

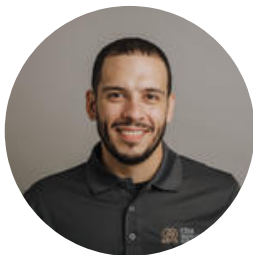


## RESIDENTIAL REPORT

1845 Lehigh Pkwy N  
Allentown, PA 18103

Paul Hudimac

05/09/2025



Inspector

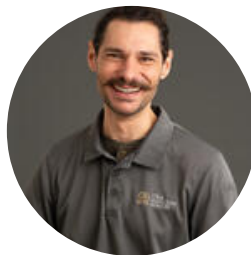
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Certified Professional Home

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# 1: INSPECTION DETAILS

## Information

---

|  |   |                                     |
|--|---|-------------------------------------|
| <b>General: Building Style</b><br>Single-Family                | <b>General: In Attendance</b><br>Client's Agent | <b>General: Occupancy</b><br>Vacant |
| <b>General: Temperature (approximate)</b><br>59 Fahrenheit (F) | <b>General: Weather Conditions</b><br>Rain      |                                     |

## 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](http://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.

## Limitations

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General

### EXTERIOR/ROOF COMPLETED AT LATER DATE

Due to rain on the day of inspection, the roof and exterior were completed on a later date.

## 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

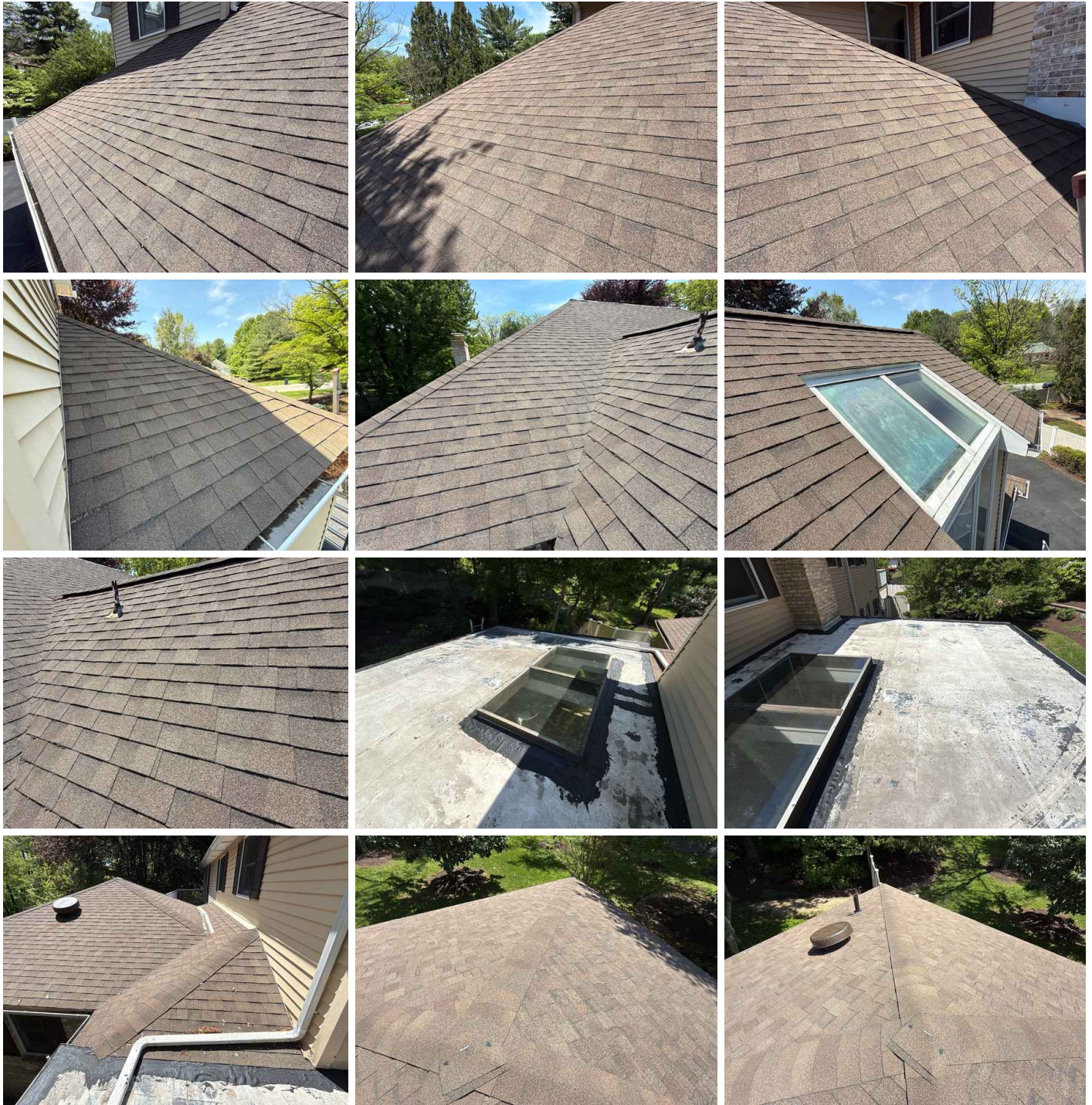
|  |   |  |
|--|---|--|
| <b>General: Inspection Method</b><br>Drone View, Walked on Roof,<br>Viewed from the edge at various<br>areas | <b>General: Material</b><br>Asphalt, EPDM   | <b>General: General Condition</b><br>Significant Deterioration<br>Recommend Further Evaluation |
| <b>Pitched Roof Asphalt Shingles:</b><br><b>Approximate Roof Age</b><br>20+                                  | <b>Flat Roof/Low Slope:</b><br><b>Approximate Roof Age</b><br>15+   | <b>Roof Drainage Systems: Gutter</b><br><b>Material</b><br>Aluminum                            |
| <b>Roof Drainage Systems: Gutter</b><br><b>Guards</b><br>None  | <b>Flashings: Material</b><br>Metal, Rubber   | <b>Chimney: Access</b><br>Viewed with Drone  |
| <b>Chimney: Chimney Location</b><br>Eaves  |                            |  |
|  | <b>Skylights &amp; Other Roof</b><br><b>Penetrations: Skylight</b><br><b>Installation</b><br>Mounted on Curbs |  |



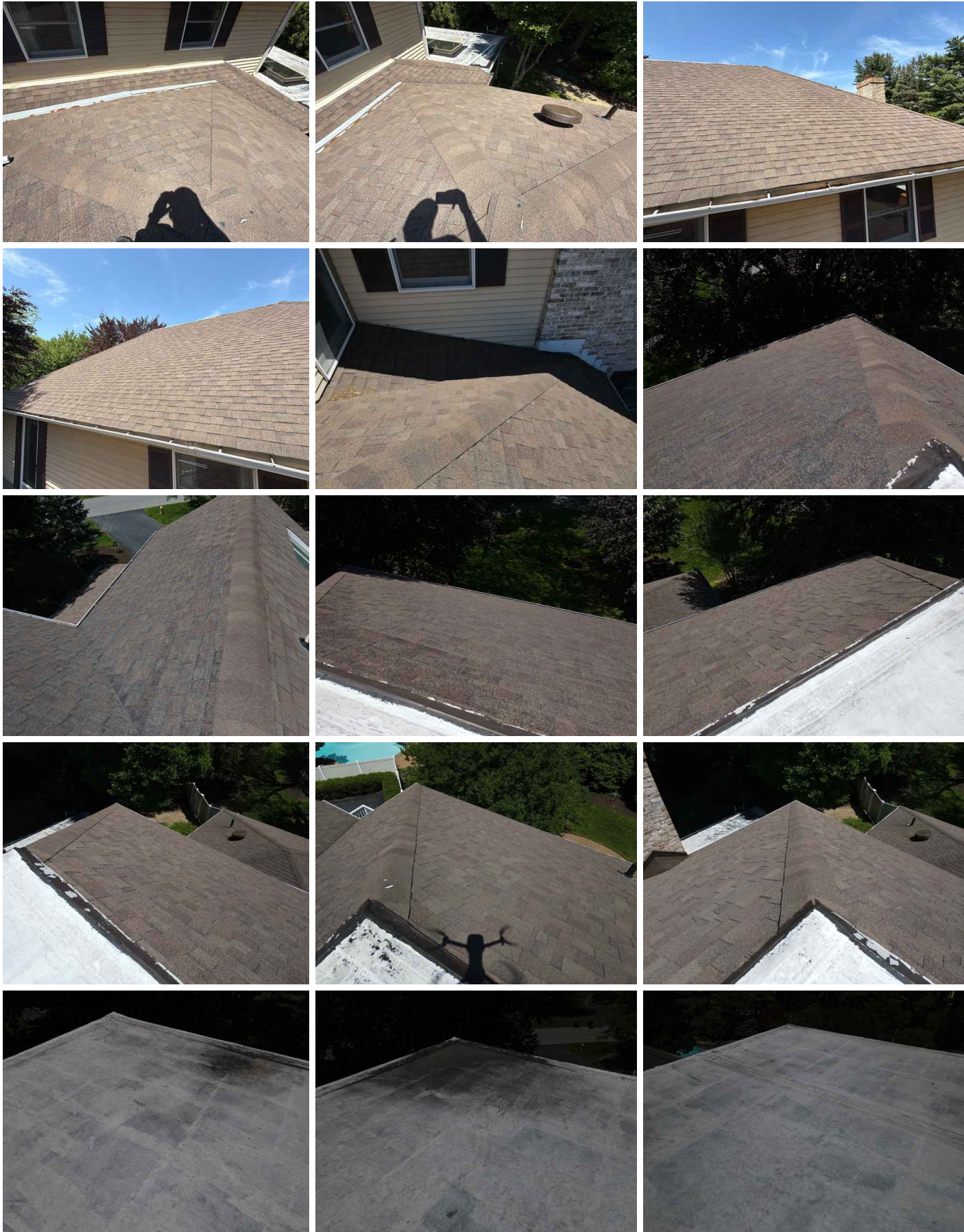
**General: General Information**

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.









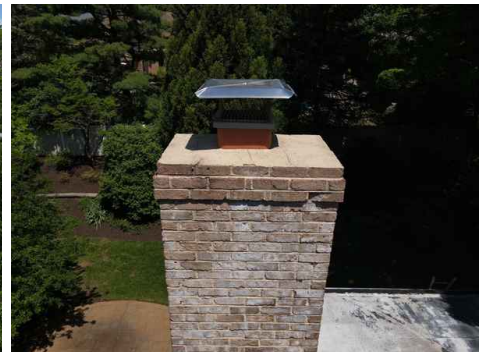


### Roof Drainage Systems: Upper Roof Discharges onto Lower Roof

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: Chimney Material Brick



## Limitations

Flat Roof/Low Slope

### APPLIED COATINGS

The roofing surface has been sealed with a roof coating. This is typical of flat or low-slope roofing materials. The coating does restrict our ability to fully evaluate the condition. Periodic coating will be needed to ensure the life of the roofing material.

Flat Roof/Low Slope

## DECK OVER ROOFING

There is a deck installed over the flat roofing. We were unable to inspect the area beneath the decking.



## Deficiencies

3.2.1 Pitched Roof Asphalt Shingles

### SIGNIFICANT GRANULAR LOSS

Major Items

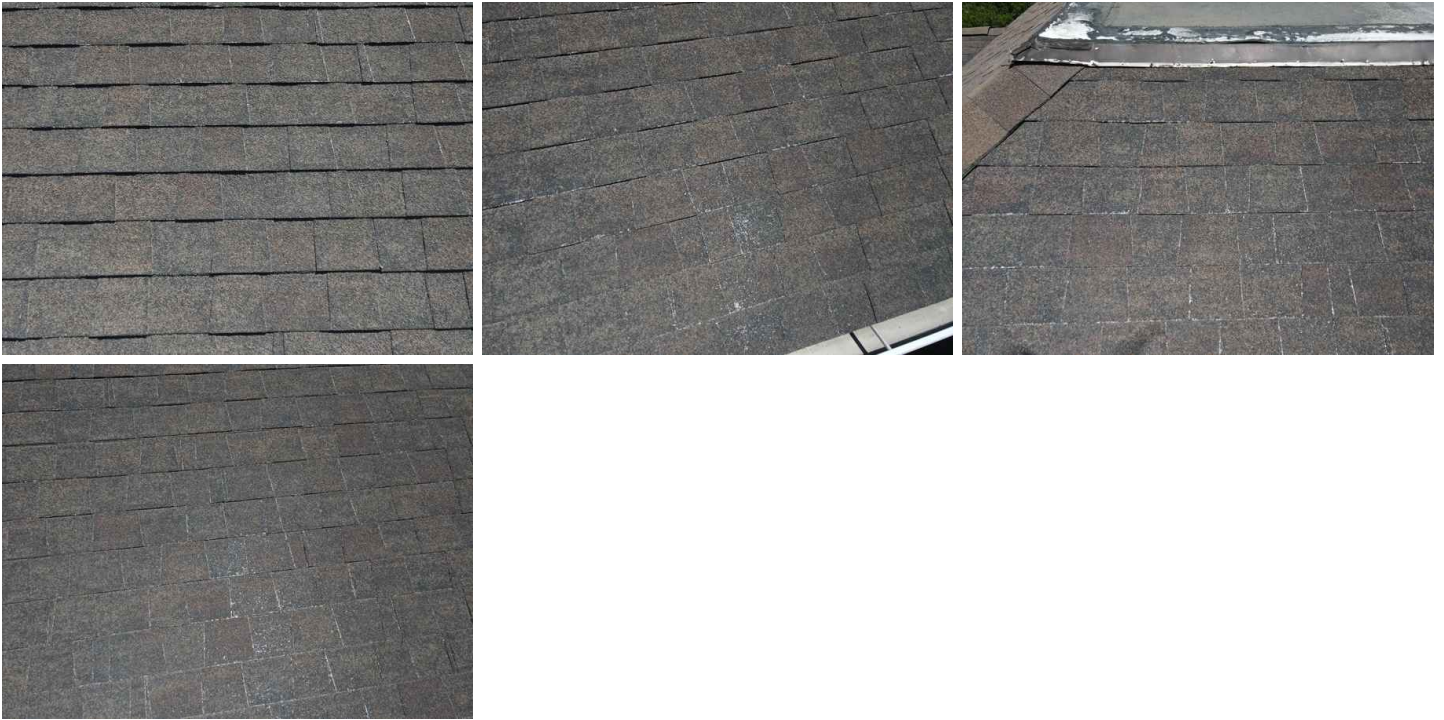
There is significant granular loss. You should have a roofing certification performed by a qualified roofing professional.

Recommendation

Contact a qualified professional.







### 3.3.1 Flat Roof/Low Slope

#### **ROOF COATING CRACKED OR DETERIORATED**



Maintenance / Service

The roof coating shows signs of cracking or deterioration. At some point this may allow moisture to penetrate the structure. You should have this further evaluated by a qualified roofing contractor and repair as needed.

#### Recommendation

Contact a qualified professional.



### 3.3.2 Flat Roof/Low Slope

#### **PREVIOUS REPAIRS**



Maintenance / Service

The flat roof shows signs of previous repairs. The repairs appear to be done correctly. Extra attention for future leaks should be paid to this area during your time in the building.

#### Recommendation

Contact a qualified professional.





### 3.4.1 Roof Drainage Systems

#### DEBRIS



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



### 3.5.1 Flashings

#### LOOSE/SEPARATED/DAMAGED





Flashings were observed to be loose, separated and or damaged. This can lead to water intrusion into the structure. Repair or replacement of the flashing is needed.



### 3.5.2 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.



### 3.5.3 Flashings



Maintenance / Service

#### **CORRODED**

Roof flashing showed signs of corrosion, but are still in working condition. Flashing should be monitored to prevent severe corrosion leading to moisture intrusion.



### 3.5.4 Flashings



Maintenance / Service

#### **RUSTED COLLAR FLASHING**

The metal plumbing vent collar flashings are rusted. These will eventually begin to leak. There were no visible signs of leakage at the time of this inspection. You should monitor these areas or have them replaced as needed.

Recommendation

Contact a qualified professional.



## 3.5.5 Flashings

**PREVIOUS REPAIRS TO FLASHINGS**

There has been previous repairs to the flashings which indicate heightened future maintenance and reduced further life.

Recommendation

Contact a qualified professional.



## 3.6.1 Chimney

**CHIMNEY CROWN CRACKED OR DETERIORATED**

The masonry cap or crown is cracked or deteriorated. This can allow water to penetrate and damage the structure. The cap should be repaired or replaced as needed.

Recommendation

Contact a qualified professional.



## 3.6.2 Chimney

**CHIMNEY BRICK SPALLING**

The brick shows signs of spalling or flaking. This appears to be due to age or moisture. Recommend further evaluation by a qualified contractor.

Recommendation

Contact a qualified professional.



## 3.7.1 Skylights &amp; Other Roof Penetrations

**CLOUDED OR CONDENSATION BETWEEN THE PANES**

The double pane skylights are clouded or have condensation present. This typically indicates seal failure. You should consider further evaluation by a qualified contractor for repair or replacement of the stationary or operating sash.

Recommendation

Contact a qualified professional.





4: EXTERIOR

Information

|  |  |   |
|--|--|---|
| <b>Walkways, Stoops, Steps, Patios &amp; Driveways: Driveway Material(s)</b><br>Asphalt  | <b>Walkways, Stoops, Steps, Patios &amp; Driveways: Walkway Materials(s)</b><br>Stamped Concrete | <b>Walkways, Stoops, Steps, Patios &amp; Driveways: Patio Material(s)</b><br>Stamped Concrete |
| <b>Walkways, Stoops, Steps, Patios &amp; Driveways: Stoop Material</b><br>Pavers   | <b>Walkways, Stoops, Steps, Patios &amp; Driveways: Step Material</b><br>Brick or Paver          | <b>Soffit &amp; Facia: Soffit Material</b><br>Aluminum  |
| <b>Soffit &amp; Facia: Fascia Material</b><br>Metal  | <b>Siding: Siding Material</b><br>Wood, Brick, Aluminum  | <b>Trim: Trim</b><br>Metal Capped, Wood   |
| <b>Exterior Doors: Exterior Entry Door(s)</b><br>Overhead Garage Doors, Metal, Sliding Glass, Wood, Storm Doors                    | <b>Windows: Materials</b><br>Metal Clad Wood Windows   | <b>Decks, Balconies, Porches &amp; Steps: Attachment Type(s)</b><br>Deck with Steps, Patio    |
| <b>Decks, Balconies, Porches &amp; Steps: Material(s)</b><br>Wood, Pressure Treated Wood for Structural Supports, Stamped Concrete | <b>Decks, Balconies, Porches &amp; Steps: Guardrail Material(s)</b><br>Metal                     | <b>Retaining Walls: Material</b><br>Stone   |



**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.

**Retaining Walls: Retaining Wall(s) Present**

There are retaining walls present. These walls should be constructed correctly and stable.

**Vegetation, Grading & Drainage: Shed/Outbuilding**

The tool/shed or outbuildings are not considered to be part of this inspection. Note: Concerns may be noted in the deficiency section.





### Vegetation, Grading & Drainage: Catch Basin or Surface Drainage

There is a catch basin or surface drainage on the property. Determining where the drainage system terminates is beyond the scope of this inspection.



### 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: Pool or Spa

There was a pool or spa on the property that was not elected to be inspected. If further evaluation is necessary you should contact a qualified pool specialist.



## Limitations

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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

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## 4.2.1 Walkways, Stoops, Steps, Patios &amp; Driveways



Maintenance / Service

**WALKWAY CRACKING**

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



## 4.2.2 Walkways, Stoops, Steps, Patios &amp; Driveways



Maintenance / Service

**DRIVEWAY CRACKING**

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



## 4.2.3 Walkways, Stoops, Steps, Patios &amp; Driveways



Maintenance / Service

**DRIVEWAY SETTLED AT THE GARAGE**

The driveway appears to have settled at the garage. This may allow water to accumulate next to the foundation. You should have the open areas sealed.

Recommendation

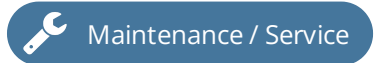
Contact a qualified professional.





#### 4.2.4 Walkways, Stoops, Steps, Patios & Driveways

##### **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.



#### 4.2.5 Walkways, Stoops, Steps, Patios & Driveways

##### **STOOP/STAIRS CRACKING**

The front stoop/stairs are cracking. You should monitor this area and repair as needed.

Recommendation

Contact a qualified professional.



#### 4.3.1 Soffit & Facia

##### **DAMAGED/ROTTED WOOD SOFFIT**



There are one or more areas of rotted and/or damaged wood soffit present. This should be further evaluated and repaired.

Recommendation

Contact a qualified professional.





## 4.4.1 Siding

**CAULKING AT UTILITIES**

BACK

Caulking is missing where the utility lines or piping enter through the exterior wall. Moisture, pests or insects intrusion is possible. These areas should be caulked with appropriate caulking material.

Recommendation

Contact a qualified professional.



Maintenance / Service



## 4.4.2 Siding

**DENTED/DAMAGED SIDING/METAL**

FRONT LEFT, BACK

The siding is damaged or dented at various areas. While this is mostly cosmetic you may wish to have the affected areas repaired or replaced.

Recommendation

Contact a qualified professional.



Maintenance / Service



## 4.4.3 Siding

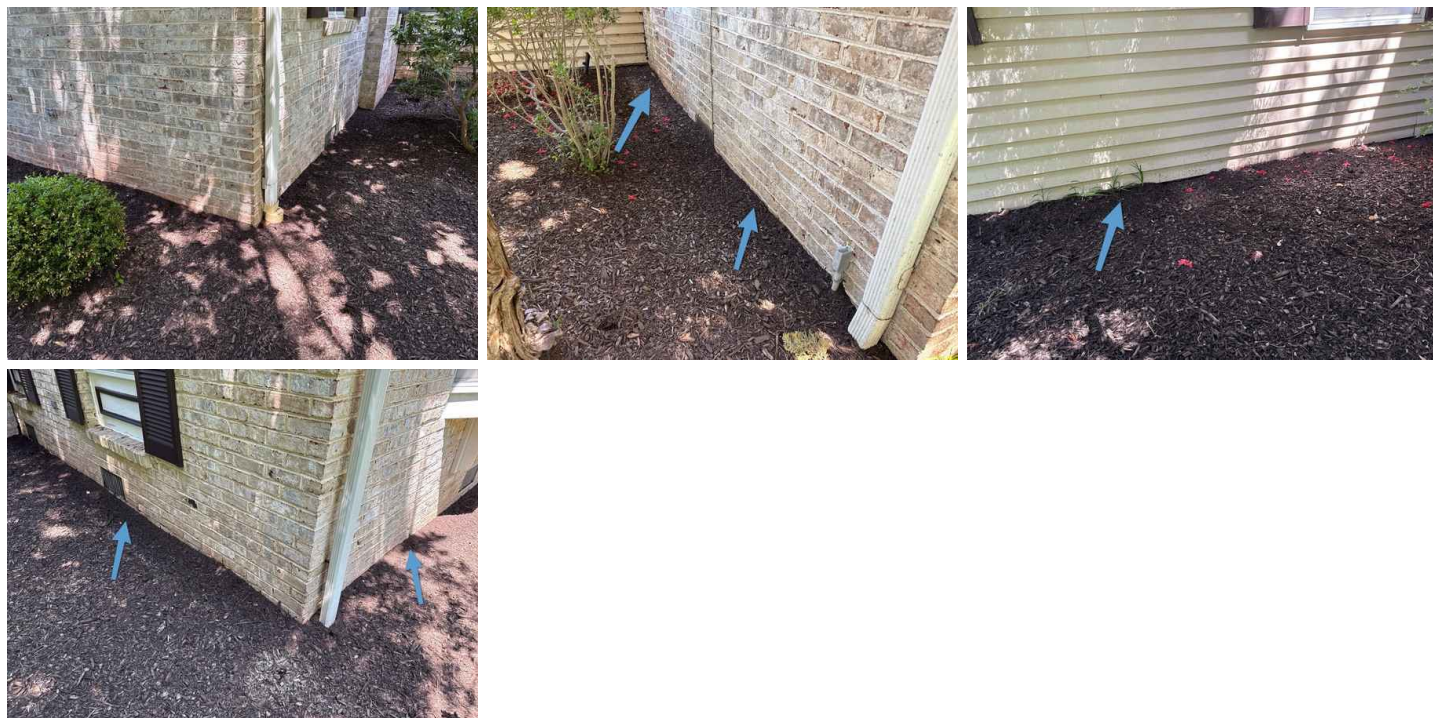
**GROUND CLEARANCE**

## MULTIPLE LOCATIONS

Inadequate clearance between siding and ground. Recommend a minimum ground clearance between the bottom of siding and ground of approximately 3 to 4 inches to allow for an air space behind the siding. Siding in contact with the ground or soil can be a concern because the condition can provide direct access for wood destroying insects.



Maintenance / Service



## 4.6.1 Exterior Doors

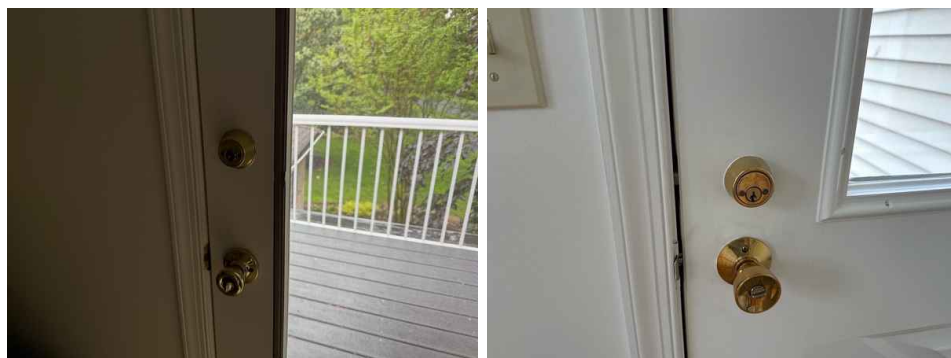
**DOUBLE CYLINDER DEADBOLT**

Safety Defects

The Exterior door(s) have a double cylinder deadbolt that require a key to open from either side. This may hamper emergency egress. You should have these changed to an interior thumb latch.

## Recommendation

Contact a qualified professional.





## 4.7.1 Windows

**DETERIORATED PAINT**

## FRONT RIGHT

The paint is missing or deteriorating. You should have the windows finished or painted to ensure protection from the weather.

## Recommendation

Contact a qualified professional.



## 4.8.1 Decks, Balconies, Porches &amp; Steps

**OPEN RISERS**

The steps have open risers. This is a safety concern for small children. You should have a qualified contractor install risers.

## Recommendation

Contact a qualified professional.



## 4.8.2 Decks, Balconies, Porches &amp; Steps

**STAIN/PAINT NEEDED**

The wood finish is deteriorating. You should stain or paint the decking with the appropriate decking finish.

## Recommendation

Contact a qualified professional.



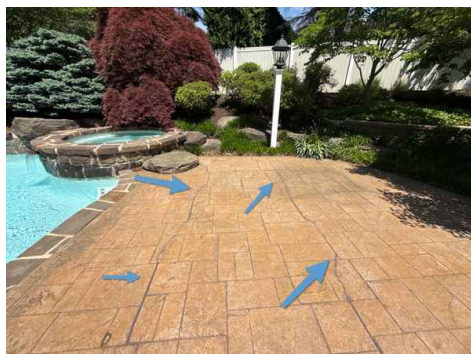
## 4.8.3 Decks, Balconies, Porches &amp; Steps

**PATIO CRACKS**

There are cracks in the patio that appear to be from typical settlement. You should monitor these areas.

## Recommendation

Contact a qualified professional.



## 4.8.4 Decks, Balconies, Porches &amp; Steps

**SUPPORT POST UNDERSIZED**

Maintenance / Service

The support appear to be undersized for the elevation of the deck. Recommend further evaluation by qualified contractor.

Recommendation

Contact a qualified professional.



## 4.10.1 Vegetation, Grading &amp; Drainage

**VEGETATION CLOSE OR TOUCHING THE DWELLING**

Maintenance / Service

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.



## 4.10.2 Vegetation, Grading &amp; Drainage

**TREE OVERHANG**

Maintenance / Service

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.



## 4.11.1 Pest Indications

**BURROWS**

Maintenance / Service

There appears to be holes or burrows next to the foundation or beneath the deck. You should this further evaluated by a qualified pest control service.

Recommendation

Contact a qualified professional.



#### 4.11.2 Pest Indications

### **CURRENT PEST TREATMENT PRESENT**

There are signs of current treatment for pests. We recommend that you continue this treatment.

#### Recommendation




Contact a qualified professional.





# 5: STRUCTURE

## Information

|  |  |  |
|--|--|--|
| <b>General: Inspection Method</b><br>Basement Entered, Crawlspace Entered, Attic Entered | <b>Foundation: Foundation Type</b><br>Combination Basement & Crawl Space           | <b>Foundation: Material(s)</b><br>Concrete, Masonry Block                            |
| <b>Floor Structure: Material</b><br>Dimensional Wood                                     | <b>Floor Structure: Beam Material</b><br>Steel I-Beams                             | <b>Floor Structure: Column Material</b><br>Steel                                     |
|         |  |  |
| <b>Floor Structure: Basement/Crawlspace Floor</b><br>Concrete                            | <b>Wall Structure: Material</b><br>Inaccessible                                    | <b>Ceiling Structure: Material</b><br>Dimensional Framing Lumber                     |
| <b>Roof Structure: Material</b><br>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**

Insulated Ceilings, Insulated Rim Joist

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.

## Roof Structure

**INSULATED CEILING**

The attic ceiling is insulated. Therefore we were unable to inspect for hidden damage or unsafe conditions

**Deficiencies**

## 5.2.1 Foundation

**FOUNDATION CRACKS SEALED**

There are previous cracks in the wall which have been sealed with epoxy or a concrete surface patch. These are typical repair methods and are effective in reducing moisture entry. There was no active leakage at the time of this inspection. You should monitor these areas for any new cracking or leakage and repair as needed.

## Recommendation

Contact a qualified professional.



## 5.3.1 Floor Structure

**TYPICAL SETTLEMENT CRACKING**

There is typical settlement cracking in the basement concrete floor.

## Recommendation

Contact a qualified professional.



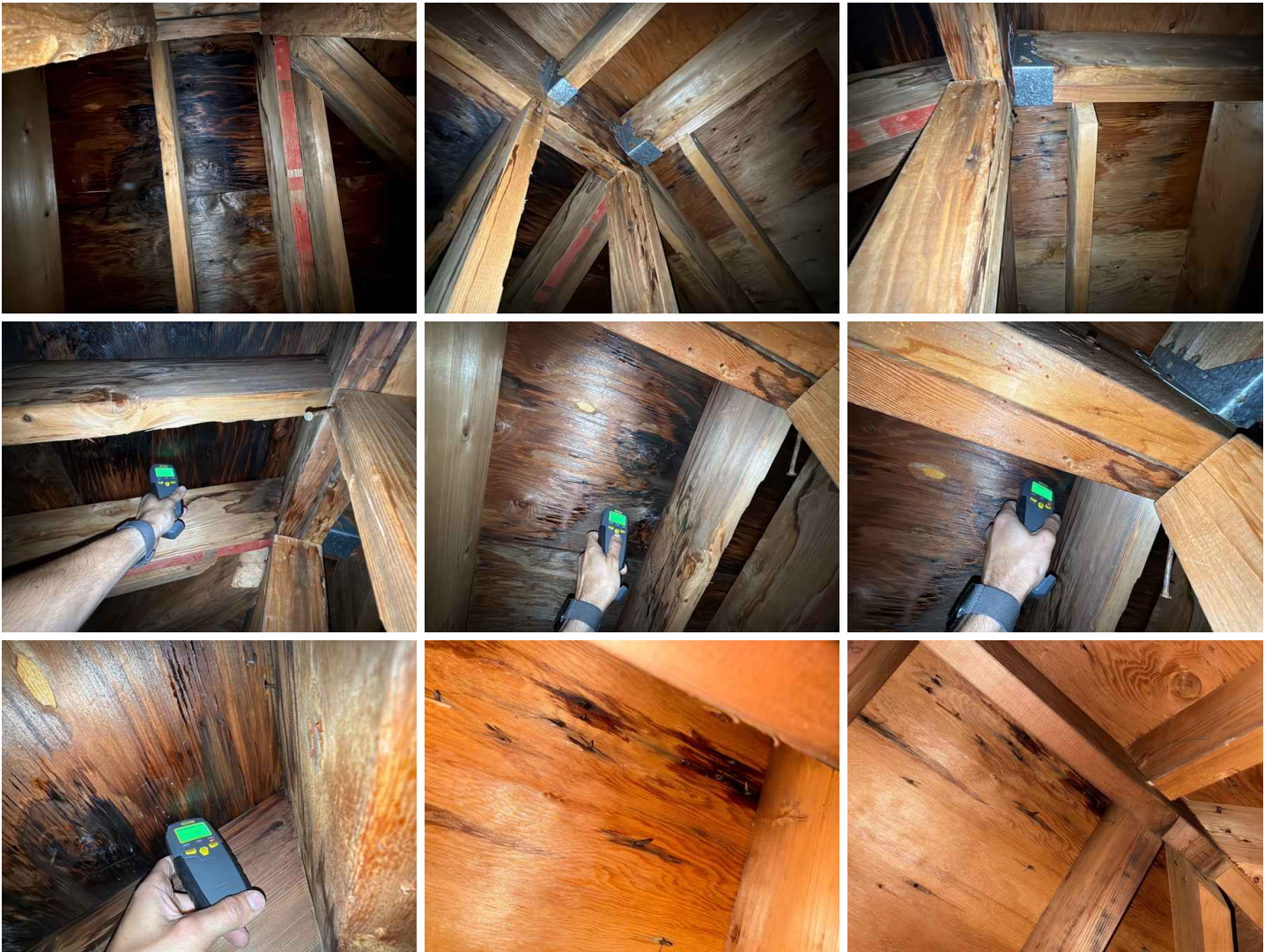
## 5.6.1 Roof Structure

**ACTIVE MOISTURE ENTRY** Major Items

There appears to be active moisture entry in the attic area. Recommend further evaluation by a qualified roofing contractor prior to settlement.

## Recommendation

Contact a qualified professional.





## 5.6.2 Roof Structure

**STAINS TESTED AND DRY 2**

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.



## 5.6.3 Roof Structure

**SPLIT RAFTER**

There are split wood rafter(s) present. This weakens the structure. In most cases the rafter(s) can be sistered for support. Recommend further evaluation by a qualified contractor.

## Recommendation

Contact a qualified professional.



## 6: BASEMENT & CRAWLSPACE

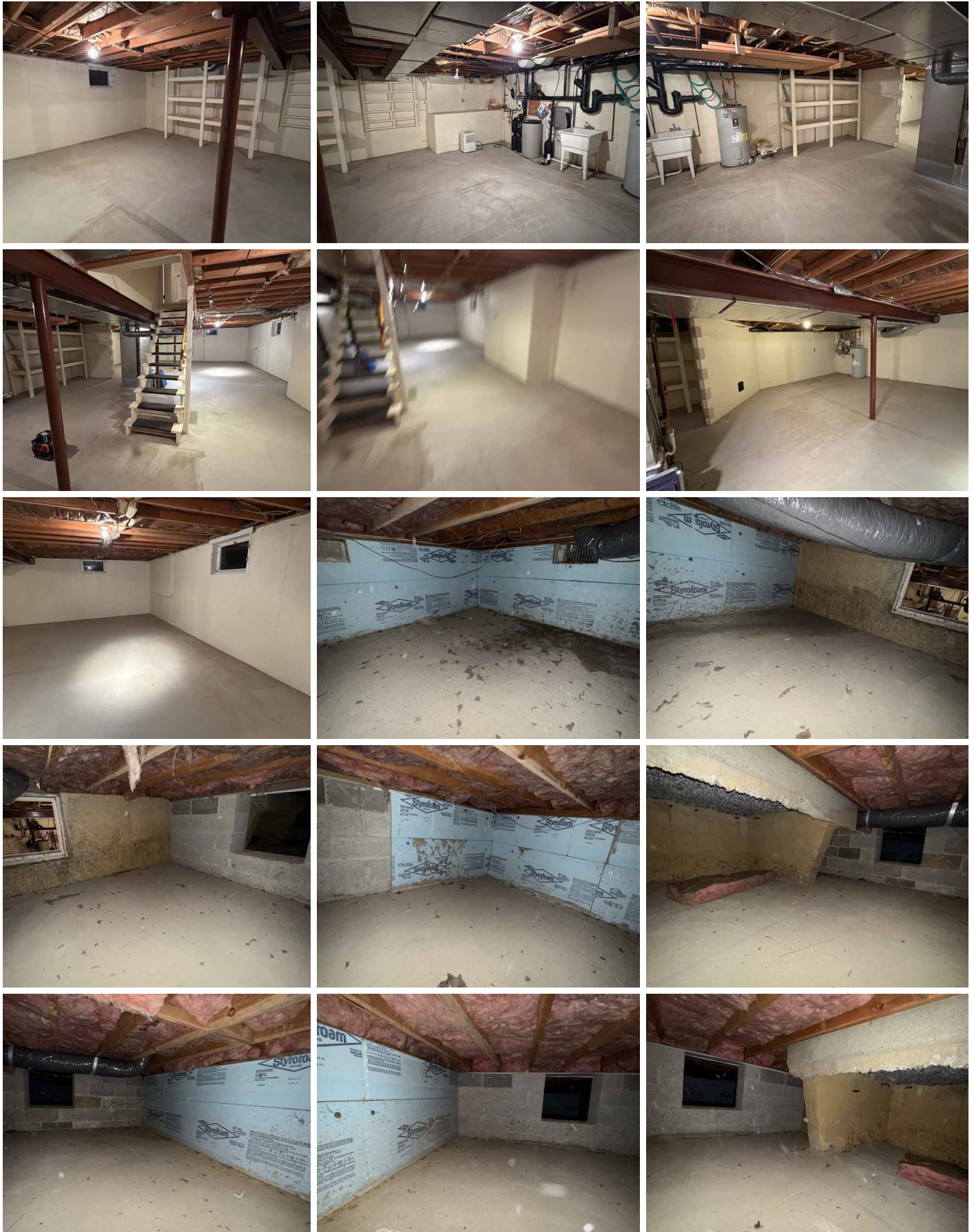
### Information

|  |   |   |
|--|---|---|
| <b>General: Inspection Method</b><br>Entered and Inspected | <b>General: Crawlspace Access</b><br>Entered and Inspected, Viewed from the Opening | <b>Below Grade Drainage: Drainage Types</b><br>Sump Pump(s) |
| <b>Sump Pump(s): Sump Location</b><br>Basement             | <b>Ventilation: Ventilation Type Basement</b><br>None                               | <b>Ventilation: Ventilation Type Crawlspace</b><br>Vents    |



**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.





**Egress: Egress Type**

None

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.

**Insulation: Insulated Area(s)**

Ceiling, Rim Joist, Walls



## 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](http://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

Insulated Rim Joist, Insulated Ceiling, Painted Walls

### General

#### ACCESS LIMITED

Access to the crawlspace was limited or unsafe. Lack of full access restricted the ability to inspect for hidden damage, concerns or safety issues.



### Sump Pump(s)

#### SUMP NOT TESTED DRY PIT

The sump pump was not tested due to the pit being dry. Testing a pump dry can cause damage to the pump.



### Vapor Retarders (Crawlspace or Basement)

#### LIMITED ACCESS

There was circumstances at the time of the inspection that limited safe access to the crawlspace for complete evaluation.



## Moisture

**PAINTED SURFACES**

Evaluation of moisture evidence is limited due to painted surfaces.

## 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**

## 6.3.1 Sump Pump(s)

**COVER MISSING****Safety Defects**

The sump pump cover is missing. This is a safety concern. You should install a cover.

## Recommendation

Contact a qualified professional.



## 6.3.2 Sump Pump(s)

**SUMP PUMP DISCHARGE/SEWER****Maintenance / Service**

The sump pump discharges into the sewer. This is not recommended. The water should be discharged to the exterior side of the dwelling.

## Recommendation

Contact a qualified professional.



## 6.4.1 Vapor Retarders (Crawlspace or Basement)

**NO VAPOR BARRIER****Maintenance / Service**

There is no vapor barrier beneath the flooring. This can result in unwanted moisture.





## 6.5.1 Egress

**NO EGRESS****Safety Defects**

There is no emergency egress exit present in the basement. This is a safety concern. If you are intending to use this as a bedroom or an apartment emergency egress must be provided. You may consider contacting the city or township for more information.

## Recommendation

Contact a qualified professional.

## 6.7.1 Insulation

**LOOSE OR FALLEN****Maintenance / Service**

Some of the insulation is loose or fallen. You should repair or replace any areas needed.

## Recommendation

Contact a qualified professional.



## 6.7.2 Insulation

**VAPOR BARRIER FACES THE BASEMENT****Maintenance / Service**

The vapor barrier faces the basement. This may allow moisture to be trapped in the insulation. You may consider removing the paper vapor barrier or cutting small slits to allow for air movement.

## Recommendation

Contact a qualified professional.



## 6.8.1 Moisture

**STAINS****Maintenance / Service**

There is past or present stains. This is an indication of previous moisture entry. You should monitor the areas.

## Recommendation

Contact a qualified professional.



## 7: ELECTRICAL

### Information

**Service Entrance Conductors:**  
**Service Entrance**  
Underground



**Service Entrance Conductors:**  
**Electrical Service Conductors**  
Aluminum

**Grounding & Bonding: Bonding**  
Water Meter Not Bonded, Gas  
Piping Not Bonded

**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



**Lighting Fixtures, Switches & Receptacles: Ceiling Fan(s)**  
Present and Functional



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

**GFCI/AFCI: GFCI Outlets**  
Operational  
  
The GFCI outlets were tested and functional at the time of this inspection.

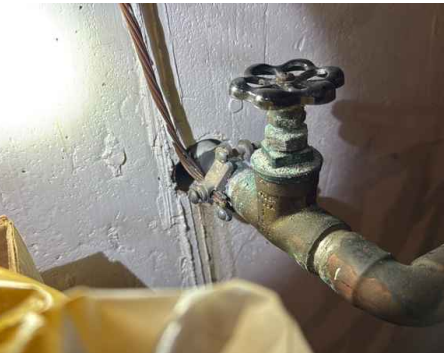
**GFCI/AFCI: Arc Fault Circuit Interrupters**  
Not Present

**Smoke Detectors: Smoke Alarm Location**  
1st Floor, Basement

**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.

**Grounding & Bonding: Service Grounding Location**  
Plumbing at the meter, Driven ground rod

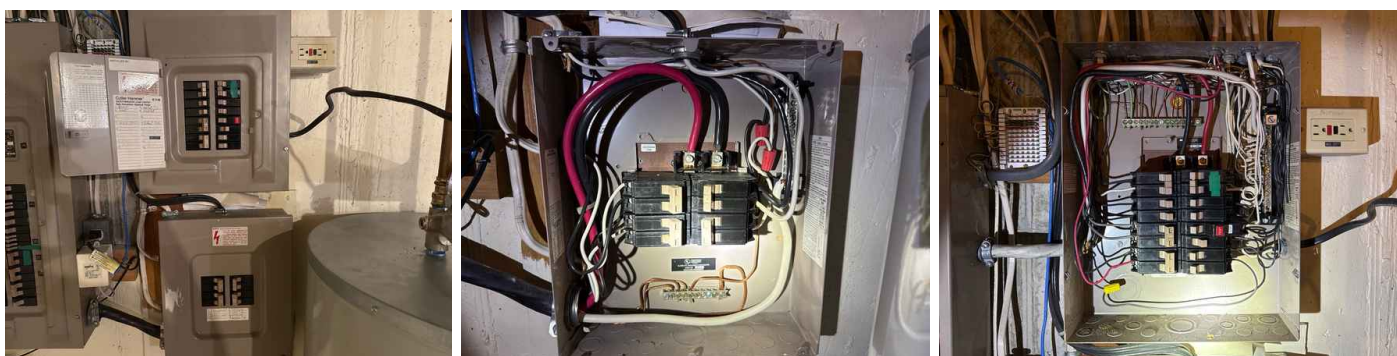


**Main & Subpanels & Main Overcurrent Device: Main Panel Location(s)**

Basement

**Main & Subpanels & Main Overcurrent Device: Sub Panel Location**

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: 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.

## Limitations

Grounding & Bonding

### GAS BONDING NOT VISIBLE

The gas pipe bonding or ground wire was not visible at the time of this inspection. You should have a qualified electrician further evaluate and install a bonding or ground wire.

## Deficiencies

7.3.1 Grounding & Bonding

### GAS PIPE BONDING NOT VISIBLE

The gas pipe bonding or ground wire was not visible at the time of this inspection. You should have a qualified electrician further evaluate and install a bonding or ground wire.

Recommendation

Contact a qualified professional.



Safety Defects



7.6.1 Lighting Fixtures, Switches & Receptacles

### BULBS MISSING/BURNED OUT

There is missing and or burned out bulbs. Replacement is recommended.

Recommendation

Contact a qualified professional.



Maintenance / Service





## 7.7.1 GFCI/AFCI

**GFCI OUTLET(S) MISSING**

LAUNDRY, WETBAR

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

Recommendation

Contact a qualified professional.



Safety Defects



## 7.7.2 GFCI/AFCI

**RECEPTACLES NOT WEATHERPROOF WHEN IN USE**

FRONT

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.



Safety Defects



## 7.8.1 Smoke Detectors

**MISSING SMOKE DETECTORS**

BEDROOMS

Some smoke detectors were missing at the time of this inspection. This is a safety concern. Smoke alarms should be installed at all appropriate locations according to current safety standards.

Recommendation

Contact a qualified professional.



Safety Defects



# 8: PLUMBING & FUEL STORAGE/DISTRIBUTION SYSTEMS

## Information

**General: Filters**  
Whole house conditioner

**Main Water Shut-off Device:**  
**Location**  
Basement, At the Meter

**Main Water Shut-off Device:**  
**Check Valve/ Pressure Regulator**  
Check Valve, Pressure Regulator



**Water Supply, Distribution Systems & Fixtures: Distribution Material**  
Copper

**Water Supply, Distribution Systems & Fixtures: Water Supply Material**  
Copper

**Hot Water Systems: Location**  
Basement



**Hot Water Systems: Age**  
2

**Hot Water Systems: Power Source/Type**  
Electric

**Hot Water Systems: Capacity**  
50 gallons





**Hot Water Systems 2: Location**  
Basement**Hot Water Systems 2: Age**  
2**Hot Water Systems 2: Power Source/Type**  
Electric**Hot Water Systems 2: Capacity**  
50**Fuel Storage & Distribution Systems: Main Gas Shut-off Location**  
At Tank**Fuel Storage & Distribution Systems: Fuel Tank Location**  
Outside**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.

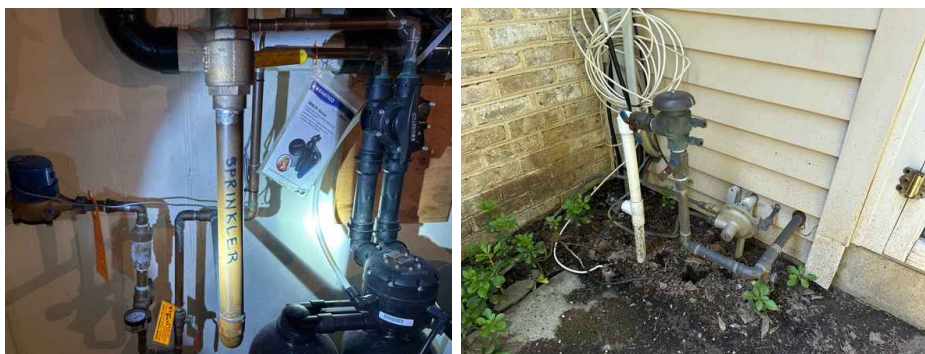
**General: Water Source**

Public

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.

**General: Lawn Irrigation (NOT INSPECTED)**

There is a below grade sprinkling system present. Inspection of this type of system is beyond the scope of this inspection. If further evaluation is necessary, you should have this further evaluated by a qualified professional in this field.

**Water Supply, Distribution Systems & Fixtures: Lead/Solder**

The solder at the piping connections may contain lead when homes were constructed before 1988. Lead is a health hazard. You should consider testing the water periodically to be sure there is no presence of lead.

**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: Material**

ABS, PVC

**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: Jacuzzi Tub/Filled/Functional**

Not Tested - Pop Up Missing

The Jacuzzi was filled and operated. All areas were functional at the time of this inspection.

**Hot Water Systems: Manufacturer**

Bradford & White

We recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 125 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

**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: TPR Drain Valve

Present

TPR Valves and Discharge Piping. Temperature/pressure-relief or TPR valves are safety devices installed on water heating appliances, such as boilers and domestic water supply heaters. ... The valve should be connected to a discharge pipe (also called a drain line) that runs down the length of the water heater tank.



## Hot Water Systems 2: Manufacturer

Bradford & White

We recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 125 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.



## Hot Water Systems 2: 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 2: TPR Drain Valve

Present

TPR Valves and Discharge Piping. Temperature/pressure-relief or TPR valves are safety devices installed on water heating appliances, such as boilers and domestic water supply heaters. ... The valve should be connected to a discharge pipe (also called a drain line) that runs down the length of the water heater tank.



## Hose Bibs: Type

Functional, Frost Free



## Limitations

Sinks/Tubs/showers/Toilets

### JACIZZI TUB NOT TESTED

The jacuzzi tub pop up drain control is missing. Due to this the tub could not be filled and tested. Recommend to have a qualified plumber repair and fully evaluate.



Hose Bibs

### HOSE BIB SHUT OFF

FRONT

There is a hose bib that has been shut off or is abandoned. The bib(s) could not be tested at the time of this inspection. The bib(s) should be active at your final walk through.



## Deficiencies

8.2.1 Main Water Shut-off Device

### OLD STYLE GATE VALVE

There is an old style gate valve at the main shut off. These have a tendency to leak after using the gate valve. Consider having a ball valve shut off on hand to replace the gate valve, if you ever need to use it.

Recommendation

Contact a qualified professional.



Maintenance / Service



## 8.3.1 Water Supply, Distribution Systems &amp; Fixtures

**CORRODED VALVES/FITTINGS AND/OR PIPES**

Maintenance / Service

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, &amp; Vent Systems

**AIR GAP MISSING**

Safety Defects

The discharge line from the water softener does not appear to properly plumbed into the drainage system. The softer is draining into the sewer line without an air gap device. This is a cross connection and may result in backup into the water softener and potable water or drinking water. This should be further evaluated by a qualified plumbing contractor. Here is additional information: <https://www.youtube.com/watch?v=zdjIAQf00eA>

Recommendation

Contact a qualified professional.



## 8.5.1 Sinks/Tubs/showers/Toilets

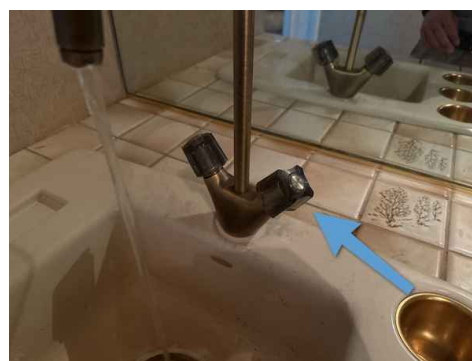
**HANDLE DIFFICULT TO OPERATE**

Maintenance / Service

The faucet is stuck or difficult to operate. This should be repaired by a qualified plumber.

Recommendation

Contact a qualified professional.



## 8.5.2 Sinks/Tubs/showers/Toilets

**SLOW DRAIN**

Maintenance / Service

The drain is slow at the sink(s). The drain should be clear to allow for functional flow.

Recommendation

Contact a qualified professional.





## 8.5.3 Sinks/Tubs/Showers/Toilets

**CAULK/GROUT LOOSE OR MISSING**

The caulking or grout is loose or missing. This area should be maintained to deter moisture entry.

Recommendation

Contact a qualified professional.



Maintenance / Service



## 8.5.4 Sinks/Tubs/Showers/Toilets

**RUST/DAMAGE AT THE SINK**

There is rust and/or damage at the sink. This could lead to leakage or further damage. Recommend to have a qualified contractor further evaluate and follow their recommendations.

Recommendation

Contact a qualified professional.



Maintenance / Service



## 8.6.1 Hot Water Systems

**LOW TEMP**

The hot water is not reaching the recommended temperature of 125 degrees. This should be further evaluated by a qualified plumber.

Recommendation

Contact a qualified professional.



Safety Defects



#### 8.9.1 Hose Bibs

### **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.



## 9: HEATING/COOLING 1ST FLOOR

### Information

**Heat Pump: Brand**  
Carrier



**Heat Pump: Heat Pump Type**  
Air Source

**Heat Pump: Age**  
6



**Heat Pump: Tonage**  
2.5 Ton

**Normal Operating Controls:**  
Thermostat Functional  
Functional



**Interior A/C Unit/Handler: Age**  
17



**Interior A/C Unit/Handler:**  
Location  
Basement



**Distribution System : Type**  
Central

**Air Filter(s): Location**  
Indoor Unit





## General: General Information

We evaluated the heating & cooling system in accordance with the standards of the International Association of Certified Home Inspectors (InterNACHI), which includes identifying the heating and cooling methods and energy sources, and inspecting the installed heating and cooling equipment and vent system. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing. ♦♦

Accessory items such as humidifiers, dehumidifiers, electronic air filters and solar heating systems are beyond the scope of this inspection.

Heat Pumps & 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. **Note:** Please refer to this you tube site for heat Pump Information. <https://youtu.be/QykwWs3L1W8>

Typical service life of a furnace gas or fuel fired system 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.

## Heat Pump: Operating/Testing Mode

### Heating & Emergency Modes

Outdoor temperatures will dictate which mode the system is evaluated in. Below 65 degrees we do not operate the system in accordance to InterNACHI Standards of practice in the cooling mode. Due to incorrect split degree difference between the air supply and return registers. Damage may also occur when operating below 65 degrees.

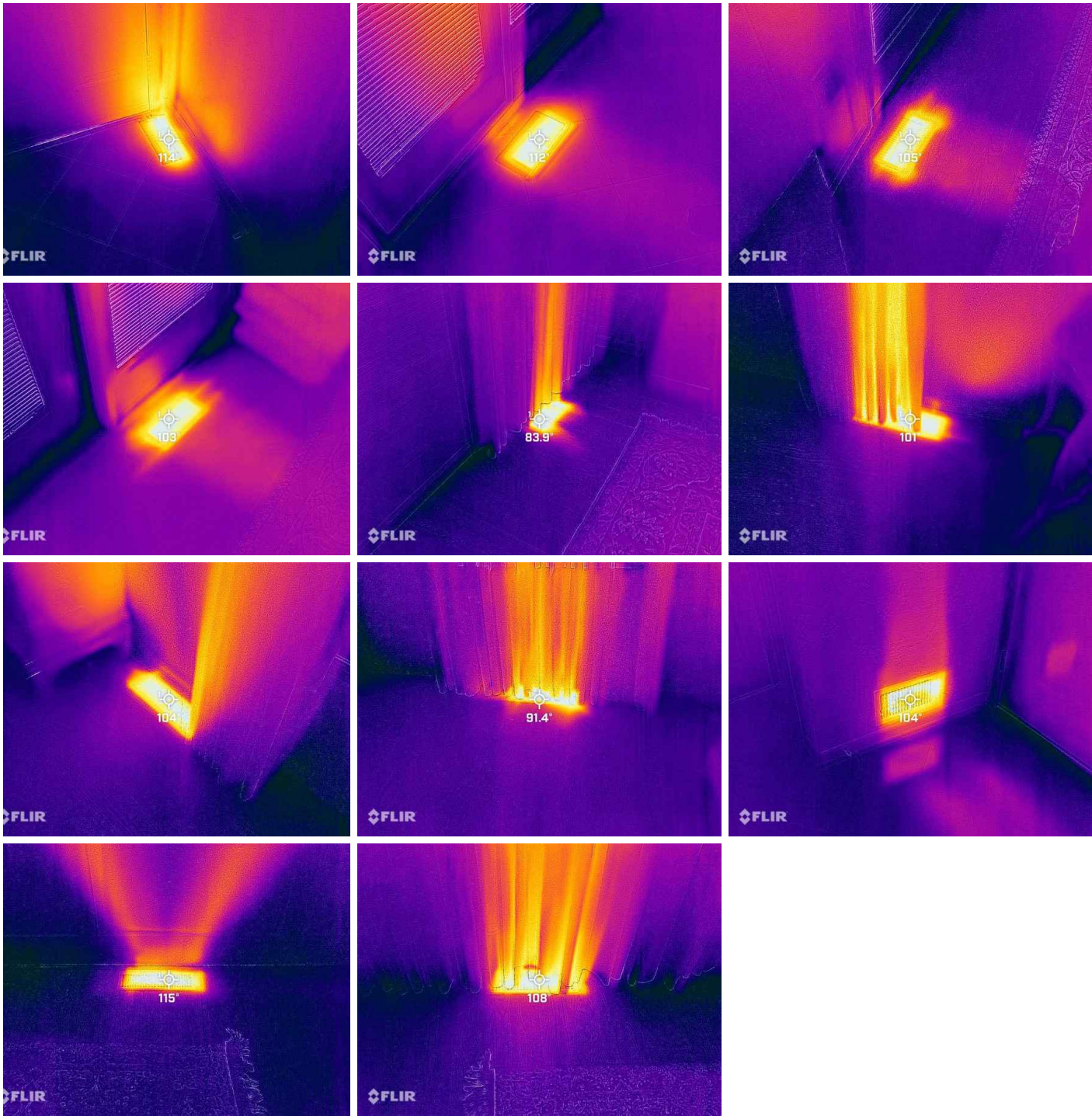
## Heat Pump: Heat Pump Functional

### Functioned when tested

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



Heat Pump: Supplemental Heat  
Electrical Coil Located inside the Unit, Functioned when Tested



**Interior A/C Unit/Handler: Condensate Drainage Type/Location**

Condensate Pump, Plumbing Vent Stack

**Interior A/C Unit/Handler: Condensate Pump**

The indoor unit cooling coil drains into a condensate pump. Testing or evaluation of this is beyond the scope of this inspection. The pump appeared serviceable at the time of this inspection.

**Interior A/C Unit/Handler: Humidifier Present**

There is a humidifier installed at the interior unit. These supply moisture to the air. These are beyond the scope of this inspection. You should follow the manufactures instructions for maintenance.

**Interior A/C Unit/Handler: Functional Temperature Split**

Below 65 degrees Not Tested

The cooling system was operated and found to be functional. The above listed temperature value representing the temperature split across the cooling coil, which is the difference between the supply air temperature and return air temperature. This is typical of a system operating properly. Periodic maintenance including servicing by a professional is recommended to ensure optimal performance.



## Distribution System : Duct/Materials

Flexible, Insulated, Non-Insulated, Metal, Rigid Fiberglass



## Air Filter(s): Type

High Efficiency, Electronic Air Cleaner, UV Light



## Limitations

General

### LOW TEMPERATURE

The air conditioning system and components were not tested due to low outdoor temperature. Operating the system below 65 degrees can damage the unit. When climate conditions exist between above 70 degrees, you should have the system serviced.

Air Filter(s)

### ELECTRONIC AIR CLEANER - NOT TESTED

There is an electronic air cleaner present. Testing of these is beyond the scope of this inspection.

Air Filter(s)

### UV LIGHT - NOT TESTED

There is a UV light present. Testing of these is beyond the scope of this inspection.



## Deficiencies

### 9.2.1 Heat Pump



Maintenance / Service

#### **SERVICE RECOMMENDED**

The system does not appear to have been recently serviced. No service tags present. Heat pumps should be periodically serviced. Without regular maintenance the system may not perform efficiently and may reduce its life expectancy. This system should be further evaluated and serviced by a qualified HVAC contractor.

##### Recommendation

Contact a qualified professional.



### 9.4.1 Interior A/C Unit/Handler



Maintenance / Service

#### **INTERIOR UNIT AT OR BEYOND END OF SERVICE LIFE**

The interior unit is at the end of its normal service life. I recommend having it serviced prior to settlement. You should budget to replace the system in the future.

##### Recommendation

Contact a qualified professional.

10: HEATING/COOLING 2ND FLOOR

Information

Heat Pump: Brand  
Carrier



Heat Pump: Heat Pump Type  
Air Source

Heat Pump: Age  
8



Heat Pump: Tonage  
3 Ton

Normal Operating Controls:  
Thermostat Functional  
Functional

Interior A/C Unit/Handler: Age  
17



Interior A/C Unit/Handler:  
Location  
Attic



Interior A/C Unit/Handler:  
Condensate Drainage  
Type/Location  
Unknown



Distribution System : Type  
Central



## Air Filter(s): Location

Indoor Unit



## General: General Information

We evaluated the heating & cooling system in accordance with the standards of the International Association of Certified Home Inspectors (InterNACHI), which includes identifying the heating and cooling methods and energy sources, and inspecting the installed heating and cooling equipment and vent system. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

Accessory items such as humidifiers, dehumidifiers, electronic air filters and solar heating systems are beyond the scope of this inspection.

Heat Pumps & 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. **Note:** Please refer to this you tube site for heat Pump Information. <https://youtu.be/QykwWs3L1W8>

Typical service life of a furnace gas or fuel fired system 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.

## Heat Pump: Operating/Testing Mode

Heating & Emergency Modes

Outdoor temperatures will dictate which mode the system is evaluated in. Below 65 degrees we do not operate the system in accordance to InterNACHI Standards of practice in the cooling mode. Due to incorrect split degree difference between the air supply and return registers. Damage may also occur when operating below 65 degrees.

## Heat Pump: Heat Pump Functional

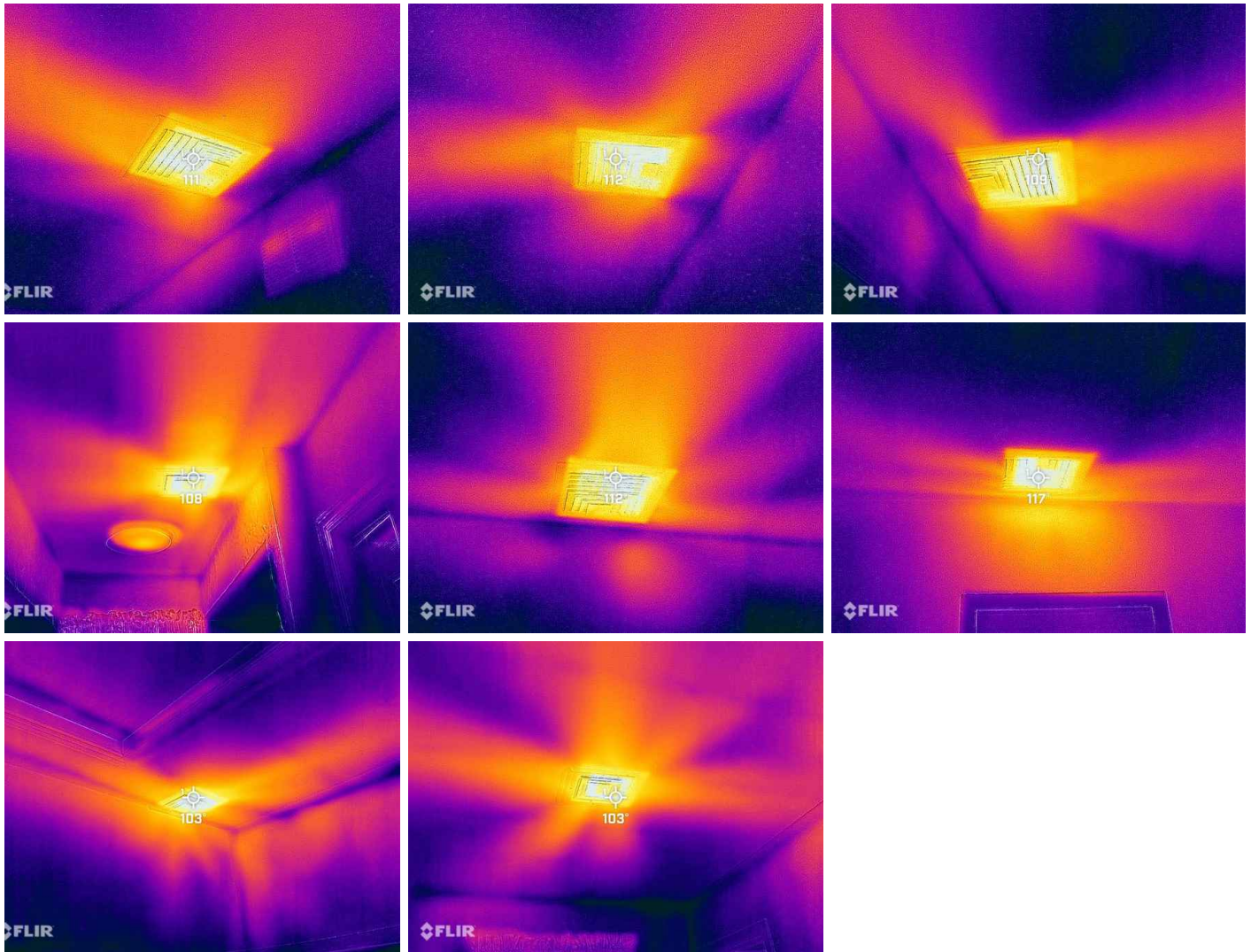
Functioned when tested

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



**Heat Pump: Supplemental Heat**

Electrical Coil Located inside the Unit, Functioned when Tested

**Interior A/C Unit/Handler: Functional Temperature Split**

Below 65 degrees Not Tested

The cooling system was operated and found to be functional. The above listed temperature value representing the temperature split across the cooling coil, which is the difference between the supply air temperature and return air temperature. This is typical of a system operating properly. Periodic maintenance including servicing by a professional is recommended to ensure optimal performance.

**Distribution System : Duct/Materials**

Metal, Flexible, Insulated





**Air Filter(s): Type**  
High Efficiency, Electronic Air Cleaner, UV Light



**Limitations**

Air Filter(s)  
**ELECTRONIC AIR CLEANER - NOT TESTED**  
There is an electronic air cleaner present. Testing of these is beyond the scope of this inspection.



Air Filter(s)  
**UV LIGHT - NOT TESTED**  
There is an UV light present. Testing of these is beyond the scope of this inspection.



**Deficiencies**

10.2.1 Heat Pump  
**SERVICE RECOMMENDED**

Maintenance / Service

The system does not appear to have been recently serviced. No service tags present. Heat pumps should be periodically serviced. Without regular maintenance the system may not perform efficiently and may reduce its life expectancy. This system should be further evaluated and serviced by a qualified HVAC contractor.

Recommendation  
Contact a qualified professional.





## 10.4.1 Interior A/C Unit/Handler



Maintenance / Service

**INTERIOR UNIT AT OR BEYOND END OF SERVICE LIFE**

The interior unit is at the end of its normal service life. I recommend having it serviced prior to settlement. You should budget to replace the system in the future.

## Recommendation

Contact a qualified professional.

# 11: COOLING OFFICE

## Information

**Normal Operating Controls:**  
Thermostat Functional  
Functional



**Exterior A/C Unit: Brand**  
Sanyo



**Exterior A/C Unit: Age**  
Over 15



**Exterior A/C Unit: Cooling Tonnage** 1  
**Interior A/C Unit/Handler: Age** 12



**Interior A/C Unit/Handler: Split-System Location**  
Office



**Interior A/C Unit/Handler: Condensate Drainage**  
Type/Location  
Exterior

**Distribution System : Type**  
Split

## General: General Information

We evaluated the heating & cooling system in accordance with the standards of the International Association of Certified Home Inspectors (InterNACHI), which includes identifying the heating and cooling methods and energy sources, and inspecting the installed heating and cooling equipment and vent system. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

Accessory items such as humidifiers, dehumidifiers, electronic air filters and solar heating systems are beyond the scope of this inspection.

Heat Pumps & 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. **Note:** Please refer to this you tube site for heat Pump Information. <https://youtu.be/QykwWs3L1W8>

Typical service life of a furnace gas or fuel fired system 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.

## Interior A/C Unit/Handler: Functional Temperature Split

Below 65 degrees Not Tested

The cooling system was operated and found to be functional. The above listed temperature value representing the temperature split across the cooling coil, which is the difference between the supply air temperature and return air temperature. This is typical of a system operating properly. Periodic maintenance including servicing by a professional is recommended to ensure optimal performance.

## Limitations

General

### LOW TEMPERATURE

The air conditioning system and components were not tested due to low outdoor temperature. Operating the system below 65 degrees can damage the unit. When climate conditions exist between above 70 degrees, you should have the system serviced.

Exterior A/C Unit

### LOW TEMPERATURE

The air conditioning system and components were not tested due to low outdoor temperature. Operating the system below 65 degrees can damage the unit.

Exterior A/C Unit

### AGE NOT ABLE TO BE DETERMINED

The data plate is not legible and or missing, therefore an age could not be determined.

## Deficiencies

11.3.1 Exterior A/C Unit

### EXTERIOR UNIT AT OR BEYOND SERVICE LIFE

The exterior unit is at or beyond the end of its normal service life. We recommend having it serviced prior to settlement. You should budget to replace the system in the future.



Maintenance / Service



Recommendation

Contact a qualified professional.

# 12: HEATING

## Information

### Electric Heating: Type

Baseboard

### 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.

### Electric Heating: Functional/Non-Functional

Functional



## 13: BUILT-IN APPLIANCES, KITCHEN & LAUNDRY

### Information

#### Range/Oven/Wall Oven/Cooktop: Laundry: Washer & Dryer

#### Wall Oven Energy Source

Electric, Functional

Electric Clothes Washer & Dryer

#### Laundry: Dryer Vent

Exterior Metal



#### 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: Cook Top Energy Source

Electric, Functional





**Dishwasher: Functional**

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

**Garbage Disposal: Functional**

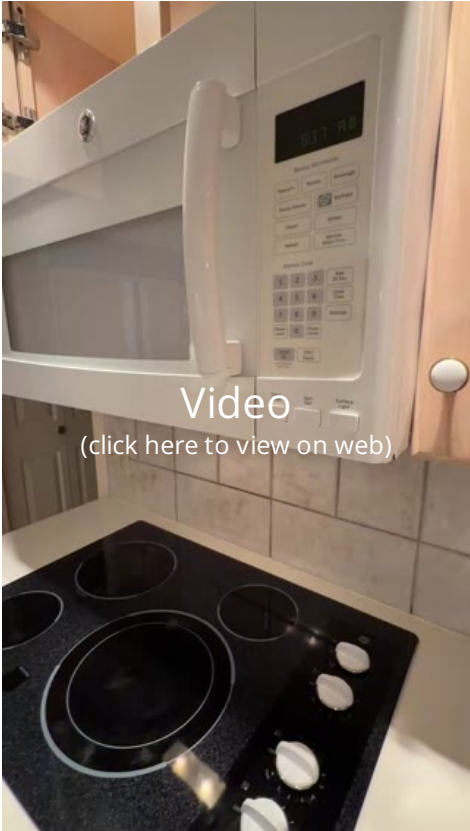
The disposal was tested and appeared to be functional at the time of this inspection.

**Built-in Microwave: Functional**

The microwave was tested and appeared to be in serviceable condition at the time of this inspection.



**Kitchen Exhaust: Exhaust Hood Type**  
Vented



**Limitations**

Range/Oven/Wall Oven/Cooktop  
**EXHAUST NOT PRESENT**

The exhaust system at the electric cooktop was not installed.



## 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.

**Deficiencies**

## 13.2.1 Range/Oven/Wall Oven/Cooktop

**MISSING/DAMAGED CONTROL KNOBS**

Maintenance / Service

The cooktop control knob was not functional. This should be repaired.



## 13.7.1 Laundry

**MISSING DRIP PAN**

Maintenance / Service

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.



## 13.7.2 Laundry

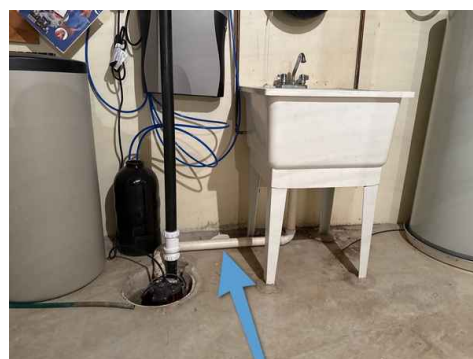
**UTILITY SINK DRAINS TO SUMP PIT**

Maintenance / Service

Utilities entrance to the sump pit this should really drain to the septic system.

## Recommendation

Contact a qualified professional.





# 14: INTERIOR, DOORS, WINDOWS, STAIRWAYS

## Information

|  |  |  |
|--|--|--|
| <b>Walls: Wall Material</b><br>Drywall, Tile, Wallpaper  | <b>Ceilings: Ceiling Material</b><br>Drywall   | <b>Floors: Floor Coverings</b><br>Carpet, Tile, Hardwood |
| <b>Windows: Window Type</b><br>Casement, Single or Double<br>Hung, Double Pane, Single Pane<br>With RGP'S, Skylight Stationary | <b>Firewall Separation: Fire Separation Materials</b><br>Garage<br>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.

**General: Paneled/Textured/Wallpapered Walls or Ceiling**

Some of the walls or ceilings are covered with paneling, textured or wallpapered. Therefore we were unable to inspect the space behind these areas.

**Doors: Serviceable**

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

**Firewall Separation: Fire Separation Area(s)**

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.

## Deficiencies

14.2.1 Steps, Stairways & Railings

**OPEN RISERS**

Risers are missing. Risers should be installed to prevent small children from falling through them.

Recommendation

Contact a qualified professional.

 Safety Defects



## 14.2.2 Steps, Stairways &amp; Railings

**OPEN SIDED STAIRWAY**

One side of the stairway is open. This is a safety concern. Railing and balustrade should be installed.

Recommendation

Contact a qualified professional.

**Safety Defects**

## 14.2.3 Steps, Stairways &amp; Railings

**OPEN BELOW HANDRAIL/GUARDRAIL**

The space beneath the rail is open. This is a safety concern. Balustrade or spindles should be installed.

Recommendation

Contact a qualified professional.

**Safety Defects**

## 14.3.1 Walls

**LAUNDRY CHUTE**

There is a laundry chute present. This is considered a safety hazard if small children are present.

Recommendation

Contact a qualified professional.

**Safety Defects**

## 14.5.1 Floors

**LOOSE CARPET**

There is loose carpet at some area(s). This is a trip hazard. These area(s) should be repaired or replaced.

Recommendation

Contact a qualified professional.

**Safety Defects**

## 14.5.2 Floors



Maintenance / Service

**TILE(S) CRACKED**

Tile(s) are cracked at some areas. The tiles should be replaced.

Recommendation

Contact a qualified professional.



## 14.7.1 Windows



Maintenance / Service

**BLINDS DAMAGED**

The internal blinds in the window were damaged. You may wish to have this further evaluated and repaired.

Recommendation

Contact a qualified professional.



## 14.7.2 Windows



Maintenance / Service

**CASEMENT WINDOW WILL NOT CLOSE**

One or more of the casement windows does not close completely without assistance. This is typically an easy hardware fix. Recommend repair by a qualified professional.

Recommendation

Contact a qualified professional.



## 14.7.3 Windows



Maintenance / Service

**SASH CORD DOES NOT RETRACT**

The sash cord does not retract. You should have this repaired by a qualified contractor.

Recommendation

Contact a qualified professional.





#### 14.8.1 Firewall Separation

### ACCESS HATCH NOT FIRE RATED

The access hatch in the garage is not fire rated. You should have a fire rated hatch installed.

#### Recommendation

Contact a qualified professional.



Safety Defects



# 15: FIREPLACES

## Information

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**Fireplace: Fireplace Style**

Masonry

**Fireplace Components: Fire****Chamber Material**

Brick

**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.

**Fireplace: Gas log inserted in the fireplace**

There is a gas log in the fireplace. Inspection and testing of gas logs is beyond the scope of this inspection. You should consult the owner's manual for information about proper operation.



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## Fireplace Components: Damper Discription

### Functional

A fireplace damper, usually located at the throat of a masonry chimney just above the firebox, is a device that is meant to seal your fireplace shut when not in use. This is necessary so that heated air from your home will not escape up the chimney when the fireplace is not being used.





# 16: FIREPLACES 2

## Information

|   |                               |   |
|---|-------------------------------|---|
| <b>Fireplace: Fireplace Style</b><br>Pre-Fabricated Metal                 | <b>Fireplace: Type</b><br>Gas | <b>Fireplace Components: Fire Chamber Material</b><br>Metal |
| <b>Fireplace Components: Functional or Non-Functional</b><br>Gas Shut Off |                               |   |

### 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.



## Limitations

Fireplace

### GAS SUPPLY SHUT OFF

Gas supply was turned off, so operation of gas fireplaces could not be verified. Recommend having gas supply turned on and operation of fireplaces confirmed.

# 17: ATTACHED GARAGE

## Information

|   |  |                                       |
|---|--|---------------------------------------|
| <b>General: Access</b><br>Entered & Inspected | <b>Floor: Floor Material</b><br>Concrete   | <b>Garage Door: Material</b><br>Metal |
| <b>Garage Door: Safety Cables</b><br>Present  | <b>Garage Door Opener: Auto Reverse Functional</b><br>Electronic Eyes, Emergency Release Present, Reverse with a (2x4) |                                       |

### 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 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.

## 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.

# 18: ATTIC, INSULATION & VENTILATION

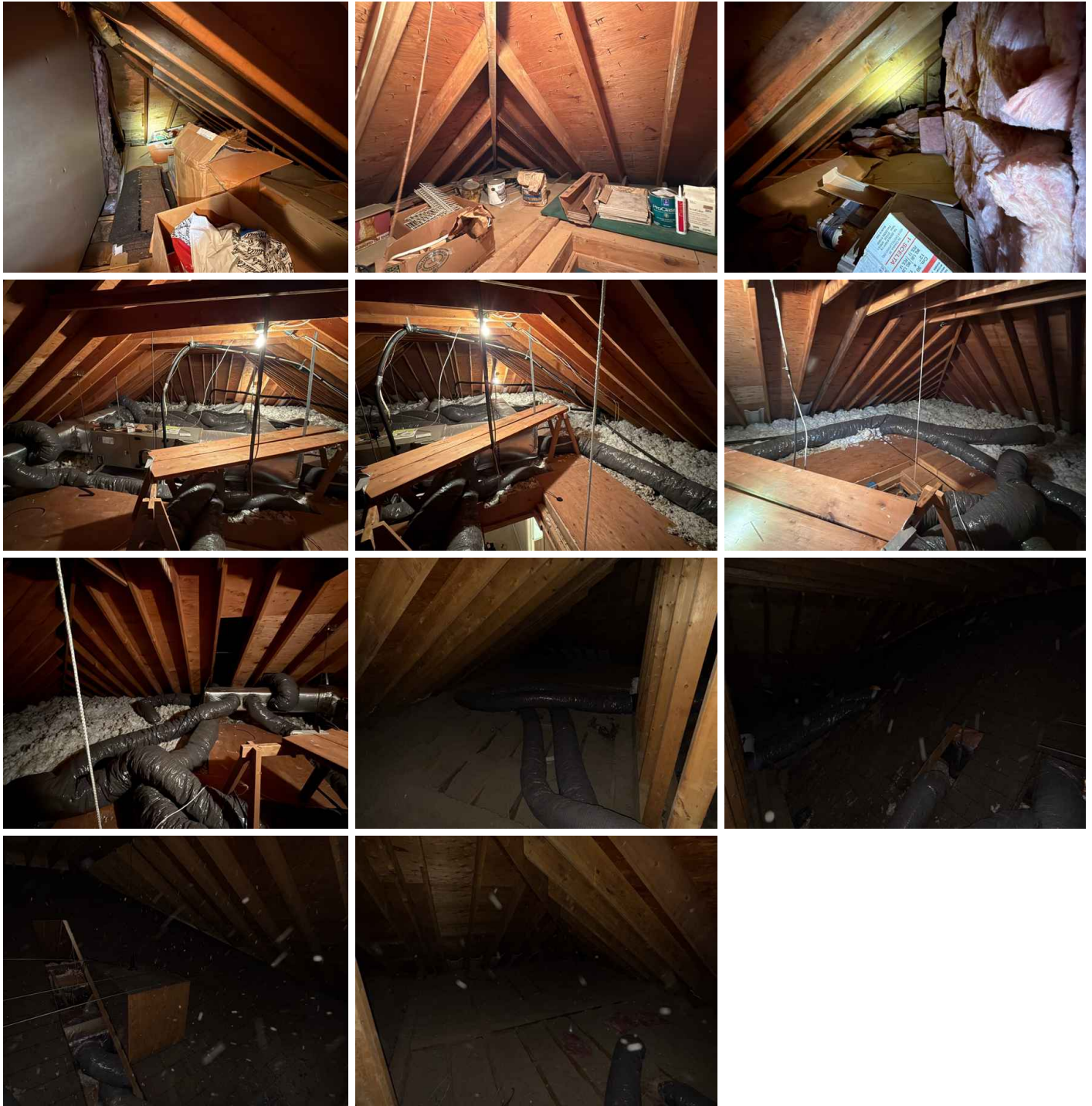
## Information

|                          |                         |                     |  |
|--------------------------|-------------------------|---------------------|--|
| <b>Attic Insulation:</b> | <b>Insulation Depth</b> | <b>Ventilation:</b> | <b>Ventilation Type</b>                          |
|                          | Serviceable Floor Area  |                     | Soffit Vents, Thermostatically<br>Controlled Fan |



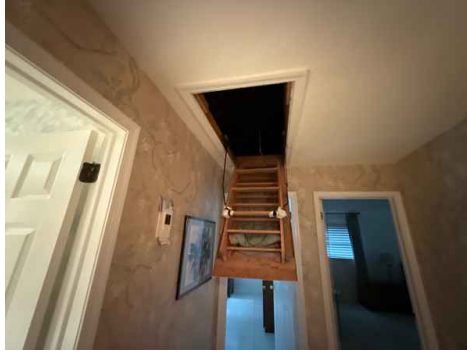
## General: General Information

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.



**General: Attic Access**

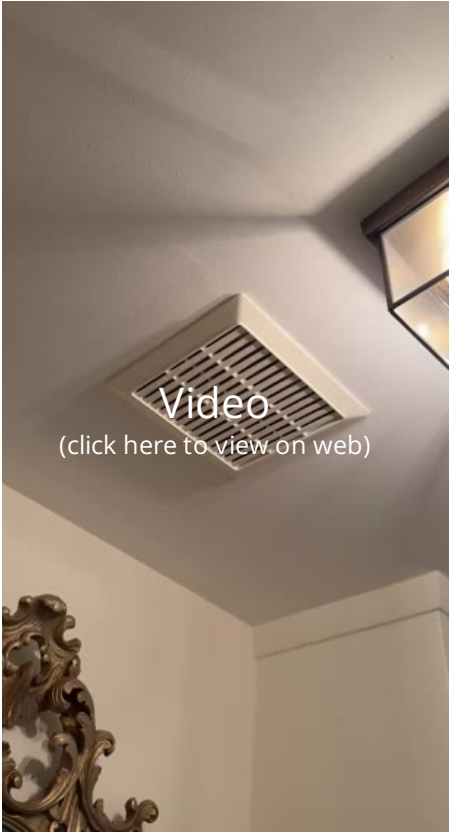
Pull Down Stair, Ceiling Hatch, Entered & Inspected

**Attic Insulation: Insulation Type**

Floor, Fiberglass, Cellulose, Loose-fill



**Bath Exhaust Systems: Exhaust Fans**  
Present and Functional



**Limitations**



## Ventilation

**THERMOSTATICALLY CONTROLLED FAN - NOT TESTED**

We were unable to test the thermostatically controlled attic fan. You should confirm with the seller that this is functional prior to closing.



## Deficiencies

## 18.4.1 Bath Exhaust Systems

**BATHROOM VENTS INTO ATTIC**

Bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified attic contractor properly install the exhaust fan to terminate to the exterior.



Maintenance / Service



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# STANDARDS OF PRACTICE

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