

11/18/24

From Owner:

** Electrician appointment pending to look at electrical items noted on inspection report*

4.9.1 -the vegetation has been cut back, (they must have done fall maintenance recently).

4.10.1-mousetraps removed, in place 17 years never had a mouse

5.2.2. foundation is an HOA item

7.6.1 -light bulb replaced

7.6.2 -switch operates the propane fireplace, we removed the tank but the switches did work

7.9.1 -Carbon monoxide detector, no propane tank so unless otherwise indicated no need for detector

8.6.3 -hot water heater temperature was reduced due to no one occupying unit

11.7.1 window screens are in basement, had been removed for paint touch up

13.6.1-garage doors have different codes, both sides work and the doors and openers had been serviced this past summer



CDA INSPECTION SERVICES

610-393-4744

info@cdainspection.com

<https://www.cdainspection.com>



RESIDENTIAL REPORT

2319 Fox Meadow Dr
Allentown, PA 18104

Creighton Faust
NOVEMBER 8, 2024



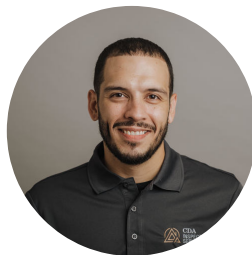
Inspector

Dustin Kapustiak

Certified Professional
Home and Septic
Inspector

610-393-4744

dustin@cdainspection.com



Inspector

Sean McNamara

Certified Professional
Home Inspector

610-393-4744

sean@cdainspection.com



Inspector

Eric Kirsch

610-393-4744

eric@cdainspection.com



Agent

Creighton Faust

Remax Real Estate

610-349-8482








creightonfaust@icloud.com

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SUMMARY

- 🔧 3.2.1 Roof - Pitched Roof Asphalt Shingles: At or Beyond Useful Life
- 🔧 3.3.1 Roof - Roof Drainage Systems: Downspouts Drain Near House
- 🔧 3.3.2 Roof - Roof Drainage Systems: Downspout Extension Damaged
- 🔧 4.2.1 Exterior - Walkways, Stoops, Steps, Patios & Driveways: Walkway Cracking
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- ⚠️ 6.4.1 Basement & Crawlspace - Egress: No Egress
- 🔧 6.7.1 Basement & Crawlspace - Moisture: Stains
- 🔧 7.2.1 Electrical - Service Entrance Conductors: Settlement at Meter
- ⚠️ 7.4.1 Electrical - Main & Subpanels & Main Overcurrent Device: Multiple Tap
- ⚠️ 7.4.2 Electrical - Main & Subpanels & Main Overcurrent Device: Missing Labels on Panel
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- 🔧 7.6.1 Electrical - Lighting Fixtures, Switches & Receptacles: Bulbs Missing/Burned Out
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- ⚠️ 7.7.1 Electrical - GFCI/AFCI: GFCI Outlet(s) Missing
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- 🔧 8.3.1 Plumbing & Fuel Storage/Distribution Systems - Water Supply, Distribution Systems & Fixtures: Corroded Valves/Fittings and/or Pipes
- 🔧 8.5.1 Plumbing & Fuel Storage/Distribution Systems - Sinks/Tubs/showers/Toilets: Popup Tub Drain Not Working/Missing
- 🔧 8.5.2 Plumbing & Fuel Storage/Distribution Systems - Sinks/Tubs/showers/Toilets: Caulk/Grout Loose or Missing
- 🔧 8.6.1 Plumbing & Fuel Storage/Distribution Systems - Hot Water Systems: At or Beyond its Service Life
- 🔧 8.6.2 Plumbing & Fuel Storage/Distribution Systems - Hot Water Systems: Missing Expansion Tank Straps
- 🔧 8.6.3 Plumbing & Fuel Storage/Distribution Systems - Hot Water Systems: Low Temp
- 🔧 8.8.1 Plumbing & Fuel Storage/Distribution Systems - Hose Bibs: Not Fastened at Wall
- 🔧 10.7.1 Built-in Appliances, Kitchen & Laundry - Laundry: Missing Drip Pan

-  11.2.1 Interior, Doors, Windows, Stairways - Steps, Stairways & Railings: No Returns
-  11.6.1 Interior, Doors, Windows, Stairways - Doors: Door(s) Stick or Rub
-  11.7.1 Interior, Doors, Windows, Stairways - Windows: Screens Missing or Damaged
-  11.7.2 Interior, Doors, Windows, Stairways - Windows: Low Level Window
-  13.3.1 Attached Garage - Floor: Typical Settlement Cracks
-  13.6.1 Attached Garage - Garage Door Opener: Inoperable Remote
-  14.4.1 Attic, Insulation & Ventilation - Bath Exhaust Systems: Fan Missing in Bathroom

1: INSPECTION DETAILS

Information

General: Building Style

Townhouse

General: In Attendance

None

General: Occupancy

Vacant

**General: Temperature
(approximate)**

60 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

General: General Condition

Serviceable

Pitched Roof Asphalt Shingles:

Approximate Roof Age

20-25

Roof Drainage Systems: Gutter

Material

Aluminum

Roof Drainage Systems: Gutter

Guards

None

Flashings: Material

Metal

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.



Limitations

General

HIGH WINDS

Direct access to the roof was unsafe due to high winds at the time of the inspection.

Deficiencies

3.2.1 Pitched Roof Asphalt Shingles

AT OR BEYOND USEFUL LIFE



Maintenance / Service

The asphalt roof covering is at or beyond its useful life. It may need replacement at any time. Recommend contacting a qualified roofing contractor for further evaluation and follow their recommendations prior to settlement.

Recommendation

Contact a qualified professional.

3.3.1 Roof Drainage Systems

DOWNSPOUTS DRAIN NEAR HOUSE



Maintenance / Service

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. You should install downspout extensions to drain at least 6 feet from the foundation.



3.3.2 Roof Drainage Systems

DOWNSPOUT EXTENSION DAMAGED



Maintenance / Service

One or more of the downspout extensions were damaged at the time of inspection. This may allow moisture to collect close to the foundation. The extensions should be replaced.

Recommendation

Contact a qualified professional.



4: EXTERIOR

Information

Walkways, Stoops, Steps, Patios & Driveways: Driveway

Material(s)

Asphalt

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

Concrete

Siding: Siding Material

Brick Veneer, Vinyl

Windows: Materials

Vinyl

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

Metal, Wood

Walkways, Stoops, Steps, Patios & Driveways: Walkway

Materials(s)

Concrete

Soffit & Facia: Soffit Material

Vinyl

Trim: Trim

Composite, Wood, Vinyl

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

Deck

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

Concrete

Soffit & Facia: Fascia Material

Metal

Exterior Doors: Exterior Entry Door(s)

Overhead Garage Doors, Storm Doors, Wood, Sliding Glass

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

Composite, Wood, Pressure Treated Wood for Structural Supports

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: 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.

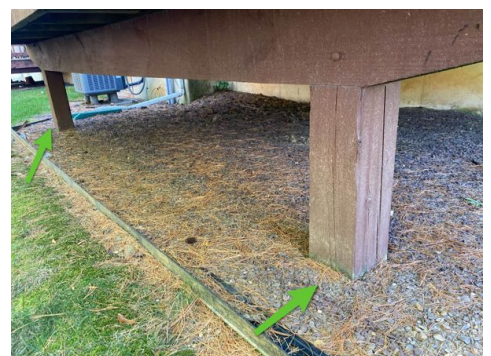


Limitations

Decks, Balconies, Porches & Steps

DECK/BALCONY - FOOTINGS NOT VISIBLE

There are no visible concrete footings beneath the support columns. You should contact a qualified contractor or deck builder to ensure the structure has proper concrete footings.



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



WALKWAY CRACKING

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



4.2.2 Walkways, Stoops, Steps, Patios & Driveways



DRIVEWAY CRACKING

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



4.2.3 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.



4.4.1 Siding

 Maintenance / Service

CAULKING AT UTILITES

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.



4.5.1 Trim

 Maintenance / Service

DETERIORATED PAINT

GARAGE

The paint is deteriorated at various areas of trim. The trim should be re-painted to protect the wood from the exterior extremities.

Recommendation

Contact a qualified professional.



4.8.1 Decks, Balconies, Porches & Steps

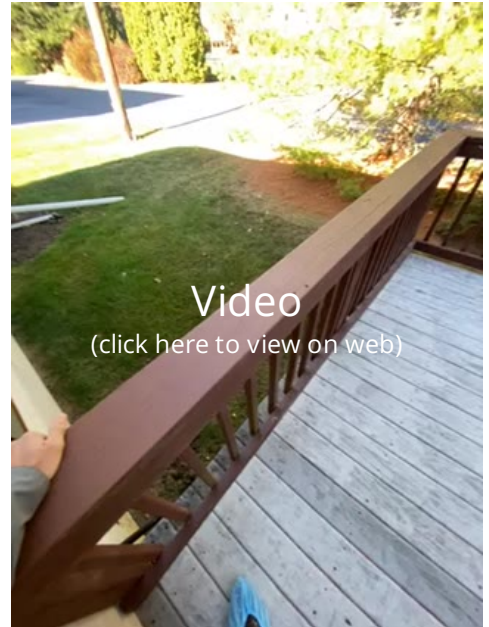
 Safety Defects

GUARDRAIL/HANDRAIL LOOSE OR DETERIORATED

Some areas of the guardrail or handrail are damaged or loose. This is a safety concern. Repair or replacement is needed.

Recommendation

Contact a qualified professional.



4.9.1 Vegetation, Grading & Drainage

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.

4.10.1 Pest Indications

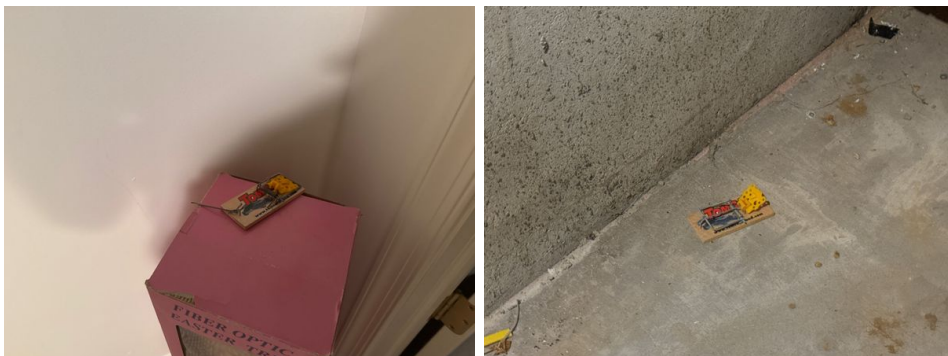
CURRENT PEST TREATMENT PRESENT



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

Recommendation

Contact a qualified professional.



5: STRUCTURE

Information

General: Inspection Method

Basement Entered, Attic Entered

Foundation: Foundation Type

Basement

Foundation: Material(s)

Concrete

Floor Structure: Material

Wood I-Joists

Floor Structure: Beam Material

Steel I-Beams

Floor Structure: Column Material

Steel



Floor Structure:

Basement/Crawlspace Floor

Concrete

Wall Structure: Material

Conventional Wood

Ceiling Structure: Material

Dimensional Framing Lumber

Roof Structure: Material

Manufactured Truss

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.

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.

Deficiencies

5.2.1 Foundation



Maintenance / Service

FOUNDATION CRACKS

There are typical crack(s) present at some areas of the foundation wall. This is common as concrete ages and shrinks where surface cracks are normal at approximately 1/16". You should monitor for any additional change or moisture at these areas. If leakage should occur these can be sealed by a qualified contractor.



5.2.2 Foundation

SIGNIFICANT FOUNDATION CRACKS

UNFINISHED PORTION OF BASEMENT

Significant cracking is noted at the foundation. This is typically consistent with soil movement and could lead to serious damage to structural components, foundation and/or slabs. Recommend contacting a qualified contractor or structural engineer for further evaluation and follow their recommendations prior to settlement.



Major Items



5.3.1 Floor Structure

MODIFIED I-JOIST

UNFINISHED PORTION OF BASEMENT

The I-Joist has been drilled, cut, notched, and/or modified. This could compromise the integrity of the I-Joist. Further evaluation by a qualified professional is recommended.

Recommendation

Contact a qualified professional.



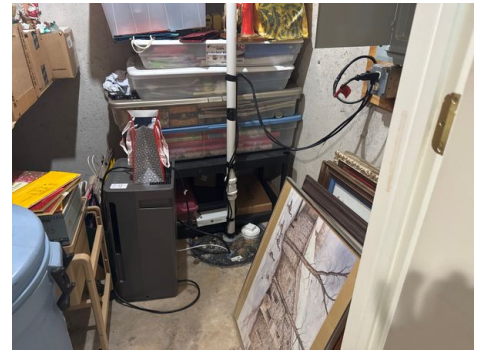
6: BASEMENT & CRAWLSPACE

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)
Rim Joist

Radon: Information Packet
Present



Radon: Labeling
Present

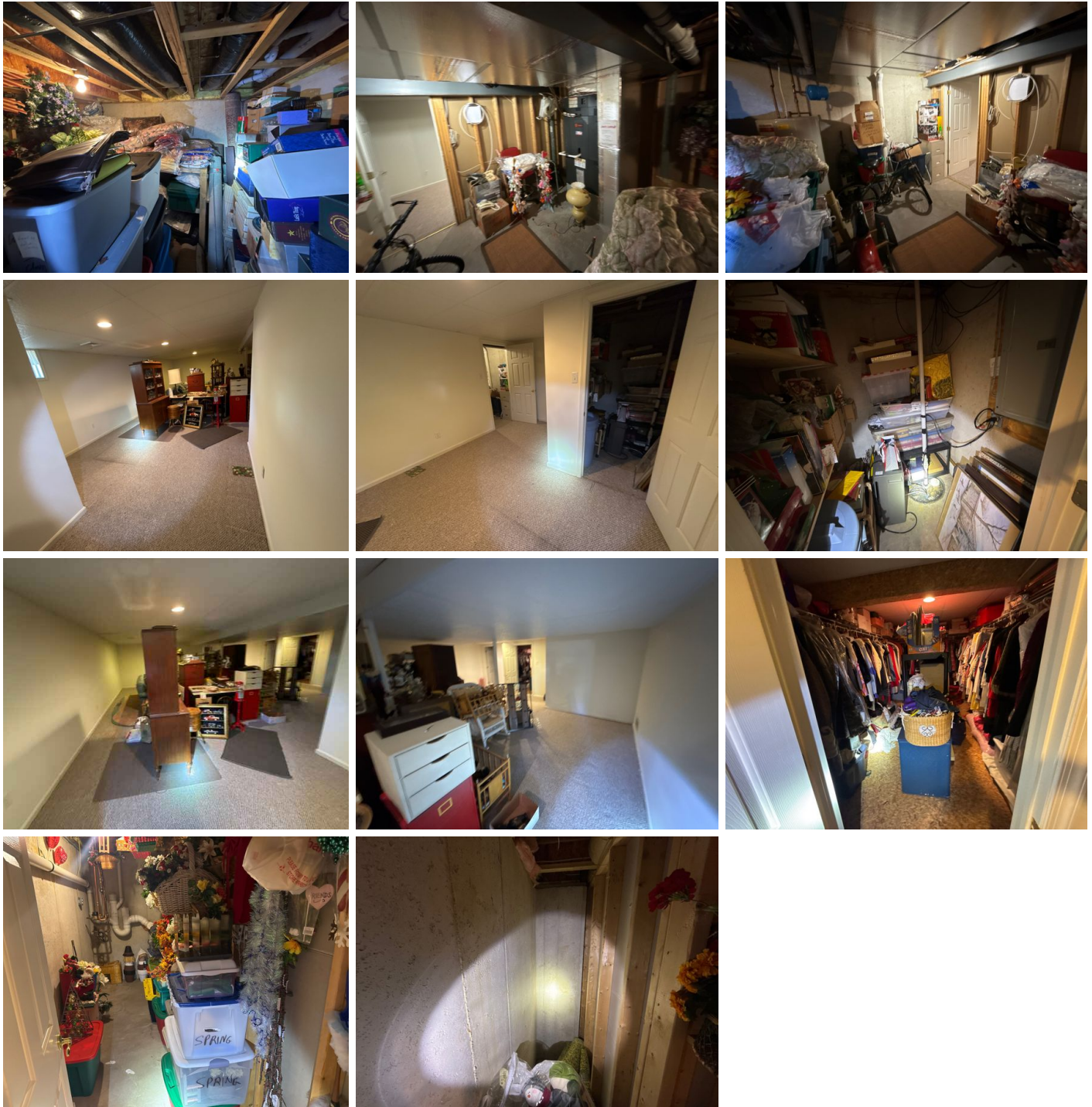
Radon: Pressure Monitor (Manometer)
Present

Radon: Pressure Fan
Present



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.

Radon: General Information

Radon Mitigation 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

Stored items, Finished Walls & Ceilings, Insulated Rim Joist, Duct work, Floor Coverings

General

ACCESS LIMITED

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

General

STORED ITEMS

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

General

RESTRICTED BY EXCESSIVE CLUTTER

Access to this area was very restricted by the presence of excessive clutter, making it more difficult, unsafe or impossible to fully inspect. Lack of full access limited our ability to inspect for hidden damage or hazards.

Sump Pump(s)

SUMP NOT TESTED DRY PIT

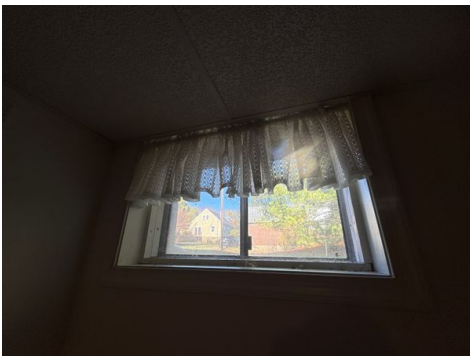
The sump pump was not tested due to the pit being dry. Testing a pump dry can cause damage to the pump.



Ventilation

NOT TESTED - INACCESSIBLE

One or more basement windows could not be tested due to access. This could include stored items, insulation/plastic covering or limited access. You should ensure all basement windows are tested and functional prior to closing.



Insulation

SUSPENDED CEILINGS

The are suspended ceilings present. These are typically made of fiberboard and in some cases (older) main contain asbestos. We were unable to remove the tiles due to the tight installation. Therefore we were unable to determine the above building components at the time of this inspection.

Insulation

FINISHED CEILING

There is finish ceilings in the basement limiting access to view insulation.

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

6.4.1 Egress

 Safety Defects

NO EGRESS

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 Moisture

 Maintenance / Service

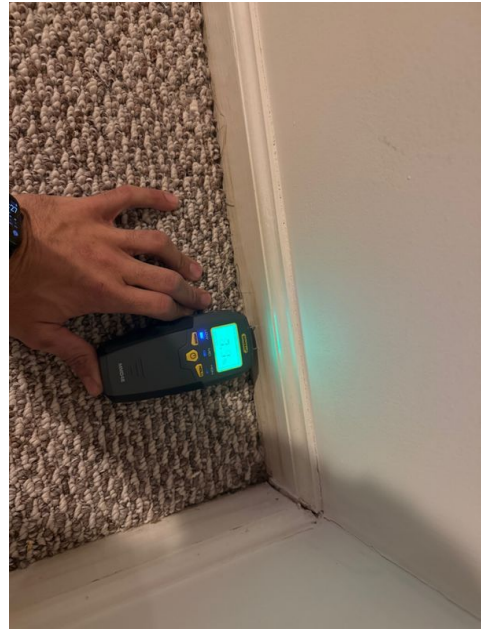
STAINS

There is past or present stains that were dry at the time of inspection. This is an indication of previous moisture entry. You should monitor the areas.

Recommendation

Contact a qualified professional.





7: ELECTRICAL

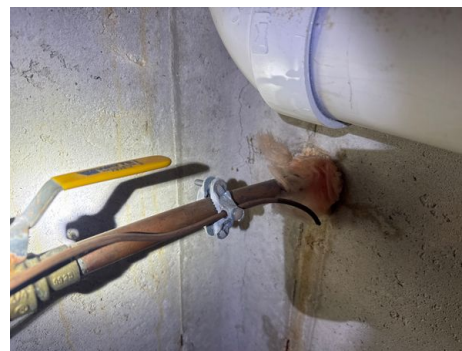
Information

Service Entrance Conductors:
Service Entrance
Underground

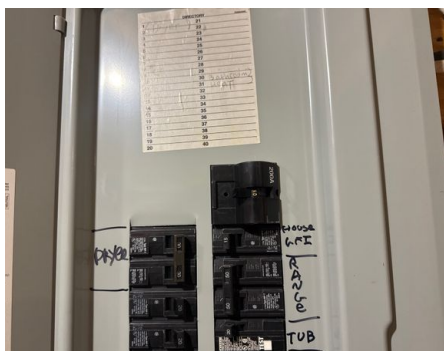


Service Entrance Conductors:
Electrical Service Conductors
Aluminum

Grounding & Bonding: Bonding
Water meter 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 Aluminum & Copper

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

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

GFCI/AFCI: GFCI Location
Exterior, Garage, 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

Not 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.

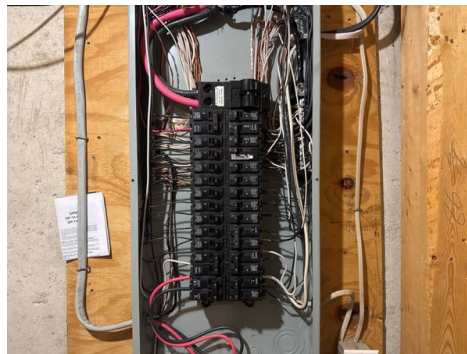
Grounding & Bonding: Service Grounding Location

Plumbing at the meter



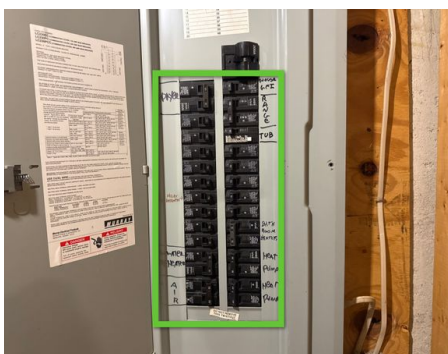
Main & Subpanels & Main Overcurrent Device: Main Panel Location(s)

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: 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

GFCI/AFCI

JACUZZI TUB GFCI NOT LOCATED

The Jacuzzi tub gfcis could not be located. It may be behind a access panel. Locating and testing the Jacuzzi gfcis should be done prior to closing.

Deficiencies

7.2.1 Service Entrance Conductors

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

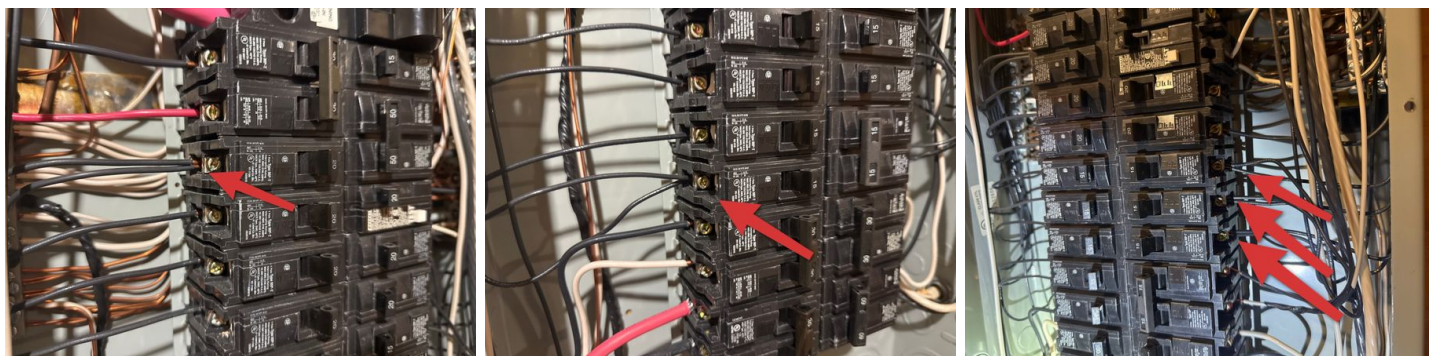
 Safety Defects

MULTIPLE TAP

More than one wire is connected to a single fuse or breaker. This is considered a double tap and may result in a poor connection. Most terminals are not designed to accommodate more than one wire. A separate fuse or breaker should be installed to accommodate the wiring.

Recommendation

Contact a qualified professional.

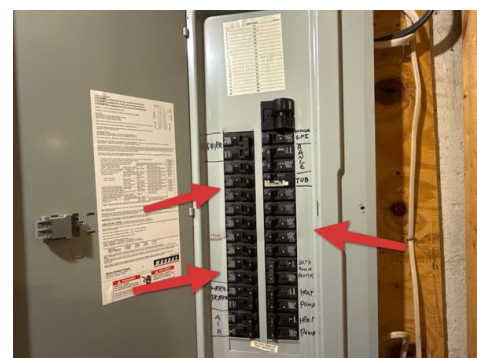


7.4.2 Main & Subpanels & Main Overcurrent Device

 Safety Defects

MISSING LABELS ON PANEL

At the time of inspection the main or sub-panels was missing labeling. You should have this further evaluated by a qualified electrician and correctly map out locations.



7.4.3 Main & Subpanels & Main Overcurrent Device

 Maintenance / Service

MISSING SCREWS

There are screws missing at the panel cover. The screws should be replaced.

Recommendation

Contact a qualified professional.



7.6.1 Lighting Fixtures, Switches & Receptacles

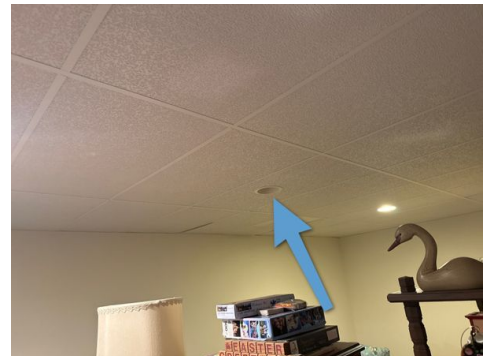
 Maintenance / Service

BULBS MISSING/BURNED OUT

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

Recommendation

Contact a qualified professional.



7.6.2 Lighting Fixtures, Switches & Receptacles

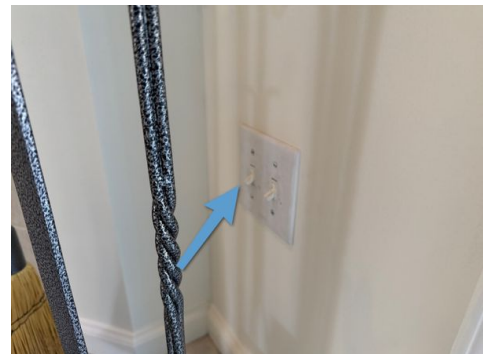
 Maintenance / Service

SWITCHES STUCK

One or more switches are stuck/inoperable. This should be repaired by a qualified electrician.

Recommendation

Contact a qualified professional.



7.7.1 GFCI/AFCI

 Safety Defects

GFCI OUTLET(S) MISSING

LAUNDRY

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

 Safety Defects

RECEPTACLES NOT WEATHERPROOF WHEN IN USE

BACK DECK

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.



7.9.1 Carbon Monoxide Detectors

CARBON MONOXIDE MISSING

 Safety Defects

Carbon monoxide detectors were missing at bedroom areas. This is a safety concern. Carbon monoxide detectors should be installed according to current safety standards.

Recommendation

Contact a qualified professional.



8: PLUMBING & FUEL STORAGE/DISTRIBUTION SYSTEMS

Information

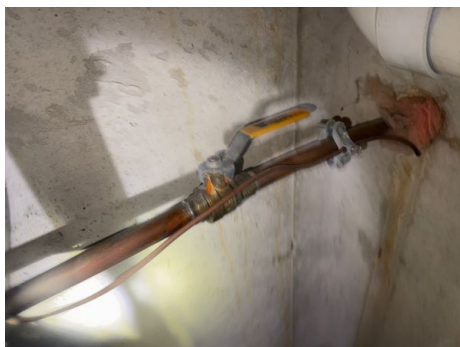
General: Filters

None

Main Water Shut-off Device:

Location

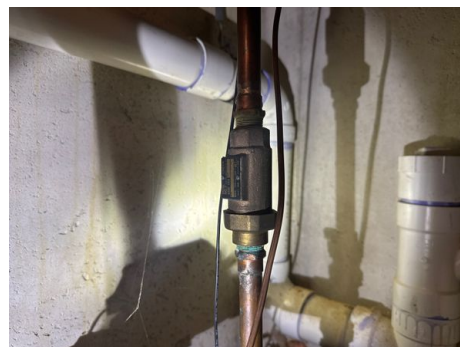
Basement, At the Meter



Main Water Shut-off Device:

Check Valve/ Pressure Regulator

Check Valve



Water Supply, Distribution Systems & Fixtures: Distribution Material

Copper

Water Supply, Distribution Systems & Fixtures: Water Supply Material

Copper

Drain, Waste, & Vent Systems: Material

PVC



Hot Water Systems: Location

Basement



Hot Water Systems: Age

25



Hot Water Systems: Power Source/Type

Electric

Electric

Hot Water Systems: Capacity

80 gallons

Hose Bibs: Type

Frost Free, Functional

**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.

Drain, Waste, & Vent Systems: Vacant House

This property is currently vacant. It is possible that leaks may exist, especially in the waste piping system, that will not become evident until the property has been occupied and in normal use for some time. You should watch for signs of leakage after you move in and make repairs if needed.

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.

Sinks/Tubs/Showers/Toilets: Jacuzzi Tub/Filled/Functional

Functional

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



Hot Water Systems: Manufacturer

AO Smith

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.

Limitations

Fuel Storage & Distribution Systems

MISSING PROPANE TANK

The propane tank was missing or empty. We were unable to evaluate the condition or supply to components at the time of this inspection.



Deficiencies

8.3.1 Water Supply, Distribution Systems & Fixtures

 Maintenance / Service

CORRODED VALVES/FITTINGS AND/OR PIPES

BASEMENT NEAR METER

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.



8.5.1 Sinks/Tubs/Showers/Toilets

 Maintenance / Service

POPUP TUB DRAIN NOT WORKING/MISSING

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

Recommendation

Contact a qualified professional.



8.5.2 Sinks/Tubs/Showers/Toilets

 Maintenance / Service

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.



8.6.1 Hot Water Systems

 Maintenance / Service

AT OR BEYOND ITS SERVICE LIFE

The water heater is at or beyond its service life. Although functional it may need replacement at any time.

Recommendation

Contact a qualified professional.

8.6.2 Hot Water Systems

 Maintenance / Service

MISSING EXPANSION TANK STRAPS

The support straps are missing at the tank. Support straps should be considered as they support the water weight of the tank. The tanks can weigh 15 to 30 pounds depending on the size.

Recommendation

Contact a qualified professional.



8.6.3 Hot Water Systems

 Maintenance / Service

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.

8.8.1 Hose Bibs

 Maintenance / Service

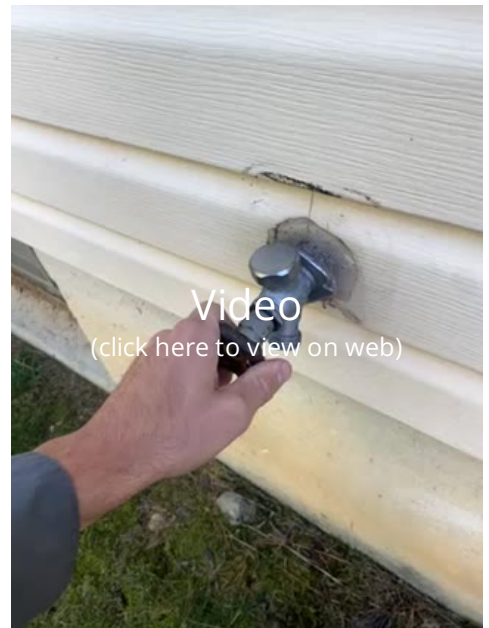
NOT FASTENED AT WALL

BACK

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

Recommendation

Contact a qualified professional.



9: HEATING/COOLING

Information

Heat Pump: Brand
Trane



Heat Pump: Heat Pump Type
Air Source

Heat Pump: Age
8



Heat Pump: Tonage
3 Ton

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

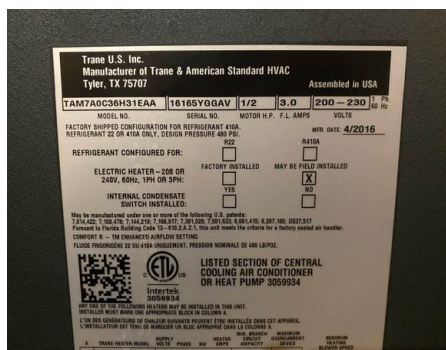
Normal Operating Controls:
Thermostat Functional
Functional



Interior A/C Unit/Handler: Age
8

Interior A/C Unit/Handler:
Location
Basement

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

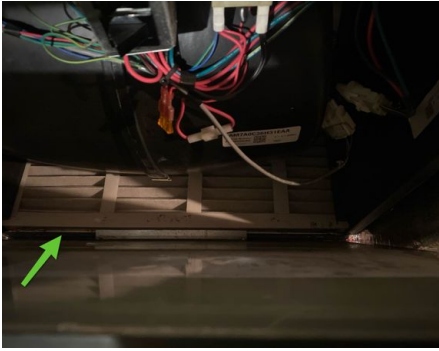


Distribution System : Type
Central

Distribution System :
Duct/Materials
Rigid Fiberglass

Air Filter(s): Type

Standard

**Air Filter(s): Location**

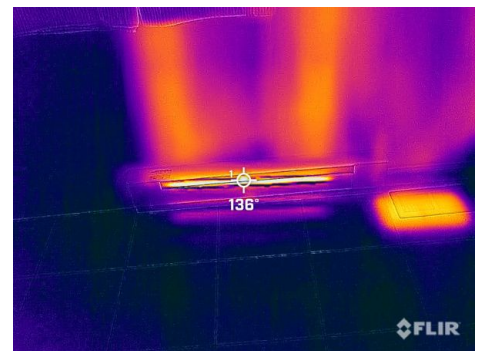
Indoor Unit

**Electric Heating: Type**

Baseboard

Electric Heating: Functional/Non-Functional

Functional

**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

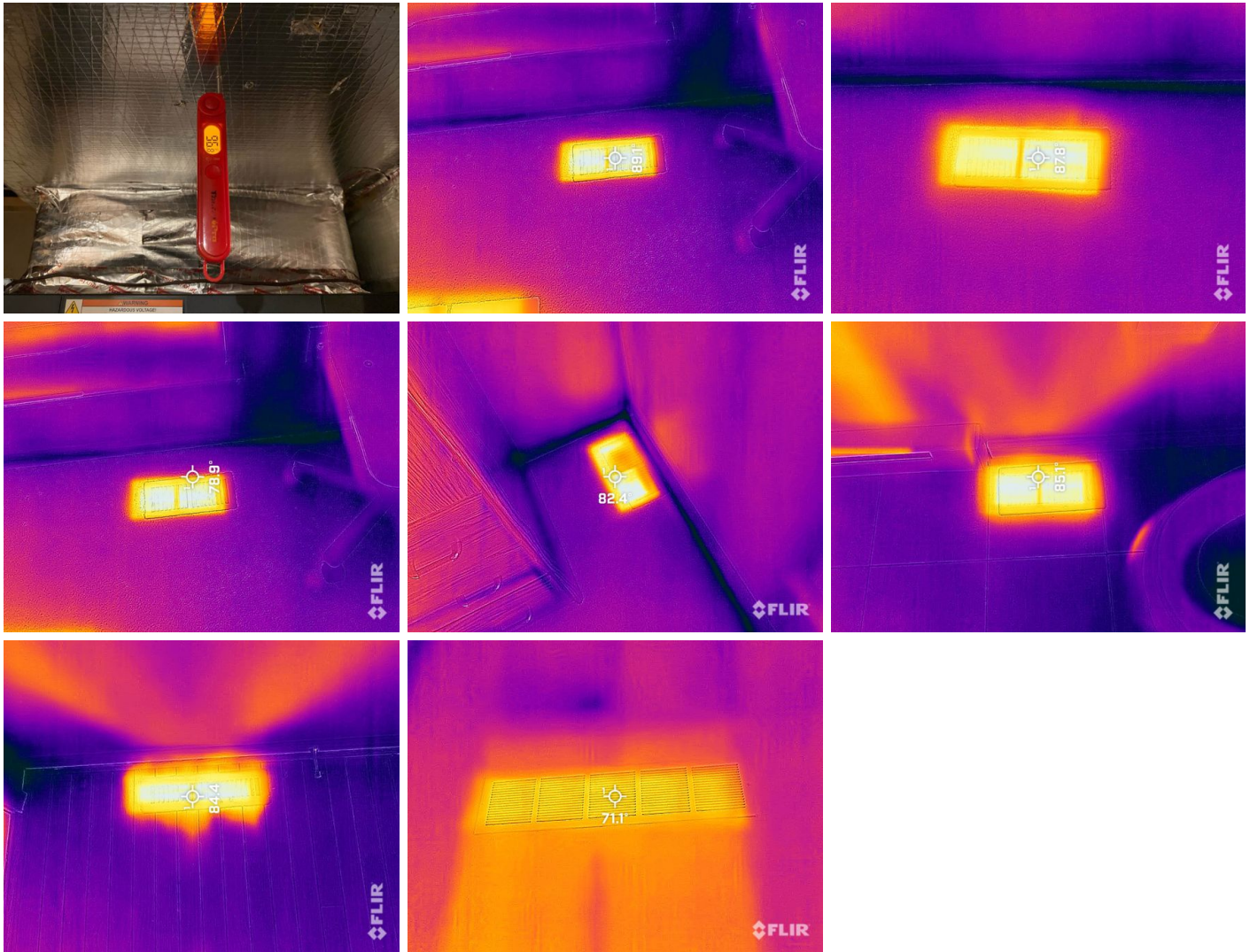
Heating & Emergency Modes

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

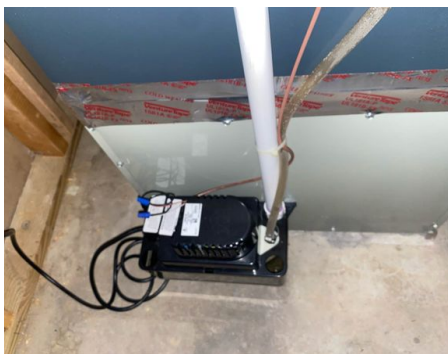
Functioned when tested

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



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: 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.

10: BUILT-IN APPLIANCES, KITCHEN & LAUNDRY

Information

Range/Oven/Wall Oven/Cooktop: Range/Oven Energy Source Electric	Range/Oven/Wall Oven/Cooktop: Anti Tip Bracket Present	Kitchen Exhaust: Exhaust Hood Type Functional, Re-circulate
Laundry: Washer & Dryer 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: 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.



Built-in Microwave: Functional

The microwave was tested and appeared to be in serviceable condition 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.

Deficiencies

10.7.1 Laundry

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.



11: INTERIOR, DOORS, WINDOWS, STAIRWAYS

Information

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Floors: Floor Coverings

Carpet, Hardwood, Tile

Windows: Window Type

Vinyl, Double Pane, Single-hung, Casement

Firewall Separation: Fire

Separation Materials Garage
Drywall Walls & Ceiling, Solid
Wood Door, Metal Door

Firewall Separation: Fire

Separation Materials Attic
Drywall

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)

Garage, All Present No Visible Breaches

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

General

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.

Deficiencies

11.2.1 Steps, Stairways & Railings

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.



Safety Defects

Recommendation

Contact a qualified professional.

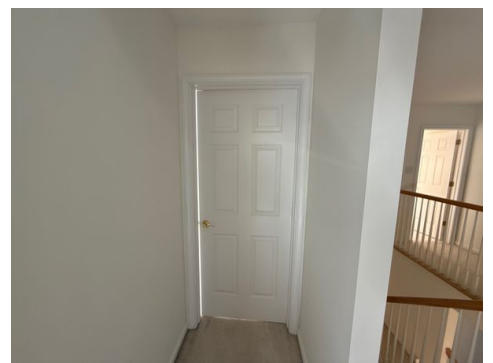


11.6.1 Doors

DOOR(S) STICK OR RUB

2ND FLOOR BEDROOM

Door(s) stick or rub and were difficult to open. Adjustment should be considered.

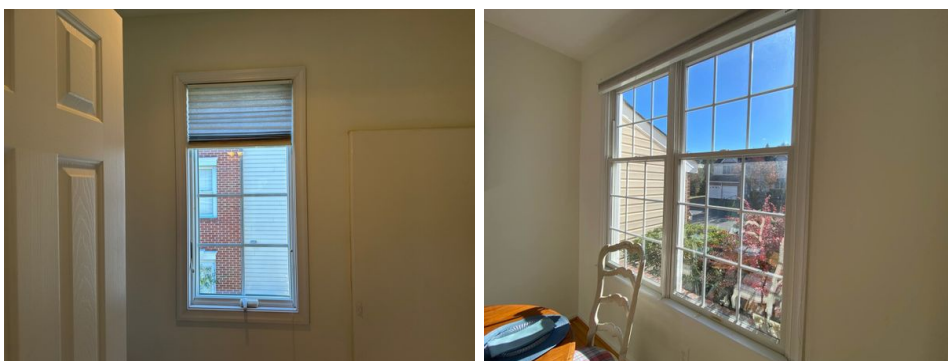


11.7.1 Windows

SCREENS MISSING OR DAMAGED

KITCHEN

Some of the screens were missing or damaged. The screens should be repaired or replaced.



11.7.2 Windows

LOW LEVEL WINDOW

There is a window(s) too close to the floor. This is a safety concern. You may wish to have this further evaluated or at the very least install a window guard to deter small children from opening it.



Recommendation

Contact a qualified professional.



12: FIREPLACES

Information

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: Vented Gas Fireplace

There is a vented gas fireplace present. Inspection and testing of a gas fireplace is beyond the scope of this inspection. You should contact the seller for further information.



Limitations

Fireplace

FIREPLACE NOT TESTED PILOT OUT

The gas fireplace could not be tested due to the pilot light being out. You should have a qualified professional test this unit.



13: ATTACHED GARAGE

Information

General: Access

Entered & Inspected, Stored Items

Floor: Floor Material

Concrete

Garage Door: Material

Aluminum, Insulated, Glass Inserts

Garage Door: Safety Cables

Present

Garage Door Opener: Auto Reverse Functional

Electronic Eyes, Reverse with a (2x4), Emergency Release Present



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.

Floor

EXCESSIVE CLUTTER

There is excessive clutter, limiting the ability to inspect the garage.

Deficiencies

13.3.1 Floor



Maintenance / Service

TYPICAL SETTLEMENT CRACKS

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



13.6.1 Garage Door Opener



Maintenance / Service

INOPERABLE REMOTE

Garage remote was inoperable at the time of inspection. When wall switch works but remote doesn't, this can be due to old batteries or needing a new receiver/remote.

14: ATTIC, INSULATION & VENTILATION

Information

General: Attic Access

Entered & Inspected, Ceiling Hatch

Attic Insulation: Insulation Type

Blown, Floor, Cellulose

Attic Insulation: Insulation Depth

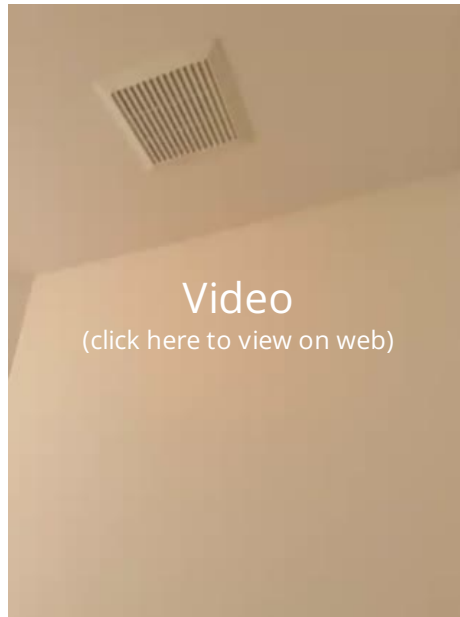
6-10 inches

Ventilation: Ventilation Type

Ridge Vents

Bath Exhaust Systems: Exhaust Fans

Fan and Functional Window



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.



Deficiencies

14.4.1 Bath Exhaust Systems



Maintenance / Service

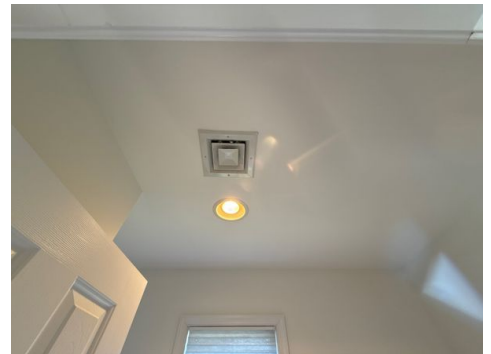
FAN MISSING IN BATHROOM

2ND FLOOR BATHROOM

There is no exhaust fan in the bathroom. While it is not required when functional windows are present, adding a fan that vents to the exterior would greatly increase ventilation.

Recommendation

Contact a qualified professional.



STANDARDS OF PRACTICE
