



RESIDENTIAL REPORT

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JULY 8, 2024



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1: INSPECTION DETAILS

Information

General: Building Style

Single-Family

General: In Attendance

None

General: Occupancy

Vacant

**General: Temperature
(approximate)**

90 Fahrenheit (F)

General: Weather Conditions

Clear

General: General Information

Congratulations on purchasing your new home and thank you for choosing **CDA Inspection Services, LLC** to perform your home inspection.

Purchasing a home can be a stressful process. A home inspection is supposed to give you peace of mind, but can sometimes have the opposite effect. You will be asked to absorb a lot of information in a short period of time. This often includes a written report, photographs, and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do? Relax, don't stress.

Most of your inspection will be maintenance items, major items, safety concerns, system or component life expectancy and minor imperfections. Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect. Keep things in perspective. Don't kill your deal over minor deficiencies. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure, or minor items.

Please carefully read the entire Inspection Report, including the summary located at the end of the report. This report is based on an inspection of the visible portion of the structure at the time of the inspection with a focus on safety and function, not on current building or municipality codes.

The report(s) will not be released until the Pre-Inspection Agreement is signed and all fees are paid to CDA Inspection Services, LLC.

INTRODUCTION, SCOPE, DEFINITIONS, & COMPLIANCE STATEMENT:

The following numbered and attached pages are your home inspection report. The report includes pictures, information, and recommendations. This inspection was performed in accordance with our Pre-Inspection Agreement and the current Standards of Practice and Code of Ethics of the Inter-National Association of Certified Home Inspectors. The Standards contain certain and very important limitations, exceptions, and exclusions to the inspection. A copy of the Standards is included in your report.

SCOPE:

This inspection complies and reflects with the provision of Act 114, Section 75, known as the PA Home Inspection Law. A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components at the time of inspection with a focus on safety and function, not current building or municipality codes. The results of this inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection. Any negotiated evaluations or repairs should be completed prior to closing, we recommend a final walk-through immediately before closing to check the condition of the property.

No warranty, guarantee, or insurance by CDA Inspection Services, LLC is expressed or implied. This report does not include inspection for wood destroying insects, mold, lead or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No invasive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated.

We are not licensed structural engineers or other professionals whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts. You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers, or roofers.

This home inspection is not a compliance inspection or certification of any kind. It is an inspection of the condition of the home **at the time of the inspection**. This inspection does not cover items or conditions that may only be discovered by invasive methods. No removal of materials or dismantling of systems shall be performed during this inspection. This is not a technically exhaustive inspection. Items not found in this report are considered beyond the scope of the inspection and should not be considered inspected at this time. A verbal consultation or property education with the inspector, preferably at the time of the inspection is considered a mandatory part of this inspection. If you choose not to consult or be present at the time of the inspection with the inspector, CDA Inspection Services, LLC cannot be held liable for your understanding or misunderstanding of this reports contents. We have not verified that any required permits were obtained for the construction, remodeling or system upgrades of this building. You should verify that all necessary permits were obtained and inspections performed by contacting the local municipal authority.

NOTICE TO THIRD PARTIES OR OTHER PURCHASERS:

Receipt of this report by any purchasers of this property other than the party(ies) identified on the cover page of this report is not authorized by the inspector. The inspector strongly advised against any reliance on this report. We

recommend that you retain a qualified home inspector to provide you with your own inspection and report on this property. Liability under this report is limited to the party identified on the cover page of this report.

COMMENT CATEGORY DEFINITIONS

Maintenance | Service | Repair:

Maintenance items, suggested upgrades and do-it-yourself maintenance/repairs will fall into this category. These items are generally considered lower cost repairs and items that should be addressed. If not addressed, these items may ultimately lead to Major Concerns if left neglected for extended periods of time.

Major Concerns:

These items are specific issues with a system or component of a residential property that is not functional or may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people or property. These items are often imminent or may be very difficult or expensive to remedy and/or may lead to even more expensive repairs in the future if not addressed. All defects should be repaired.

Safety Concern:

This category is composed of immediate safety concerns or defects that could cause personal injury. This also includes systems or components that pose an unreasonable risk to people or property. Many safety defects mentioned should be considered as upgrades to the property to improve safety. The fact that a safety component is missing does not necessarily insinuate a defect is present. We recommend that you read the entire Inspection report, including the InterNACHI SOP and the limitations tabs to fully assess the findings of the inspection. Please call us for any clarifications or further questions.

PENNSYLVANIA HOME INSPECTOR COMPLIANCE STATEMENT:

I represent that I am a full member in good standing of the National Association of Certified Home Inspectors (InterNACHI), www.nachi.org. Member #18032609. Certified Professional Inspector (CPI). We will conduct a home inspection of the previously mentioned property in accordance with the (InterNACHI) Code of Ethics and Standards of Practice and the Home Inspection Agreement. We are in compliance with the Pennsylvania Home Inspection Law. We carry all the state-required insurance.

Report Updating:

We reserve the right to update the home inspection report for up 72 hours after the report has been sent.

2: ORIENTATION DETAILS

Information

General: General Information

Included Photos:

Your report includes many photographs. Some pictures are informational and of a general view, to help you understand where the inspector has been, what was looked at and the condition of the item or area at the time of the inspection. Some of the pictures may be of problem areas, these are to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. Not all problem areas or conditions will be supported with photos. Inversely the included photos may not show all problem areas or conditions. A representative example of photos may be used.

Location References:

For the purpose of this report all directions are given as if you are standing facing the front of the house. Items listed as Multiple Locations may not directly reference all effected locations. Examples may be given that should not be construed as the only affected areas. Further evaluation will need to take place to determine every effected location.

3: ROOF

Information

General: Inspection Method

Drone View

General: Material

Asphalt, Rolled Mineral

General: General Condition

Serviceable

General: Skylights Mounted on Curbs

There are skylights mounted on curbs.

Pitched Roof Asphalt Shingles: Approximate Roof Age

<8

Flat Roof/Low Slope: Approximate Roof Age

<8

Roof Drainage Systems: Gutter Material

Aluminum

Roof Drainage Systems: Gutter Guards

None

Flashings: Material

Metal

Chimney: Access

Viewed with Drone, Viewed From Ground

Chimney: Chimney Location

Gable End

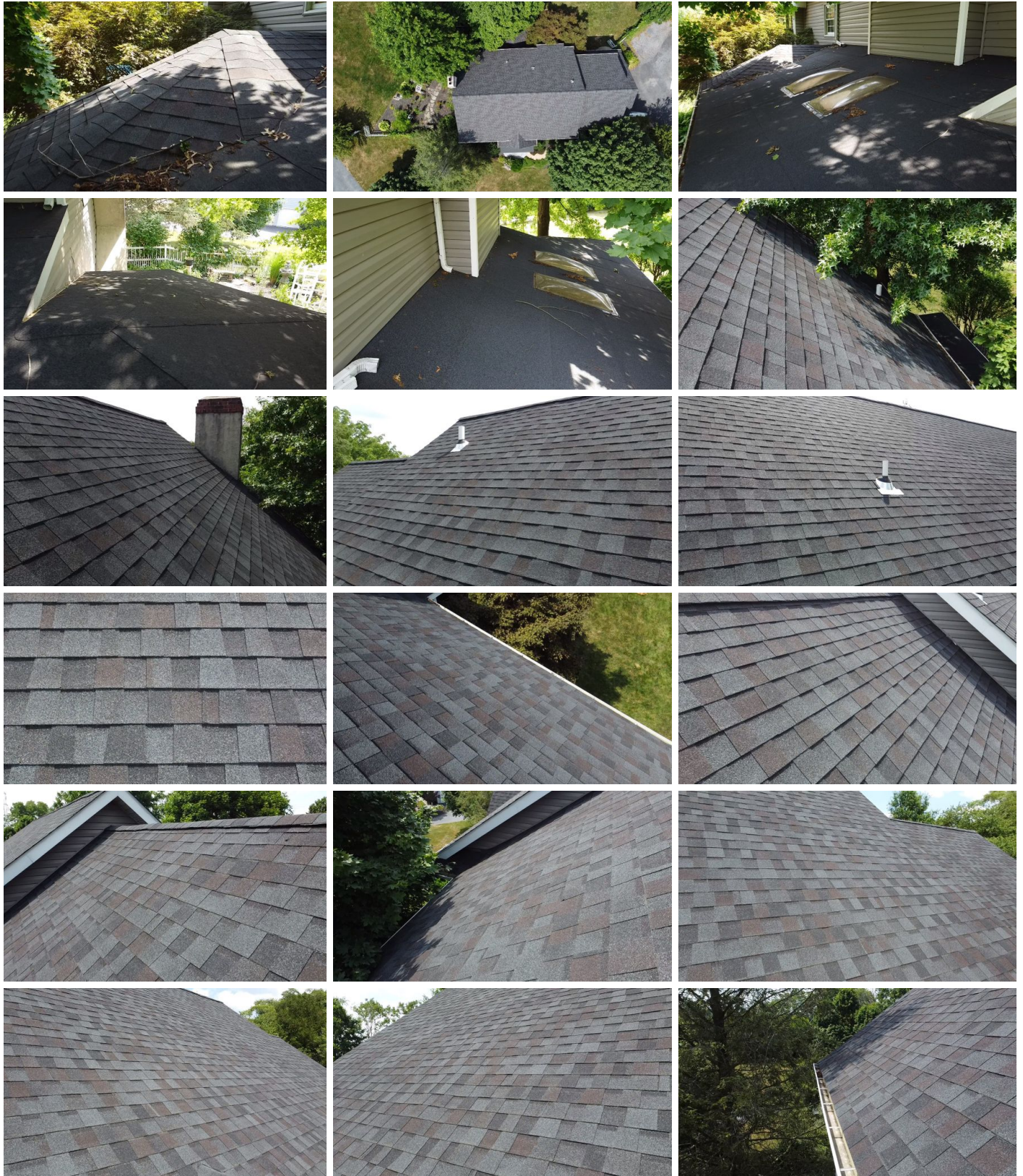
Chimney: Chimney Material

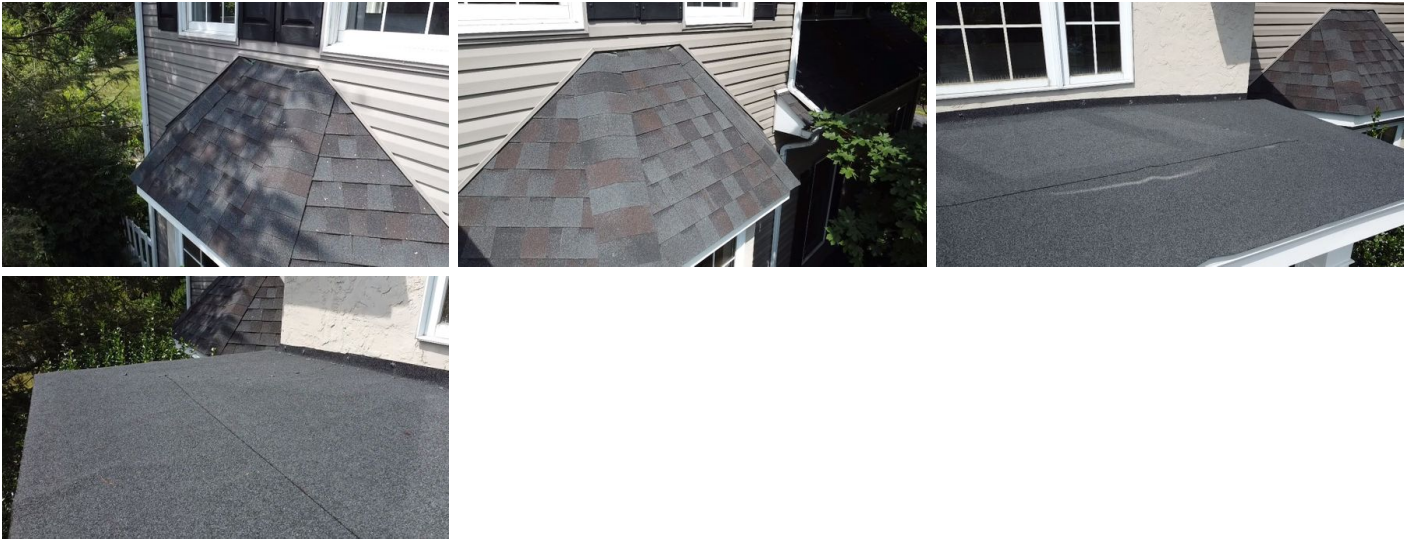
Stucco/E.I.F.S

General: General Information

We evaluated the roof in accordance with the standards of the International Association of Certified Home Inspectors (InterNACHI) which includes the visible and accessible roof covering, drainage systems, flashings, skylights, chimneys and roof penetrations. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

Our inspection is not considered a certification of the roof for insurability. Consider reaching out to your insurance provider prior to closing for insurability verification.





Roof Drainage Systems: Underground Drains

There are underground drains on the property. This type of drainage requires regular maintenance due to clogging or backup of water to the lower structure. It may be difficult to determine the discharge location. You should monitor or install the downspout above grade a safe distance away from the foundation.



Roof Drainage Systems: Upper Roof Discharges onto Lower Roof

The upper downspouts are discharging onto the lower roof. This may cause premature wear to the roofing material. You may consider extending the downspouts to the lower gutter.



Chimney: Level II Chimney Inspection

(2) Fireplace Chimneys

We recommend a level II chimney inspection prior to closing. A level 2 chimney inspection is conducted by running a specialized inspection camera through the interior of the fireplace and chimney to inspect for concealed damage to the flue liner, as well as the inspection of the exterior of the chimney.

Limitations

Chimney

VIEWED WITH DRONE

Due to unsafe conditions a drone was used to view the chimney.

Deficiencies

3.4.1 Roof Drainage Systems



Maintenance / Service

DEBRIS

Debris has accumulated in the gutters. The gutters should be maintained to correctly facilitate water flow.



3.5.1 Flashings



Maintenance / Service

KICK OUT FLASHING(S) MISSING

A kick out flashing(s) is missing where the gutter intersects with the siding. This type of flashing is designed to divert roof water run off into the gutter and not overflowing to the lower foundation area. You should consider having this installed.

Recommendation

Contact a qualified professional.



3.6.1 Chimney



Maintenance / Service

CHIMNEY CAP/SCREEN

The chimney stainless steel cap & screen are missing at the top of the flue. The stainless steel cap and screen are designed to keep moisture and animals/birds from entering the flue area. You should have one installed.

Recommendation

Contact a qualified professional.



3.6.2 Chimney

 Maintenance / Service

STAINING

CHIMNEY

There was staining on the siding present during the inspection.

Recommendation

Contact a qualified professional.



3.6.3 Chimney

 Major Items

STUCCO CRACKING

The stucco is cracking. Repair by a qualified professional is recommended.

Recommendation

Contact a qualified professional.



4: EXTERIOR

Information

Walkways, Stoops, Steps, Patios & Driveways: Driveway

Material(s)

Asphalt

Walkways, Stoops, Steps, Patios & Driveways: Step Material

Slate

Siding: Siding Material

Vinyl, Stucco

Windows: Materials

Vinyl Clad Wood Framed

Walkways, Stoops, Steps, Patios & Driveways: Walkway

Materials(s)

Concrete

Soffit & Facia: Soffit Material

Vinyl

Trim: Trim

Metal Capped

Decks, Balconies, Porches & Steps: Attachment Type(s)

Deck, Stoop

Walkways, Stoops, Steps, Patios & Driveways: Stoop Material

Slate

Soffit & Facia: Fascia Material

Metal

Exterior Doors: Exterior Entry Door(s)

Metal, Overhead Garage Doors, Sliding Glass

Decks, Balconies, Porches & Steps: Material(s)

Slate, Wood



Decks, Balconies, Porches & Steps: Guardrail Material(s)

Wood

General: General Information

We evaluated the exterior in accordance with the standards of the International Association of Certified Home Inspectors (InterNACHI) which includes the visible and accessible claddings, flashings, doors, drainage, and surrounding grounds which may have an adverse affect on the building. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

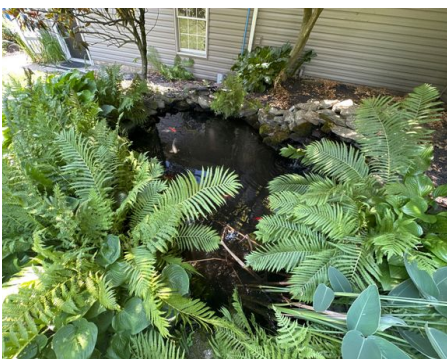


Vegetation, Grading & Drainage: Fencing

There is a perimeter fence on the property. Evaluation of fences and property installation lines are beyond the scope of this inspection.

Vegetation, Grading & Drainage: Ponds

There is a pond on the property. Ponds and their components are not in the scope of this inspection. You should consider having all components further evaluated by a qualified contractor.



Limitations

Decks, Balconies, Porches & Steps

GROUND CLEARANCE

The deck is close to the ground for access or a complete visual inspection. Therefore we were unable to access the underside of the deck for hidden deficiencies. Undiscovered defects may exist.



Vegetation, Grading & Drainage

MULCH OR STONE AROUND THE PERIMETER

There is mulch or stone around the perimeter at some areas. Due to this type of cover we were unable to view for proper grade height at the time of this inspection.

Deficiencies

4.2.1 Walkways, Stoops, Steps, Patios & Driveways

 Maintenance / Service

WALKWAY CRACKING

Cracks were observed. Recommend monitoring and/or patch/seal.



4.2.2 Walkways, Stoops, Steps, Patios & Driveways

 Maintenance / Service

DRIVEWAY CRACKING

Cracking was observed. Recommend monitoring and/or have contractor patch/seal.



4.2.3 Walkways, Stoops, Steps, Patios & Driveways

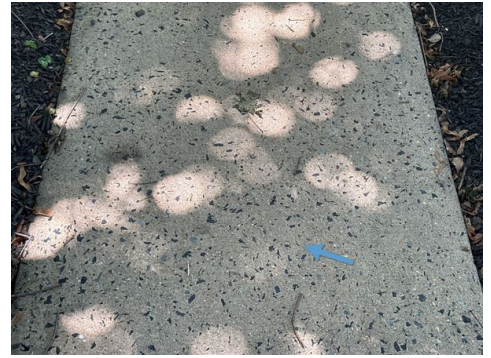
 Maintenance / Service

CONCRETE WALKWAY SPALLING

There is spalling or deterioration of the concrete walks. This may be due to ice melt or an improper curing process. You should consider having a qualified concrete contractor further evaluate and repair.

Recommendation

Contact a qualified professional.



4.2.4 Walkways, Stoops, Steps, Patios & Driveways

 Maintenance / Service

SEAL MISSING/DETERIORATED AT GARAGE

The seal at the driveway and garage connection should be replaced to prevent water intrusion and cracking from freeze thaw cycle.

Recommendation

Contact a qualified professional.



4.4.1 Siding

 Maintenance / Service

PARGE COATING

The parge coating is cracked or deteriorated at several areas. This can allow moisture to further penetrate. Exterior surface patching should be considered. You may also wish to contact a qualified contractor for further evaluation.

Recommendation

Contact a qualified professional.



4.4.2 Siding

 Maintenance / Service

MILDEW/ALGAE

There are signs of a green bio-growth and/or mildew on the siding. This is a cosmetic issue and is not uncommon especially on shaded portions of the home. Recommend that said areas be washed or cleaned on a regular basis.



4.6.1 Exterior Doors

 Maintenance / Service

DAMAGED WEATHERSTRIP

Damaged door jamb, weatherstrip present. Repair or replacement needed.

Recommendation

Contact a qualified professional.



4.9.1 Vegetation, Grading & Drainage

 Maintenance / Service

LOW GRADE

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. You should consider contacting a qualified landscaper to regrade so water flows away from the foundation.



4.9.2 Vegetation, Grading & Drainage

 Maintenance / Service

VEGETATION CLOSE OR TOUCHING THE DWELLING

The trees or bushes are close or touching the dwelling. This can retain moisture at the siding areas which may allow for mold/mildew. You should trim these areas back to allow for proper air flow.

Recommendation

Contact a qualified professional.

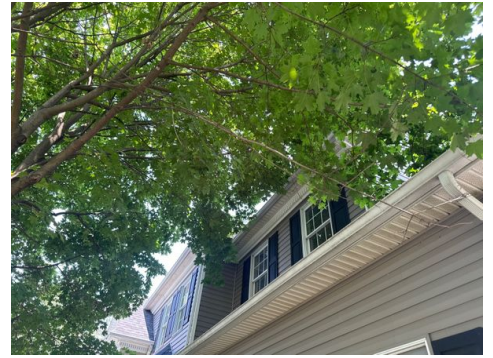


4.9.3 Vegetation, Grading & Drainage

 Maintenance / Service

TREE OVERHANG

Tree's were observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. The overhang should be trimmed back to allow for proper drainage and deter possible damage.



4.9.4 Vegetation, Grading & Drainage



Maintenance / Service

DEBRIS IN WINDOW WELL

There is debris in the window well. These areas should be kept clean to allow for proper drainage.

Recommendation

Contact a qualified professional.



4.9.5 Vegetation, Grading & Drainage



Maintenance / Service

GRADE SLOPES TOWARD BUILDING

The grading slopes toward the building. Grading around the exterior should slope away from the building.

Recommendation

Contact a qualified professional.



4.9.6 Vegetation, Grading & Drainage



Maintenance / Service

WINDOW WELL LOOSE

The metal window well is loose. This can allow moisture to penetrate this area. Consider reattaching or replacing the window well to prevent future moisture intrusion.

Recommendation

Contact a qualified professional.



4.10.1 Pest Indications

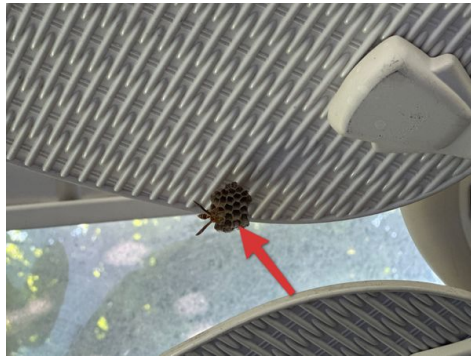
BEE OR HORNET NEST

 Safety Defects

There are bee or hornet nests present. You should have a qualified pest service further evaluate and remediate.

Recommendation

Contact a qualified professional.



5: STRUCTURE

Information

General: Inspection Method Basement Entered, Attic Entered	Foundation: Foundation Type Basement	Foundation: Material(s) Masonry Block
Floor Structure: Material Dimensional Wood	Floor Structure: Beam Material Inaccessible	Floor Structure: Column Material Not Visible
Floor Structure: Basement/Crawlspace Floor Concrete	Wall Structure: Material Conventional Wood	Ceiling Structure: Material Dimensional Framing Lumber
Roof Structure: Material Dimensional Lumber		

General: General Information

We have evaluated the structural system of the building in accordance with the standards of the International Association of Certified Home Inspectors (InterNACHI), which includes the inspection of the visible and accessible foundation, floor, wall, ceiling and roof structure of the building.

Limitations

General

RESTRICTIONS

Finished Surfaces

General

NO ACCESS ABOVE FINISHED CEILINGS

There was no access above the finished ceilings on the second floor. This area could not be accessed to inspect. There could be hidden damage and concerns. Recommend to have a qualified contractor install access, fully inspect and follow their recommendations.

Floor Structure

LIMITED ACCESS CEILING(S) FINISHED

There was limited access to this area. Therefore we were unable to inspect for hidden damage or unsafe conditions.

Floor Structure

FLOOR COVERINGS

Evaluation of the floor structure is limited due to floor coverings.

Wall Structure

LIMITED ACCESS

The ability to inspect this area was limited due to limited access or unsafe conditions. Lack of access restricted the ability to inspect for hidden damage or unsafe conditions at the time of this inspection.

Ceiling Structure

LIMITED ACCESS

There was limited access to this area. Therefore we were unable to inspect for hidden damage or unsafe conditions.

Roof Structure

NO ACCESS NOT INSPECTED

We were unable to access the attic area to evaluate the building components at the time of this inspection. These components are structural, moisture concerns, framing, insulation, ventilation, possible mold/mildew etc. could not be determined. If you wish and access is provided prior to settlement please call for arrangements to have this area inspected.

6: BASEMENT & CRAWLSPACE

Information

General: Inspection Method
Entered and Inspected

Below Grade Drainage: Drainage Types
Sump Pump(s)

Sump Pump(s): Sump Location
Basement



Ventilation: Ventilation Type
Basement
Operable Windows

Insulation: Insulated Area(s)
Walls, Rim Joist

General: General Information

All basements or crawlspace areas are susceptible to moisture infiltration at some time or under certain circumstances. Most basement or crawlspace water problems are the result of poor water control measures at the exterior of the building. Please refer to the exterior portion of this report for more information. You should consider operating a dehumidifier.



Sump Pump(s): Sump Pump(s) Present/Operational

There was a sump pump(s) present. Sump pumps are designed to discharge basement or crawlspace water to the exterior side of the dwelling. The sump pump(s) was tested and appeared to be functional at the time of this inspection.



Egress: Egress Type

Egress Window

Emergency egress is provided to the exterior by a walkout door, bulkhead (bilco) door, or egress window(s). You should contact the local city or municipal authority for all egress requirements.

If no egress is present this area should not be used as a bedroom or an apartment. If you intend on doing either one. I do recommend contacting the local city or municipal authority for all egress requirements.



Radon: General Information

No Radon System Present

Radon Mitigation General Information Description:

Radon is a naturally occurring radioactive soil gas. This invisible, odorless and tasteless gas is able to travel through the soil and enter buildings. Exposure to radon gas is the leading cause of lung cancer in non-smokers and increases the risk of lung cancer in smokers. You should have your home's indoor air tested at least every two years to determine the amount of radon gas present. If the radon concentration is 4.0 pCi/L or greater, you should have a radon mitigation system installed to reduce the level below 4.0 pCi/L. Go to www.dep.state.pa.us/brp/Radon_Division/Radon_Homepage.htm. You should request a copy of any radon tests performed on this house and retest the house if it has not been tested within the past two years.

Limitations

General

ACCESS RESTRICTIONS

Finished walls, Suspended Ceiling Tiles

Radon

RADON TEST NOT PERFORMED

You elected not to have a radon test performed at the time of the inspection. We highly recommend radon testing with every inspection if a test has not been performed in the past 2 years. Even when a radon mitigation system is present, the EPA recommends retesting every 2 years to assure the system is still functioning properly. Approximately 40 percent of Pennsylvania homes have radon levels above Environmental Protection Agency's action guideline. Testing your home is the only effective way to find out if you have a radon problem.

Deficiencies

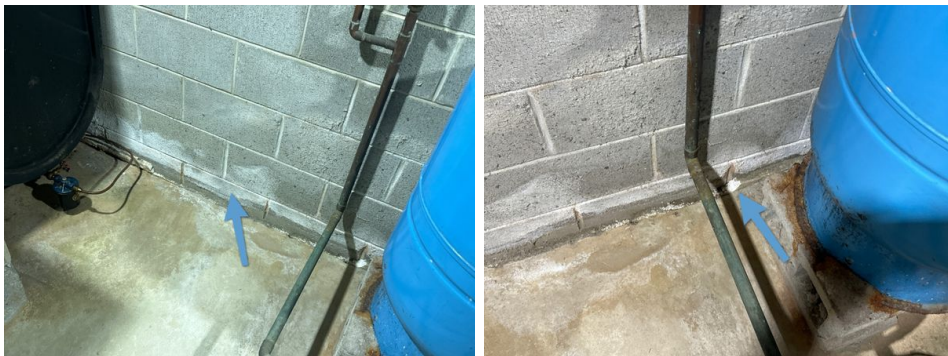
6.7.1 Moisture

EFFLORESCENCE



Maintenance / Service

Efflorescence noted on the wall surface. This a white, powdery deposit that is consistent with moisture intrusion. This can compromise the soil's ability to support the home structure and/or lead to mold growth. Recommend a qualified contractor identify source or moisture and correct.



7: ELECTRICAL

Information

Service Entrance Conductors:
Service Entrance
 Underground

Service Entrance Conductors:
Electrical Service Conductors
 Aluminum

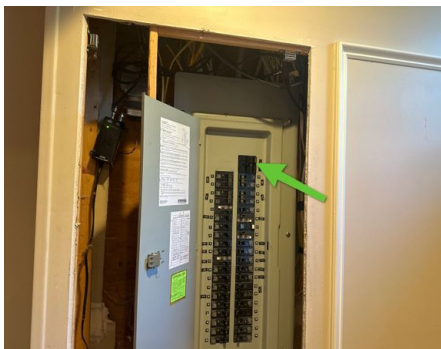
Grounding & Bonding: Service
Grounding Location
 Driven ground rod



Main & Subpanels & Main
Overcurrent Device: Main
Disconnect Location
 Inside the Main Panel

Main & Subpanels & Main
Overcurrent Device: Panel Type
 Circuit Breaker

Main & Subpanels & Main
Overcurrent Device: Panel
Capacity
 200 AMP



Branch Wiring Circuits: Wiring
Method
 Non Metallic

Branch Wiring Circuits: Branch
Wire Type
 Copper

Branch Wiring Circuits: Branch
Wire/Major Appliances
 Stranded Copper

Lighting Fixtures, Switches &
Receptacles: Receptacle Type
 3-prong

GFCI/AFCI: GFCI Location
 Exterior, Bathrooms, Kitchen(s)

GFCI/AFCI: GFCI Outlets
Operational
 Operational

The GFCI outlets were tested and functional at the time of this inspection.

GFCI/AFCI: Arc Fault Circuit
Interrupters
 Present

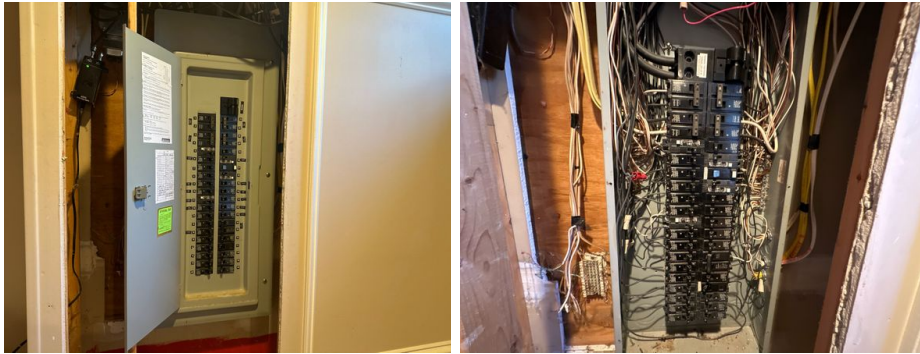
Smoke Detectors: Smoke Alarm
Location
 Every Level, Every bedroom

General: General Information

We evaluated the electrical system in accordance with the standards of the International Association of Certified Home Inspectors (InterNACHI) which includes identifying the type and capacity of the service and evaluating panels, grounding, overload protection, wiring, and a representative number of switches, receptacles and light fixtures. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

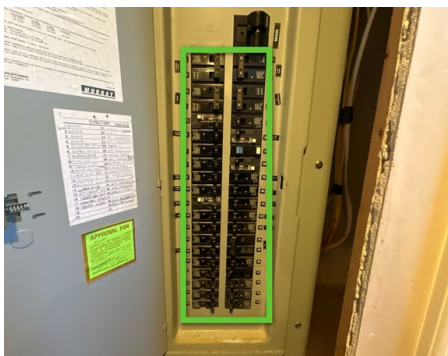
Main & Subpanels & Main Overcurrent Device: Main Panel Location(s)

Basement



Main & Subpanels & Main Overcurrent Device: No additional room for expansion

There is no room for additional breakers inside the panel. If you need additional breakers you will need an additional subpanel or a larger panel box.

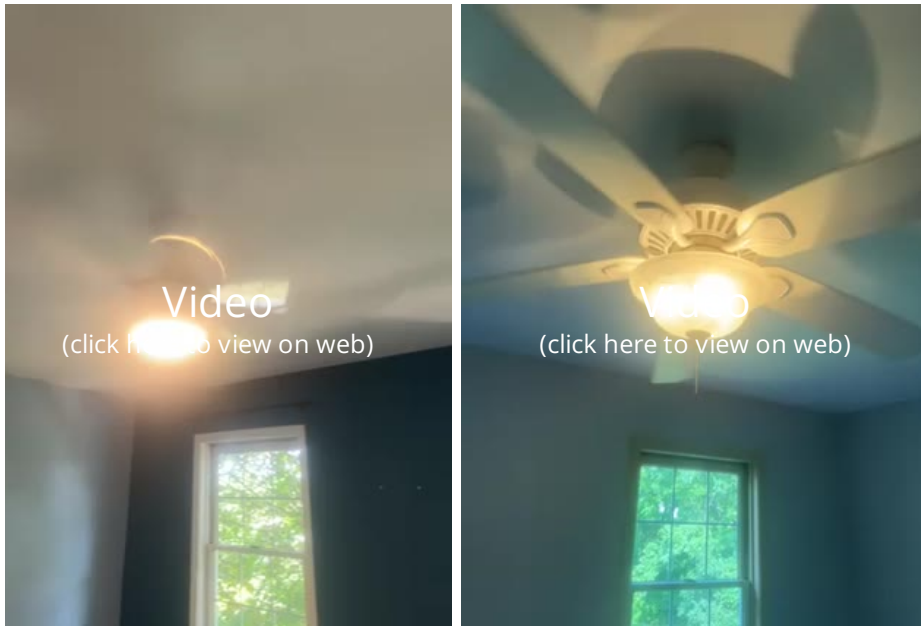


Lighting Fixtures, Switches & Receptacles: General Information

Wiring devices, such as lighting fixtures, switches and receptacles, provide access to electrical power throughout the building. To be safe, they must be installed properly and replaced when worn. Ground fault and arc fault protection should be provided in all locations required by current codes. Smoke detectors should be provided on every level of the building including the basement, and in each sleeping area. Smoke detectors should be replaced about every 10 years. Carbon monoxide detectors should be provided on every level of the building including the basement and should be replaced about every 6 years. Exterior metal components should be grounded to the earth. A representative number of installed lighting fixtures, switches and receptacles were inspected, in accordance with InterNACHI standards. If problems were noted, you should have a qualified electrician check all similar devices, since similar problems may exist in other devices.

Lighting Fixtures, Switches & Receptacles: Ceiling Fan(s)

Present and Functional



Lighting Fixtures, Switches & Receptacles: Hi Hat Recessed Light Fixtures

"Hi Hat" recessed light fixtures are used in this building. Reflector-type lamps should be used in recessed fixtures to reduce heat buildup. Never use lamps of greater wattage than permitted by the manufacturer.

GFCI/AFCI: General Information

Ground Fault Circuit Interrupters are safety devices designed to help prevent injury to people caused by electric shock. They are currently required to be used in locations such as kitchens, wet bars, bathrooms, unfinished basements, crawl spaces, garages, accessory buildings, and outdoors. Older buildings, built before these requirements took effect, may not have this protection in all of these locations. It is relatively inexpensive to add this protection. Critical equipment such as refrigerators, freezers, security systems, garage door openers, sump pumps, sewage ejector pumps and alarms, should not be powered by GFCI's because the equipment will not operate if the GFCI trips.

An arc-fault circuit interrupter (AFCI) also known as an arc-fault detection device (AFDD) is a circuit breaker that breaks the circuit when it detects an electric arc in the circuit it protects to prevent electrical fires. AFCI's are currently required at outlets on branch circuits for bedrooms, closets, dens, dining rooms, family rooms, hallways, kitchens, laundry areas, libraries, living rooms, parlors, recreation rooms, and sun rooms.

Smoke Detectors: Smoke Alarm Upgrade

RECOMMENDED SAFETY UPGRADE: Recommended that ALL ionization alarms regardless of age be replaced with Photoelectric smoke alarms. Extensive research clearly shows that photoelectric smoke alarms are far more reliable in most real world fire scenarios. Nearly 95% of the smoke alarms installed in US residences are IONIZATION alarms. Ionization alarms are approved smoke alarms and DO comply with the legal requirements for transfer in MOST jurisdictions. However, research shows that ionization alarms RESPOND TOO SLOWLY to the smoldering/ smoke fires responsible for most residential fire deaths. Ionization alarms are also notorious for nuisance tripping from cooking, shower steam, etc. Ionization alarms will fail to adequately warn occupants about 55% of the time. With photoelectric alarms the occupants will receive sufficient warning about 96% of the time. Ionization technology alarms pose a significant life safety risk. Combination alarms are not recommended.

Carbon Monoxide Detectors: Carbon Monoxide Present

Carbon monoxide detectors are present in the immediate vicinity of the bedrooms. Be sure to test all locations periodically

Limitations

Lighting Fixtures, Switches & Receptacles

RECEPTACLES NOT OPERATING

FRONT NEXT TO STOOP

There are outlets that did not respond when tested. This should be further evaluated and repaired or replaced.

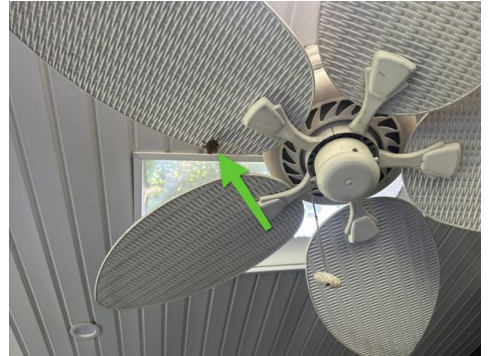


Lighting Fixtures, Switches & Receptacles

COULD NOT OPERATE CEILING FAN

HORNETS NEST

Remote to operate ceiling fan was not present at the time of the inspection. We advise to ask home owner to demonstrate it operates on final walkthrough.



GFCI/AFCI

GARAGE OUTLETS NOT TESTED FO GFCI

The outlets in the garage or not tested for gfcis due to stored items.

Deficiencies

7.2.1 Service Entrance Conductors

LOOSE METER BOX



Maintenance / Service

The meter box is loose. This is an undesirable condition. The meter box should be correctly secured to the building.

Recommendation

Contact a qualified professional.



7.2.2 Service Entrance Conductors


Maintenance / Service

SETTLEMENT AT METER

The electric meter appears to have moved during the settlement/compaction period of the disturbed area around the foundation. New construction, a sleeve is put on instead of a threaded fitting to the bottom of the meter to allow for movement as this type of settlement is common.

Recommendation

Contact a qualified professional.



7.4.1 Main & Subpanels & Main Overcurrent Device

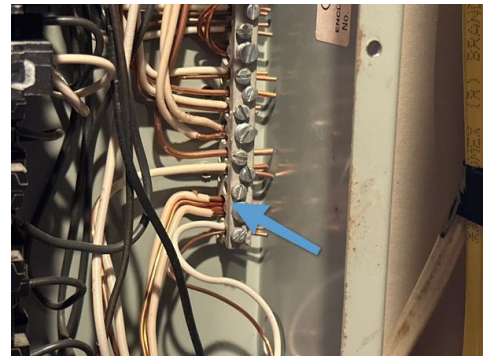

Maintenance / Service

GROUND AND NEUTRAL UNDER SAME SCREW

The ground and neutral terminate under the same screw. This should be further evaluated by a qualified professional.

Recommendation

Contact a qualified professional.



7.6.1 Lighting Fixtures, Switches & Receptacles


Safety Defects

LOOSE RECEPTACLES AND OR JUNCTION BOX

BACK DECK, BASEMENT

There are loose outlets and or junction boxes present. This could cause a short circuit. These outlets should be repaired or replaced.

Recommendation

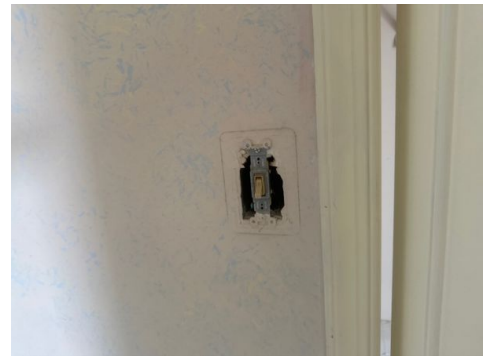
Contact a qualified professional.



7.6.2 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING/LOOSE

One or more receptacles, junction boxes, and/or switches are loose or missing a cover plate. This causes short and shock risk. The cover plates should be installed .



7.6.3 Lighting Fixtures, Switches & Receptacles

LOOSE/MISSING/DAMAGED LIGHT FIXTURES

DECK

There are loose, missing, or damaged light fixtures present. These areas should be further evaluated and repaired.

Recommendation

Contact a qualified professional.



7.7.1 GFCI/AFCI

GFCI OUTLET(S) MISSING

PRIMARY BATHROOM, LAUNDRY, BASEMENT KITCHEN 1ST FLOOR BATHROOM

GFCI outlet(s) missing at recommended area(s). You should have GFCI outlets installed to avoid possible injury.

Recommendation

Contact a qualified professional.





7.7.2 GFCI/AFCI

GFCI NOT OPERATING

FRONT

Ground fault circuit interrupters (GFCI) not operating correctly. This is a safety concern. The outlets should be repaired or replaced. This may be affecting other outlets wired to this string.

Recommendation

Contact a qualified professional.



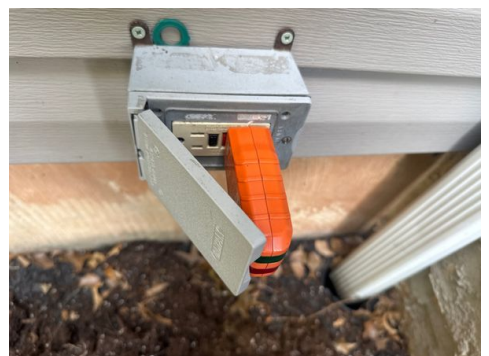
7.7.3 GFCI/AFCI

RECEPTACLES NOT WEATHERPROOF WHEN IN USE

The exterior covers may not be fully weather proof when in use or missing covers. You should have the covers updated to the current standard.

Recommendation

Contact a qualified professional.



8: PLUMBING & FUEL STORAGE/DISTRIBUTION SYSTEMS

Information

Water Supply, Distribution Systems & Fixtures: Distribution

Material

Copper

Hot Water Systems: Power Source/Type

Oil, Tankless

Water Supply, Distribution Systems & Fixtures: Water Supply

Material

Plastic, Galvanized

Fuel Storage & Distribution Systems: Oil Tank Location

Basement

Drain, Waste, & Vent Systems: Material

PVC

Fuel Storage & Distribution Systems: Oil Tank Shut Off

At the Tank



Hose Bibs: Type

Functional, Frost Free

General: General Information

We evaluated the plumbing system in accordance with the standards of the International Association of Certified Home Inspectors (InterNACHI), which includes the supply, drain, waste and vent piping systems, the water heating equipment with any associated vent systems, and below grade drainage systems. Shut off, relief and pressure regulating valves were located but not operated. I did not operate these valves during this inspection because there is a chance that the valve, when turned on after a long period of not being operated, will not shut off completely. You should have these valves tested or evaluated by a plumber initially so that a repair professional will be available if there are problems. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

General: Water Source

Well

The supply system is responsible for providing fresh, potable water to the building in the quantities required for drinking, washing and cooking. We evaluated this system by operating every faucet and observing its flow while one or more other faucets are operated simultaneously. This is known as "functional flow" and is a subjective evaluation. You should know that leaks will inevitably occur; usually relative in severity to the age of the system. The water supply to the building is either public or private. It is beyond the scope of this inspection to verify the source of water to the property. We did not evaluate the supply system beyond the foundation wall during this inspection.

Main Water Shut-off Device: Location

Basement



Water Supply, Distribution Systems & Fixtures: Water Treatment Equipment Installed

There is a treatment system installed. These are beyond the scope of this inspection. You should contact the owner for further information or a service company they may use.



Drain, Waste, & Vent Systems: Lift Pump

A sewage ejector pump, also called a pump-up ejector system, is used when a bathroom, laundry room or any other type of plumbing fixture is located below the level of the main sewer or septic line flowing from the house. Most commonly, ejector pumps are used in homes with basement bathrooms or laundry rooms.

Drain, Waste, & Vent Systems: Functional Sewage Ejector Lift Pump

Functional

There is an ejector lift pump serving the plumbing fixtures that are below the building sewer line. These are used to pump waste to the sewer line. These should be serviced every (5) years. You should not use the plumbing fixtures during a power outage.

At the time of inspection the sewage ejector pump appeared to be operational at the time of the inspection. Any defects will be listed separately in the report.



Sinks/Tubs/showers/Toilets: General Information

We evaluated the bathroom areas in accordance with the standards of the International Association of Certified Home Inspectors (InterNACHI) which includes the plumbing fixtures, countertops and a representative number of installed cabinets. I do not inspect clothes washers, clothes dryers, refrigerators, or any portable appliances. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

Sinks/Tubs/showers/Toilets: Serviceable

The interior plumbing components were operated and found to be in serviceable condition at the time of this inspection unless noted below.

Hot Water Systems: Functional

The water heating system was tested at various areas. The hot water heating system was functional at the time of this inspection.



Hot Water Systems: Tankless Hot Water

Hot water is provided by a tankless water heater which is an integral part of the boiler. Tankless water heaters are sometimes referred to as summer/winter hookups. This will deliver continuous hot water year round at about 2 to 3 gallons a minute.

Limitations

Hose Bibs

HOSE CONNECTED AND STUCK

The husband cannot be tested do the hose is being installed and stuck on the bib.

Deficiencies

8.2.1 Main Water Shut-off Device

PRESSURE TANK RUSTED/CORRODED

The pressure tank is rusted/corroded. Replacement could be required in the future.

Recommendation

Contact a qualified professional.



8.3.1 Water Supply, Distribution Systems & Fixtures

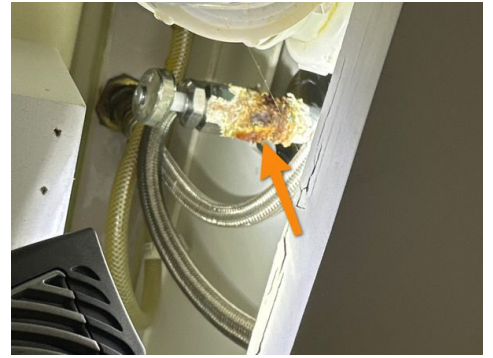
CORRODED VALVES/FITTINGS AND/OR PIPES
 Major Items

PRIMARY BATHROOM RIGHT SINK

Some of the water supply valves, fittings and/or pipes are corroded. Recommend to have a qualified plumber further evaluate and follow their recommendations.

Recommendation

Contact a qualified professional.



8.4.1 Drain, Waste, & Vent Systems

CORRUGATED DRAIN LINE
 Maintenance / Service

PRIMARY BATHROOM

There is a corrugated drain line present. Smooth drain lines should be installed to deter backup and proper flow of waste.

Recommendation

Contact a qualified professional.



8.5.1 Sinks/Tubs/showers/Toilets

LOOSE TOILET(S)
 Maintenance / Service

The toilet is loose in the bathroom(s) This may allow for leakage or odors. The toilet(s) should be secured and further evaluation for possible floor damage should be considered.

Recommendation

Contact a qualified professional.



8.5.2 Sinks/Tubs/showers/Toilets

MISSING POPUP AND OR DRAIN CONTROLS AT THE SINK
 Maintenance / Service

The popup and or drain controls are missing. You may wish to have a qualified plumber repair the drain control.

Recommendation

Contact a qualified professional.



8.5.3 Sinks/Tubs/showers/Toilets

 Maintenance / Service

POPUP TUB DRAIN NOT WORKING/MISSING

2ND FLOOR HALLWAY BATHROOM

The tub drain popup is not working or is missing. This should be repaired or replaced.

Recommendation

Contact a qualified professional.



8.5.4 Sinks/Tubs/showers/Toilets

 Maintenance / Service

STAINS WERE TESTED AND DRY

LEFT KITCHEN SINK

There were stains that were tested and appeared to be dry at the time of this inspection. This appears to be from a previous water leak that was not active. You should monitor the area(s).

Recommendation

Contact a qualified professional.



8.6.1 Hot Water Systems

 Safety Defects

WATER TOO HOT

The hot water temperature was over 125 degrees. This can cause injury. The temperature should be set below 125 degrees.

Recommendation

Contact a qualified professional.



8.7.1 Fuel Storage & Distribution Systems

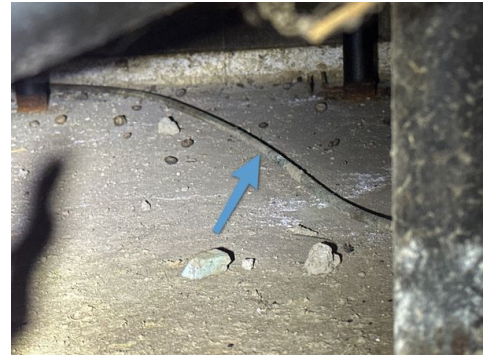
 Maintenance / Service

OIL LINE COVERED/IN CONTACT WITH CONCRETE

The oil line is in contact with concrete. This could cause the line to leak and become an environmental concern. The line should be removed from the concrete and encased with a protective sleeve.

Recommendation

Contact a qualified professional.



8.7.2 Fuel Storage & Distribution Systems

 Maintenance / Service

OIL VENT LINE/SMALL

The oil vent line appears to be too small. This could be a safety concern. The next time the heating system is serviced or the tank is filled. Have the technician further evaluate this for you.

Recommendation

Contact a qualified professional.



8.8.1 Hose Bibs

 Maintenance / Service

NOT FASTENED AT WALL

The hose bib is not fastened to the wall. All hose bibs should be fastened correctly.

Recommendation

Contact a qualified professional.



8.8.2 Hose Bibs

 Maintenance / Service

BIB LEAKS

The hose bib leaks at the handle when operated. This is a simple repair.

Recommendation

Contact a qualified professional.



9: HEATING

Information

Boiler: Brand
New Yorker



Boiler: Boiler Heat Type
Hot Water Boiler

Boiler: Boiler Age
25-30

Boiler: Boiler Size (BTU) Rating
125000-150000

Boiler: Fuel Source
Oil

Boiler: Emergency Shut-Off Switch
Within Reach of Boiler

Boiler: Temperature Pressure Release Valve (TPR Valve)
Present



Normal Operating Controls: Thermostat
Functional

Distribution Air System/Ductwork Furnace: Duct/Materials
Metal



Distribution System/Hot Water Boiler: Type
Hydronic Coils, Radiant Floor

Vents/Flues: Vent Type
Metal

General: General Information

We evaluated the heating system in accordance with the standards of the International Association of Certified Home Inspectors (InterNACHI), which includes identifying the heating methods and energy sources, and inspecting the installed heating equipment and vent or hydronic (hot water supplied areas such as radiators and baseboard) systems. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

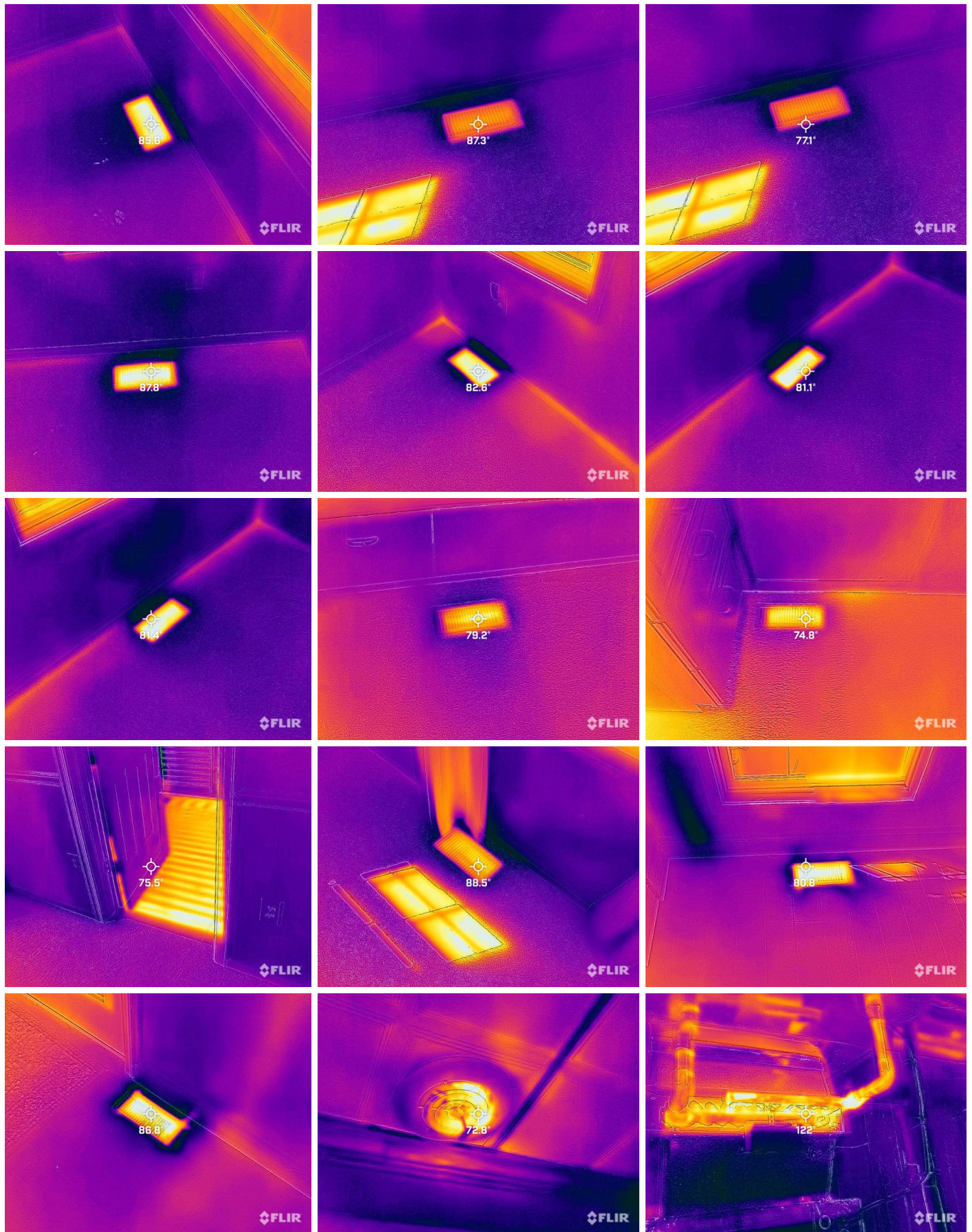
Typical service life of a furnace weather gas or fuel fired can be expected to last between 15 and 20 years. This average varies, of course, based on the quality of the unit, how it's used and whether it has been properly maintained. The system should be periodically serviced according to the manufactures instructions by a qualified certified HVAC contractor.

The average expectancy of a traditional gas or oil fired boiler is between 12 and 18 years, if you keep it well maintained and have it serviced annually. These systems should be periodically serviced according to the manufactures instructions by a qualified certified HVAC contractor.

Boilers should last up to 15 to 20 years. If yours is approaching that age, then think about saving for a new one. If you want to keep your boiler in tip-top condition for longer, annual services are recommended.

Boiler: Boiler Functional or Non-Functional

Boiler Functional



Distribution System/Hot Water Boiler: Hydronic Coil Forced Air Heating

Hydronic coil forced air heating present. A hydronic system combines hydronic (hot water) heating with a forced air delivery. Heat is produced via combustion of fuel (gas/propane/oil) in a boiler. A heat exchanger (hydronic coil) is placed in the air handler similar to the refrigerant coil in a Heat Pump system or a Central AC.



Vents/Flues: Serviceable

The flue vent and components were in serviceable condition at the time of this inspection.

Deficiencies

9.2.1 Boiler

SERVICE RECOMMENDED



Maintenance / Service

The system was not tagged for recent service. Boilers should be serviced annually. If the seller can not provide a recent service record the system should be serviced prior to settlement by a qualified HVAC technician.

Recommendation

Contact a qualified professional.

9.2.2 Boiler

BOILER - NEAR OR AT THE END OF LIFE



Maintenance / Service

The boiler appears to be 30 years old and may be at or near the end of its serviceable life. Although functional at the time of this inspection, maintenance, repairs and/or replacement should be expected in the future.

Recommendation

Contact a qualified professional.

9.2.3 Boiler

RUST ON THE BOILER



Maintenance / Service

There is rust on the boiler. Rust can be caused by standing water on the floor, leakage from the boiler or overhead plumbing leaks. Rust may also be a result of condensation of the exhaust products. Prolonged exposure to rust inducing conditions can lead to failure of components. You should have a qualified HVAC technician evaluate the condition causing the rust.

Recommendation

Contact a qualified professional.



9.2.4 Boiler

TPR EXTENSION MISSING

The TPR is missing a extension.

Recommendation

Contact a qualified professional.



9.5.1 Distribution System/Hot Water Boiler

CORROSION AT PIPE/FITTINGS

There is some corrosion on the pipes or fittings. There were no signs of leakage at the time of this inspection. You should monitor the areas.

Recommendation

Contact a qualified professional.



9.6.1 Vents/Flues

POOR SEAL AT CHIMNEY

The vent connector is not properly sealed at the chimney. This may allow exhaust to re-enter the dwelling. This should be further evaluated and repaired by a qualified HVAC contractor.

Recommendation

Contact a qualified professional.



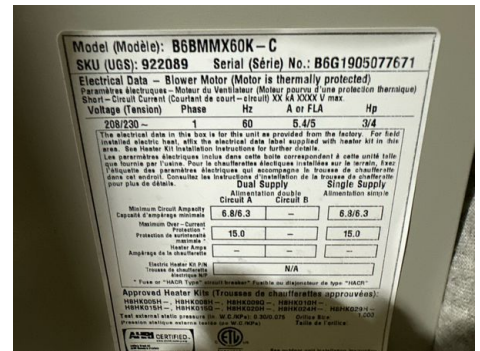
10: COOLING

Information

Exterior A/C Unit: Approximate Age
5

Exterior A/C Unit: Cooling Tonage
5

Indoor A/C Unit/Handler: Age
5



Indoor A/C Unit/Handler: Location
Basement

Indoor A/C Unit/Handler: Brand
AirTemp

Indoor A/C Unit/Handler: Condensate Drainage Type/Location
Below Floor Slab, Sump Pit



Normal Operating Controls: Thermostat Functional
Functional

Air Filter(s): Type
High Efficiency

Air Filter(s): Location
Indoor Unit



Distribution System: Configuration
Central

Distribution System: Duct/Materials
Metal

General : General Information

Air conditioners have an average of 12-15 years of service life. Systems should be professionally serviced every 2 to 3 years. Air conditioner filters should be cleaned or replaced monthly to maintain efficiency. Service contracts are available from heating contractors or utility companies.

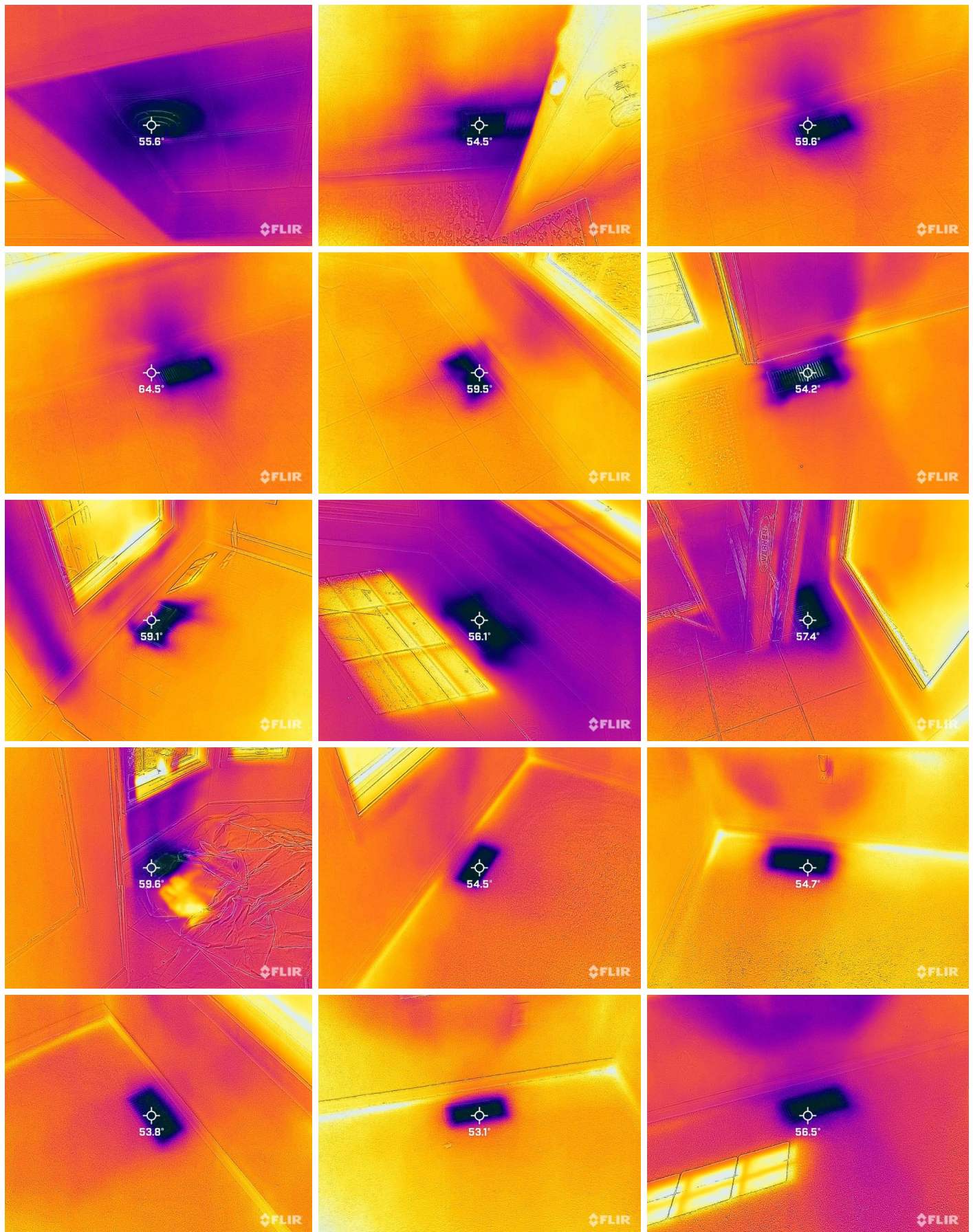
Exterior A/C Unit: Brand

AirTemp



Indoor A/C Unit/Handler: A/C Functional Low Split

The air conditioning was operated and appeared serviceable at the time of this inspection. A low temperature split was taken however this could just be due to the dirty air filter. Service is recommended.



Deficiencies

10.3.1 Indoor A/C Unit/Handler



LOW TEMPERATURE SPLIT NOT OPERATING CORRECTLY

The cooling system does not appear to be operating correctly. The temperature split was less than the typical 14 to 22 degree split difference between the supply and return air registers. The system should be further evaluated and serviced by a qualified HVAC contractor.

Recommendation

Contact a qualified professional.



10.5.1 Air Filter(s)



FILTER DIRTY

The filter is dirty and needs to be replaced according to manufacturer's recommendation.



11: BUILT-IN APPLIANCES, KITCHEN & LAUNDRY

Information

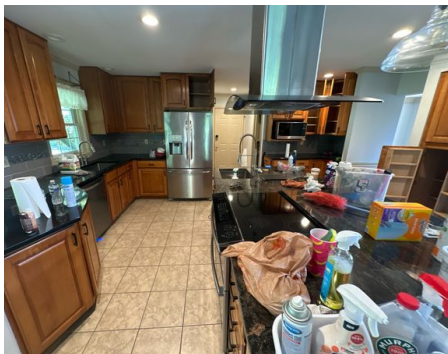
Range/Oven/Wall Oven/Cooktop: Kitchen Exhaust: Exhaust Hood
Range/Oven Energy Source Type
Electric Functional, External Discharge

Laundry: Washer & Dryer
Electric Clothes Washer & Dryer



General: General Information

Visible counters with a representative number of cabinets were inspected. Unless otherwise noted, built in kitchen appliances were operated. However timers and thermostats were not tested, the dishwasher, if present, was not tested for cleaning or drying effectiveness and the oven self-cleaning cycle, if present, was not operated. Refrigerators, portable dishwashers, and portable microwave ovens were not inspected.



Range/Oven/Wall Oven/Cooktop: Functional

Functional

The range was operated and was functional at the time of this inspection. The oven was only operated or tested long enough to verify its function. It was not tested to reach any specific temperature.



Dishwasher: Functional

The dishwasher was tested in a short cycle and was functional at the time of this inspection.



Garbage Disposal: Functional

The disposal was tested and appeared to be functional at the time of this inspection.



Limitations

Laundry

WASHER HOOKUPS NOT TESTED

The testing of the washer hookups are beyond the scope of the inspection. We recommend testing the hookups before closing to ensure they are working properly.

Laundry

DRYER VENT NOT VISIBLE

The dryer vent is not visible. Recommend to have a qualified contractor confirm this is vented to the exterior with metal piping.

Deficiencies

11.4.1 Garbage Disposal

EXCESSIVE NOISE

Garbage disposal was excessively noisy. This should be further evaluated for repair or replacement.





11.6.1 Laundry

 Maintenance / Service

MISSING DRIP PAN

There is no drip pan present. When located on or above finished spaces you should have a drip pan installed beneath the washer to prevent possible moisture damage.

Recommendation

Contact a qualified professional.



12: INTERIOR, DOORS, WINDOWS, STAIRWAYS

Information

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Floors: Floor Coverings

Tile, Carpet, Hardwood

Windows: Window Type

Awning, Double Pane, Wood, Casement

Firewall Separation: Fire

Separation Materials Garage

Drywall Walls & Ceiling, Metal Door

General: General Information

We evaluated the interior in accordance with the standards of the International Association of Certified Inspectors (InterNACHI) which includes the walls, ceilings, floors, steps, stairways, railings, and a representative number of windows and interior doors. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

Doors: Serviceable

The interior doors appeared to be in serviceable condition at the time of this inspection.

Windows: Serviceable

Various windows were operated and found to be in serviceable condition at the time of this inspection.

Firewall Separation: Fire Separation Area(s)

All Present No Visible Breaches, Garage

Walls, doors, ceilings, and hatches between garages and living spaces should form a continuous fire resistant barrier. Party walls separating units in multiple occupancy buildings and adjoined dwellings also should be fire resistant. These walls are commonly referred to as firewalls.

Limitations

Floors

STORED ITEMS

Access to some areas was restricted due to stored items making it difficult, unsafe or impossible to inspect. Lack of full access limited our ability to inspect for hidden damages.

Firewall Separation

STORED ITEMS

Firewall separation was restricted by stored items. We were unable to inspect the wall(s) at the time of this inspection.

Deficiencies

12.2.1 Steps, Stairways & Railings

 Safety Defects

NO RETURNS

No returns are present on the handrail(s). Returns are installed so that you do not catch articles of clothing or carried items on the end of the rail. This is a safety concern due to possible injury. You should consider having rail end returns installed.

Recommendation

Contact a qualified professional.



12.3.1 Walls

 Safety Defects

POSSIBLE BIO GROWTH

2ND FLOOR HALLWAY BATHROOM

There are possible signs of bio growth on wall. It is unknown if this is a safety hazard. Recommend a qualified mold inspector evaluate.



12.4.1 Ceilings

 Maintenance / Service

CRACKS & NAIL POPS

There are cracks and nail pops. These are associated with normal settlement of the building. The areas should be repaired.

Recommendation

Contact a qualified professional.



12.4.2 Ceilings

 Maintenance / Service

MINOR DAMAGE

Minor damage, cracking or deterioration to the ceiling was visible at the time of the inspection. Repair should be considered.



12.4.3 Ceilings

**NON-PROFESSIONAL REPAIRS**

GARAGE

There are Nonprofessional repairs present. Consider repair by qualified professional.

Recommendation

Contact a qualified professional.



12.5.1 Floors

**CARPET STAINS**

Carpet had areas of staining or discoloration. A thorough steam cleaning by a qualified carpet cleaning company should be considered.



12.7.1 Windows

**WINDOW WILL NOT STAY OPEN**

GARAGE

One or more window(s) will not stay open. This is a safety concern. The window(s) should be repaired.

Recommendation

Contact a qualified professional.



12.7.2 Windows

**UPPER SASH FALLS OPEN WHEN UNLOCKED**

2ND FLOOR HALLWAY BEDROOM

One or more of the upper sash(s) falls open when unlocked. This is a safety concern. The window(s) should be repaired.

Recommendation

Contact a qualified professional.



12.7.3 Windows

MISSING/LOOSE OR DAMAGED HARDWARE



One or more of the windows are missing, loose or have damaged hardware. Recommend further evaluation for repair or replacement.

Recommendation

Contact a qualified professional.



12.7.4 Windows

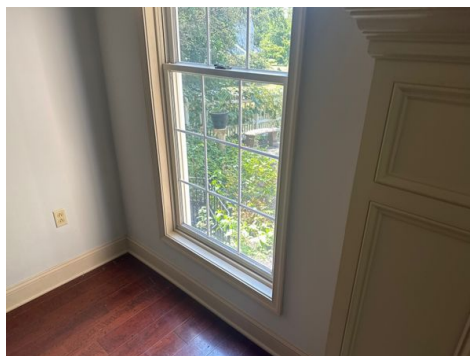
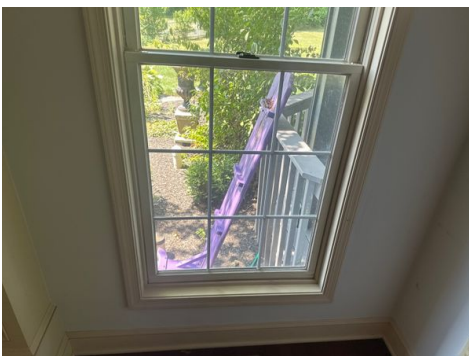
DIFFICULT TO OPERATE



One or more windows take excessive force to operate. Repair by a qualified professional is recommended.

Recommendation

Contact a qualified professional.



12.7.5 Windows

**WINDOW DOES NOT FULLY OPEN**

The window does not fully open. They should be further evaluation by qualified contractor.

Recommendation

Contact a qualified professional.



12.7.6 Windows

**BIO GROWTH**

2ND FLOOR HALLWAY BATHROOM

Bio growth is present. This should be remediated by a qualified professional.

Recommendation

Contact a qualified professional.



13: FIREPLACES

Information

Fireplace: Fireplace Style

Metal Firebox

Fireplace: Type

Wood

Fireplace Components: Fire Chamber Material

Metal

Fireplace: General Information

A fireplace is a carefully balanced system. To function properly, it must be designed, built and operated properly. Fire screens should always be used when burning a fire in a fireplace. Fireplaces and associated chimneys should be cleaned and serviced regularly. Fire wood should be properly seasoned to prevent build up of third degrees or "shiny" creosote which is a fire hazard and more difficult to remove during cleaning.



Deficiencies

13.2.1 Fireplace Components

DAMPER NOT FUNCTIONAL

The damper was not functional or difficult to operate at the time of this inspection. You should have this further evaluated and repaired.

Recommendation

Contact a qualified professional.



14: ATTACHED GARAGE

Information

General: Access

Entered & Inspected

Floor: Floor Material

Concrete

Garage Door: Material

Metal, Insulated

Garage Door Opener: Auto

Reverse Functional

Electronic Eyes

General: General Information

The garage door is often the largest and heaviest moving component in the building. The garage door, lock, and springs must be adjusted properly by a qualified garage door technician for safe operation. Garage doors without automatic openers are tested by opening, closing and locking the doors. If garage door openers are present, I test the internal entrapment protection system by placing a 2 x 4 on the floor and closing the door onto the block. If the opener has an external entrapment protection system (automatic reverse devices) such as electric eyes, are tested by breaking the light beam while the door is closing. Openers which fail to reverse during either of these tests are identified as unsafe. To avoid injury, you should have a qualified garage door technician repair or replace any defective components promptly, rather than attempting to do it yourself.



Ceiling: General Information

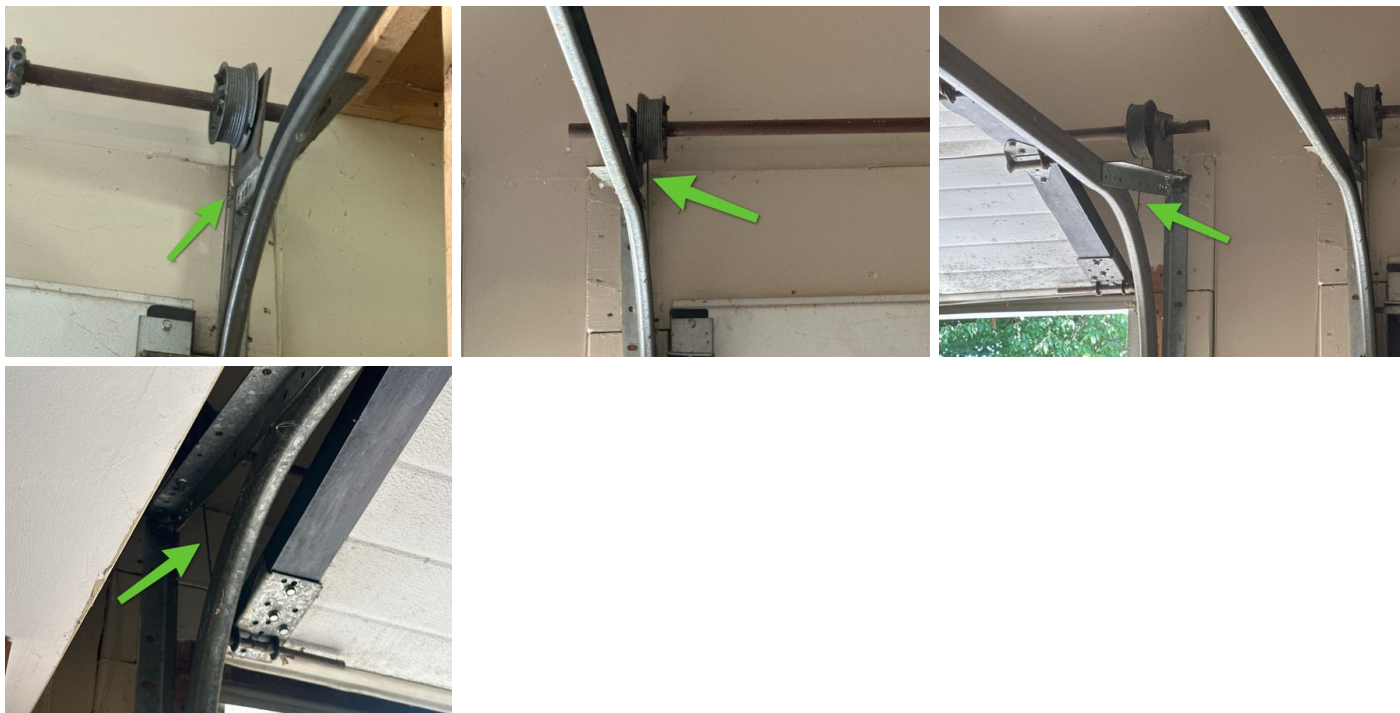
Unless otherwise noted, the ceilings appeared to be in serviceable condition at the time of this inspection.

Walls : General Information

Unless otherwise noted, the walls appeared to be in serviceable condition at the time of this inspection.

Garage Door: Safety Cables

Present



Limitations

General

STORED ITEMS

Full access to the garage was restricted by stored items. Therefore we were unable to completely inspect for damage or hidden damage.

Garage Door

DOOR COULD NOT BE TESTED

One of the garage doors and openers could not be tested due to stored items. Recommend to have the the door and opener tested by a qualified contractor when access is available.

Garage Door Opener

SAFETY FEATURES NOT TESTED

The safety features of the garage door cannot be tested due to the door not being operable and/or stored items.

Deficiencies

14.3.1 Floor

TYPICAL SETTLEMENT CRACKS



Typical settlement cracks were visible in the garage floor. The floor appeared serviceable at the time of this inspection.



14.5.1 Garage Door

 Maintenance / Service

DENTED PANEL

The panel is dented at some areas. You may consider repair.

Recommendation

Contact a qualified professional.



14.6.1 Garage Door Opener

 Safety Defects

ELECTRONIC EYES/SENSORS ABOVE 6 INCHES

The electronic eyes or sensors are above 6 inches of the floor. This is a safety concern. The eyes or sensors should be lowered to 3 to 6 inches from the floor.

Recommendation

Contact a qualified professional.



15: ATTIC, INSULATION & VENTILATION

Information

Ventilation: Ventilation Type

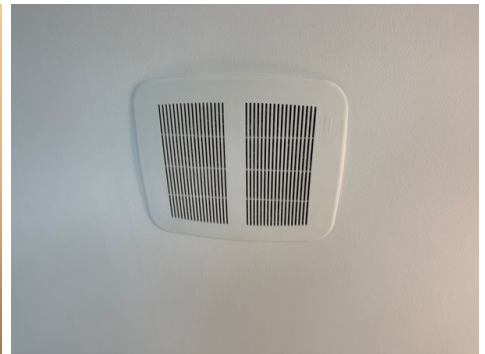
Ridge Vents, Soffit Vents

General: General Information

Buildings often have an attic area below the roof and above the living space. Attics are sometimes accessible through a flight of stairs or pull down stairs however in most cases the attic is accessible through a "scuttle" located in a closet or in rare cases through a roof hatch. The amount of useful space in the attic depends upon the type of roof construction. Roofs that are constructed with rafters may provide significant areas of open storage. Roofs that are supported by pre-fabricated trusses offer little, if any usable space. Your primary interest in the attic should be in the ceiling insulation and in the means of ventilating the attic.

Bath Exhaust Systems: Exhaust Fans

Present and Functional

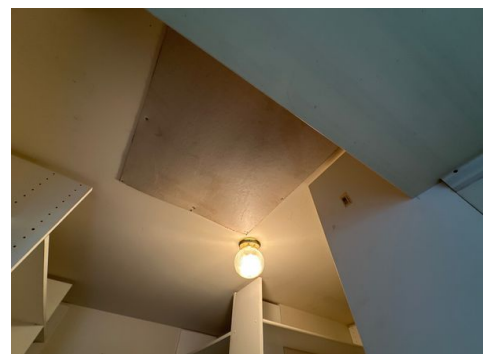


Limitations

General

SEALED ACCESS PANEL

The access panel was sealed closed at the time of this inspection. Therefore we were unable to enter and inspect the attic and its components. These components are structural, moisture concerns, framing, insulation, ventilation, possible mold/mildew etc. could not be determined. If you wish and access is provided prior to settlement please call for arrangements to have this area inspected.



Deficiencies

15.3.1 Bath Exhaust Systems



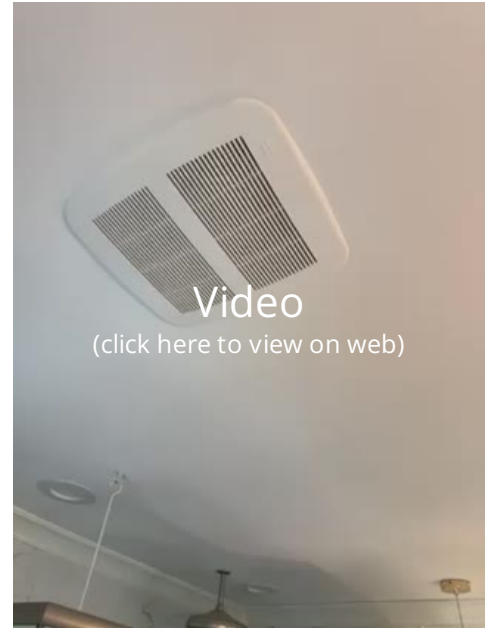
NOISY FAN

PRIMARY BATHROOM

The fan is noisy. This could be easily repaired by a handyman.

Recommendation

Contact a qualified professional.



STANDARDS OF PRACTICE
