

Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

BASIC INFORMATION

Toilet: Ceramic unit with a porcelain finish



Wash basin: Ceramic unit with a porcelain finish



Bathtub: Cast iron with porcelain finish



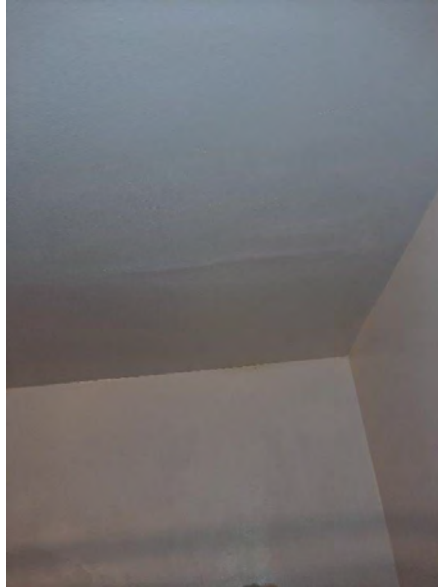
BATHTUB

The bathtub is damaged. We recommend it be repaired or replaced.



RECEPTACLES

There is no GFCI (ground fault circuit interrupter) protection for this bathroom. For an increased margin of safety, we recommend the installation of a GFCI receptacle.



INTERIOR WALLS

The wall surfaces are blemished, and can be repaired in the course of routine maintenance.

VENTILATION

Ventilation in this bathroom is provided by ceiling fans. The fans were operated and were found to be working satisfactorily.



Bedroom

WALLS

The walls are generally serviceable, except for the item(s) noted.

CEILING

The ceiling is generally serviceable, except for the item(s) noted.



SMOKE DETECTOR

There is no smoke detector in this area, as required. We recommend one be installed.

Crawl Space

The crawl space is where most of the building's structural elements and portions of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible and visible component and system is examined for proper function, excessive or unusual wear and general state of repair. It is not unusual to find occasional moisture and dampness in crawl spaces. Significant and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the crawl space, some items will be reported under the individual systems to which they belong.

BASIC INFORMATION

Foundation material: Concrete block

Floor system: Wood joists support by beams

ACCESS

The crawl space is accessible from an exterior hatch.

SUBFLOORING

WARN The subflooring is in good condition. However, the subflooring was wet at the time of this inspection. No damage was apparent. However, we recommend that the source of the moisture be found and eliminated before damage develops.



FLOOR JOISTS

There is no blocking between the joists where they cross over the support beams. This was common in the past but is now considered substandard. The installation of blocking is recommended to help stiffen the floor framing.

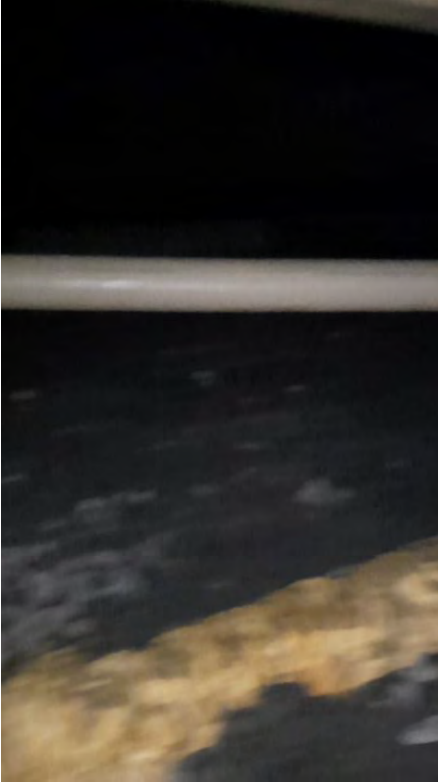
POSTS

The floor system is supported by concrete block columns.



MOISTURE

WARN The crawl space was excessively moist, with much of the soil in a soft or muddy condition. This is an undesirable condition conducive to structural settlement, pest control problems and rusting of mechanical components.



VAPOR BARRIER

WARN There is no vapor barrier in place in this crawl space. A vapor barrier is considered a beneficial feature and we recommend one be installed.



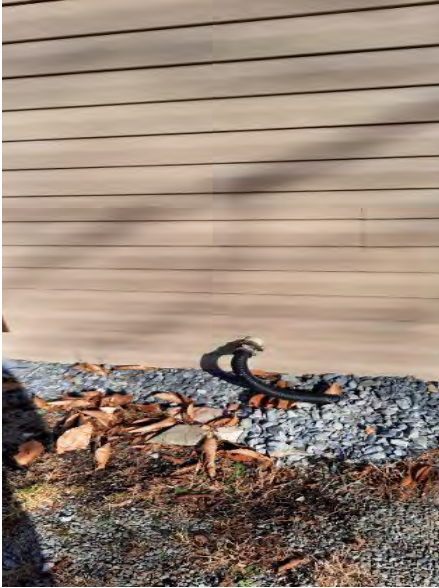
VENTILATION

WARN Vents are blocked from the inside and outside. We recommend they be cleared to allow proper ventilation of the crawl space.



SUMP PUMP

A sump pump has been installed to remove occasional water from the sump. The pump was not tested under normal working conditions, but the motor was found to be in working condition.



FLOOR INSULATION

UPG There is no insulation beneath the floors, which is a common finding in older homes. While optional, upgrading would reduce cold air infiltration and make the home more comfortable.



Garage

Garages and/or vehicle storage areas are visually inspected for general state of repair. Due to the presence of the storage and personal property, our review of these areas is limited.

FRAMING

The wall framing appears properly installed and, based on conventional construction standards, is adequate to resist lateral movement. The garage framing can usually serve as an indicator of the type and quality of the framing in general.

WIRING

Many signs of non-original workmanship were noted in this inspection. A licensed electrician should review the entire system and verify compliance with present industry standards.



GARAGE DOOR OPENER

WARN The garage door opener raises and lowers the door, but it does not stop or reverse when it meets resistance prior to full closure. This is an important safety feature. We recommend the mechanism be repaired or replaced.



Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

BASIC INFORMATION

Energy: Electric appliances only



Ventilation: Exhaust filtered and recirculated into the kitchen



Refrigerators, wine coolers, and other cooling appliances are beyond the scope of this inspection

RECEPTACLES

There is no GFCI (ground fault circuit interrupter) protection for the countertop receptacle(s) within six feet of the sink. For an increased margin of safety, we recommend the installation of a GFCI receptacle(s).



Laundry Area

Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, we do not review appliances, connections, hookups, or venting.

DRYER VENT

The dryer vent appears properly installed and in serviceable condition.



WASHER/DRYER

The hookups for the washer and dryer were inaccessible and not inspected.



Washer Manufacturer: Maytag

Dryer Manufacturer: Maytag

Living Room

FIREPLACE

The fireplace appears to be properly installed and in serviceable condition with no signs of excessive or unusual wear.



Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one or more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

Conclusion

COMMENTS

There are newer, non-original items and/or construction features in this home. We suggest that you review all plans and permits.

This home is in need of general maintenance/minor repair. Examples include lubricating, tightening, cleaning, etc.