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RESIDENTIAL REPORT

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OCTOBER 21, 2024



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1: INSPECTION DETAILS

Information

General: Building Style

Single-Family

General: In Attendance

None

General: Occupancy

Vacant

**General: Temperature
(approximate)**

70 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

Walked the roof

General: Material

Asphalt

General: General Condition

Serviceable

Pitched Roof Asphalt Shingles:

Approximate Roof Age

15-20

Roof Drainage Systems: Gutter

Material

Aluminum

Roof Drainage Systems: Gutter

Guards

None



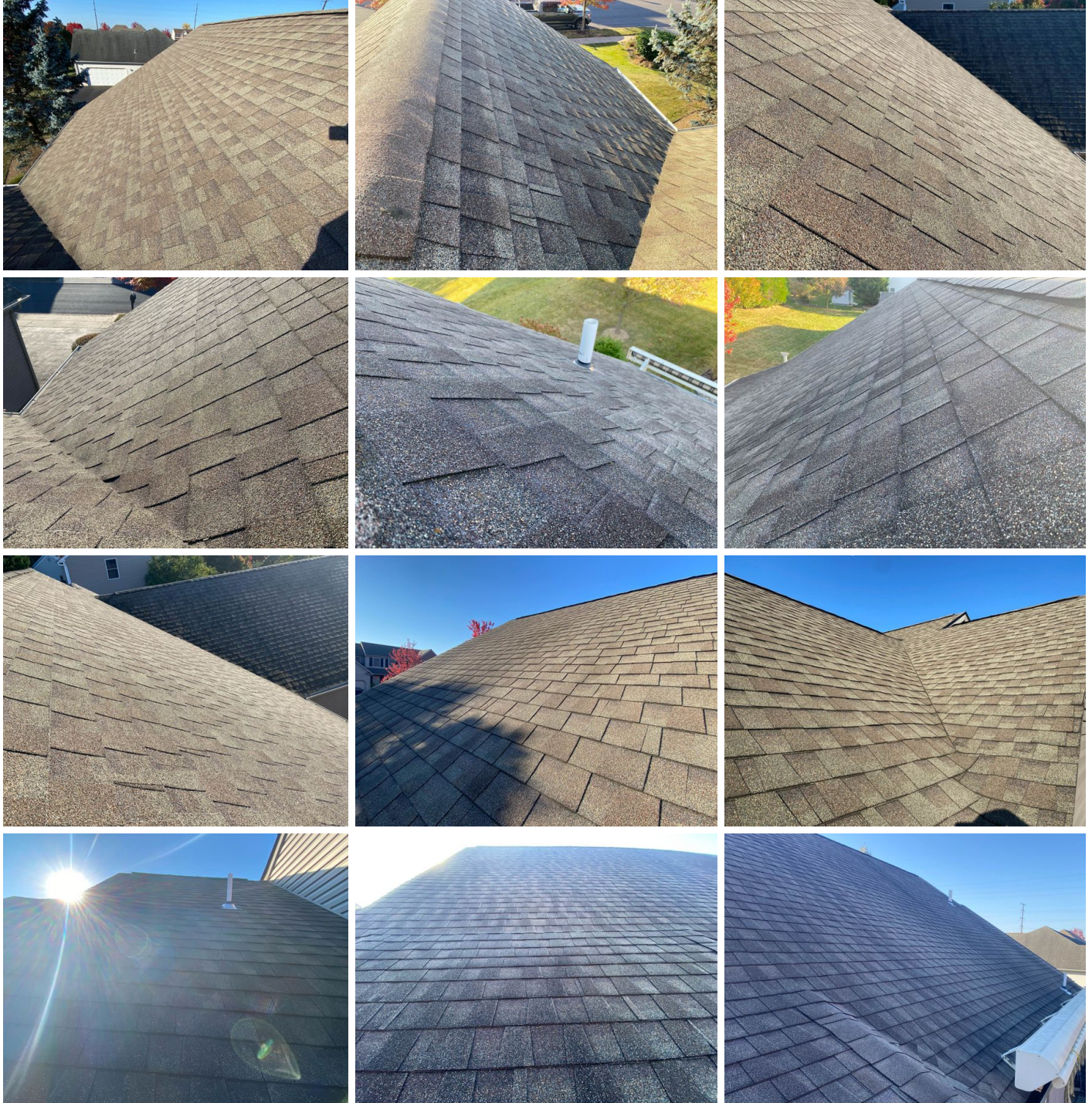
Flashings: Material

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.



Deficiencies

3.2.1 Pitched Roof Asphalt Shingles

EXPOSED NAILS AT RIDGE

There are exposed nails on the ridge of the roof. These should be caulked to prevent water intrusion.

Recommendation

Contact a qualified professional.



Maintenance / Service



3.2.2 Pitched Roof Asphalt Shingles

TYPICAL DETERIORATION

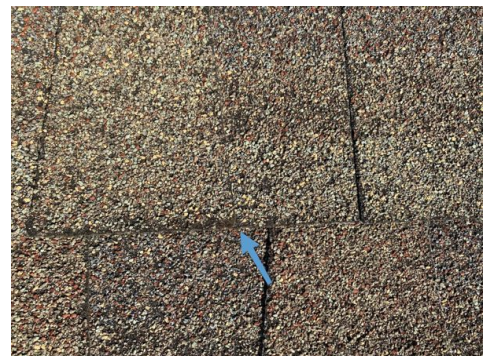
The asphalt shingles are showing signs of normal deterioration. This is typical for the age of the roof.

Recommendation

Contact a qualified professional.



Maintenance / Service



3.3.1 Roof Drainage Systems

DOWNSPOUTS DO NOT FULLY EMPTY INTO BELOW GRADE DRAINAGE

BACK LEFT

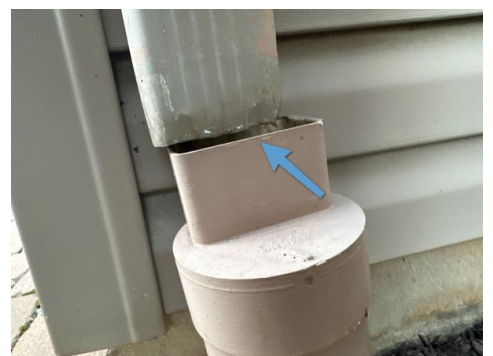
The downspouts do not fully empty into the below grade drainage. This may allow water to penetrate the lower structure. All downspout should fully empty into below grade drainage.

Recommendation

Contact a qualified professional.



Maintenance / Service



3.4.1 Flashings

**KICK OUT FLASHING(S) MISSING**

RIGHT SIDE

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.



4: EXTERIOR

Information

Walkways, Stoops, Steps, Patios & Driveways: Driveway

Material(s)

Asphalt

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

Concrete

Siding: Siding Material

Vinyl

Windows: Materials

Wood

Walkways, Stoops, Steps, Patios & Driveways: Walkway

Materials(s)

Concrete

Soffit & Facia: Soffit Material

Vinyl

Trim: Trim

Vinyl, Wood

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

Stoop

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

Concrete

Soffit & Facia: Fascia Material

Metal

Exterior Doors: Exterior Entry Door(s)

Wood, Overhead Garage Doors, Steel Bilco Door, Metal

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

Concrete

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.



Limitations

Trim

METAL CAPPED

The exterior trim is capped with metal at various areas. We were unable to inspect these areas for hidden damage at the time of this inspection.

Decks, Balconies, Porches & Steps

RETRACTABLE AWNING

Retractable awnings are not in the realm of this inspection. During high wind conditions, you should not leave the awning in the open position. Highwinds may cause damage. You should have the homeowner operate the awning for you at your final walk-through.



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



Safety Defects

WALKS UNEVEN

The walks are uneven at a few small areas. This is a safety concern-trip hazard, suggest making repairs to create an even and level surface.



4.2.2 Walkways, Stoops, Steps, Patios & Driveways



Maintenance / Service

DRIVEWAY CRACKING

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



4.2.3 Walkways, Stoops, Steps, Patios & Driveways



Maintenance / Service

SETTLED DRIVEWAY

The driveway has settled at some areas. This may lead to further damage. You should have the settled areas repaired or replaced.

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



SETTLEMENT

There is settlement at the porch, steps, and or stoop. This should be further evaluated and repaired by a qualified professional.

Recommendation

Contact a qualified professional.



4.4.1 Siding



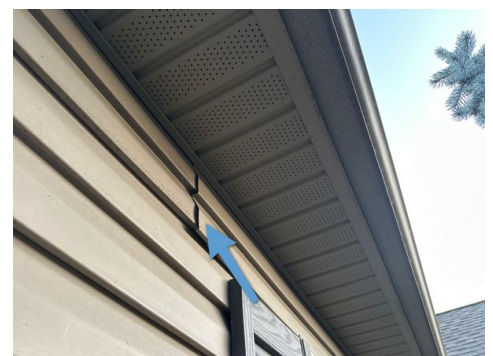
LOOSE SIDING

FRONT LEFT

The siding is loose at various areas. Loose siding can allow moisture or insects to enter. The siding provides important weather protection. The siding should be repaired or replaced.

Recommendation

Contact a qualified professional.



4.4.2 Siding



CAULKING AT UTILITIES

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.



4.4.3 Siding

POINTING/LOOSE MORTAR JOINTS

FRONT STOOP

The masonry mortar joints are deteriorated, loose or missing. Mortar holds the masonry units together and prevents moisture entry. These areas should be further evaluated and repaired by a qualified contractor or mason.

Recommendation

Contact a qualified professional.



4.5.1 Trim

DETERIORATED PAINT

BACK DOOR

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.



4.5.2 Trim

ROTTED TRIM

RIGHT OF GARAGE, BACK DOOR

The trim is rotted. This can allow moisture to further penetrate and damage the substrate or building materials. The trim should be repaired or replaced.

Recommendation

Contact a qualified professional.





4.5.3 Trim

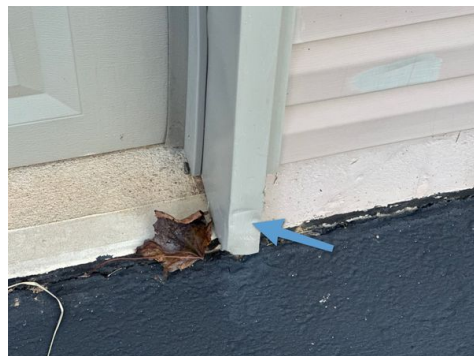


DENTED GARAGE TRIM

The trim is dented or damaged at the garage. You may consider repair or replacement.

Recommendation

Contact a qualified professional.



4.5.4 Trim



SIGNS OF PREVIOUS REPAIR

BACK DOOR

There are signs of previous repair at the exterior trim. Consider asking the current homeowner for more information as to why the repairs were needed.

Recommendation

Contact a qualified professional.



4.6.1 Exterior Doors



DAMAGED THRESHOLD

GARAGE RIGHT

The threshold is damaged.

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

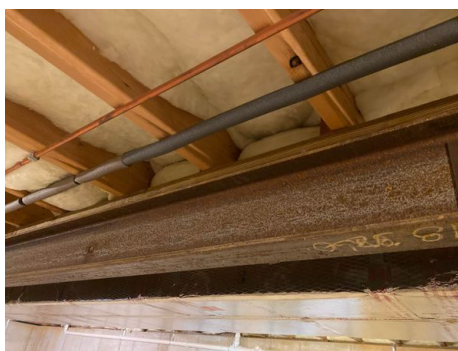
Dimensional Wood

Floor Structure: Beam Material

Steel I-Beams

Floor Structure: Column Material

Steel


Wall Structure: Material

Conventional Wood

Ceiling Structure: Material

Dimensional Framing Lumber

Roof Structure: Material

Dimensional Lumber

General: General Information

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

Limitations

General

RESTRICTIONS

Stored Items, Insulated Rim Joist

General

RESTRICTIONS/LIMITED ACCESS

We were unable to view various areas in the below grade space at the time of this inspection due to limitations. These limitations could refer to any of the following: Stored items, finished walls or surfaces, walls that are fully or half insulated, Painted surfaces, Insulated ceilings, Suspended ceilings, Insulated rim joist, Inaccessible areas. Therefore, there may be hidden deficiencies which were not visible at the time of this inspection. Lack of full access also restricts the ability to determine the condition of structural materials.

Floor Structure

INSULATED CEILING

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

Deficiencies

5.2.1 Foundation



COLD POUR LINES

Cold pour lines are typically due to the delay between concrete truck delivery. These typically are not harmful to the foundation.

Recommendation

Contact a qualified professional.



5.2.2 Foundation



POROUS/HONEY COMB AREAS

There is porous or honey comb areas present. This happens when the different truck loads of concrete are not correctly puddled together during the pouring process. There was no structural concerns at the time of this inspection. The area(s) should be resurfaced repaired/patched by a qualified contractor.

Recommendation

Contact a qualified professional.



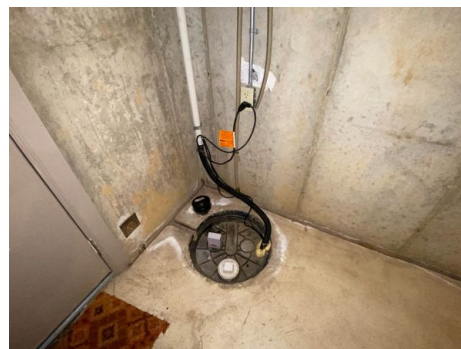
6: BASEMENT & CRAWLSPACE

Information

General: Inspection Method
Entered and Inspected

Below Grade Drainage: Drainage Types
Sump Pump(s), Perimeter Drain

Sump Pump(s): Sump Location
Basement



Ventilation: Ventilation Type
Basement
Operable Windows

Insulation: Insulated Area(s)
Rim Joist, Ceiling

Radon: Information Packet
Missing

Radon: Labeling
Present

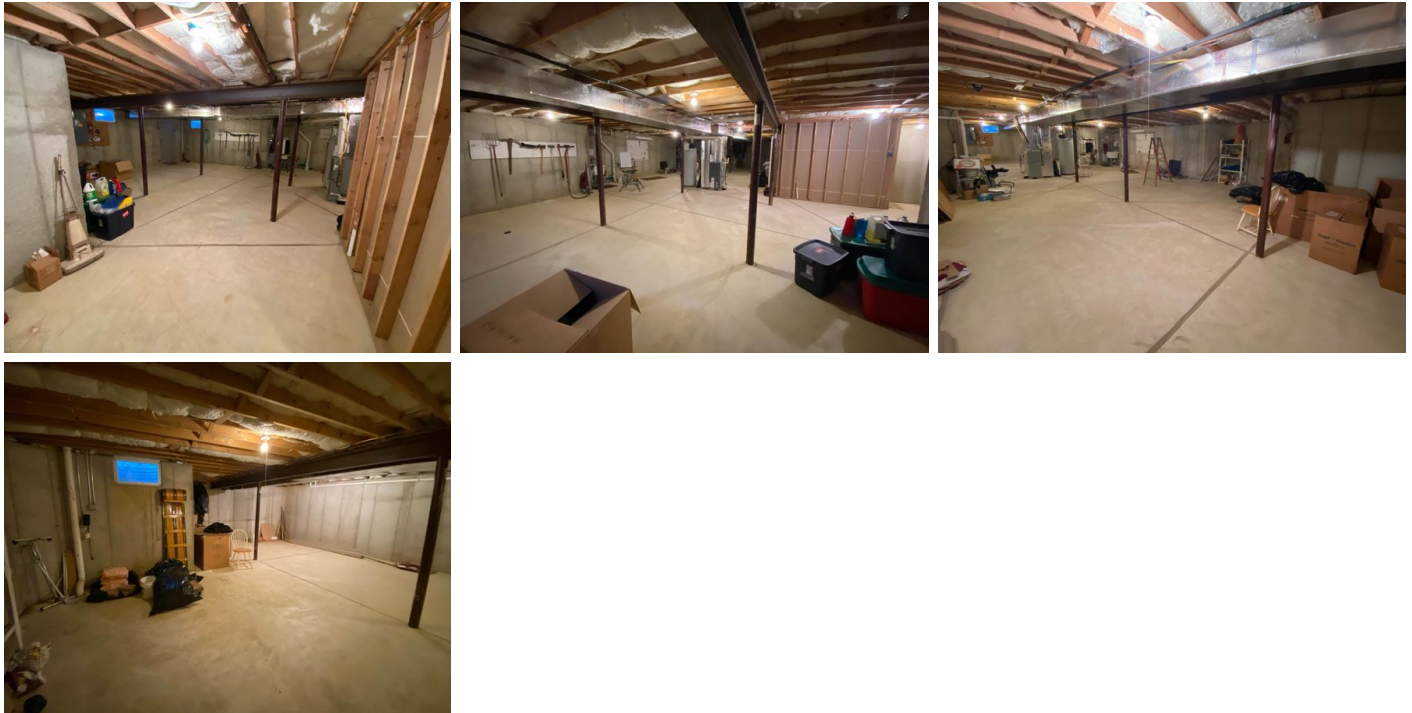
Radon: Pressure Monitor (Manometer)
Present

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.



Below Grade Drainage: General Information

No Floor Drains Present

Depending on soils conditions and the terrain, homes may be constructed with various types of below grade provisions to deter water from entering the dwelling. Some types available or included are perimeter drains, floor drains and sump pumps.

Sump Pump(s): GFCI Powered

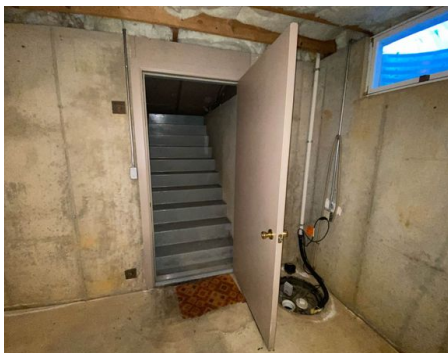
The sump pump is powered by a GFCI protected receptacle. If the GFCI trips the pump will not operate. You may consider adding an audible GFCI receptacle. This type of GFCI will alert you when the GFCI receptacle needs to be reset.

Egress: Egress Type

Bulkhead (bilco) Door

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.



Egress: Egress

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.

Moisture: Dewatering System Present

There is a dewatering system present. Professionally installed systems typically have warranties. You should contact the owner for any existing guarantee or warranty information.

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

Sump Pump(s)

LIMITED ACCESS

Access to the sump pump was restricted by stored items. We were unable to operate the system at the time of this inspection. Hidden damage may be present.

Deficiencies

6.3.1 Sump Pump(s)

SUMP PUMP(S) NOT FUNCTIONAL

Major Items

Sump pump is working properly. Please see last page of this attachment for invoice from contractor.

The sump pump(s) does not appear to be operational at the time of this inspection due to the amount of standing water in the pit at the time of the inspection. This can or will allow water to penetrate or flood the basement area. Recommend further evaluation for repair or replacement prior to settlement. Access to test the sump pump was limited due to the pit lid being sealed.

Recommendation

Contact a qualified professional.



6.3.2 Sump Pump(s)



Maintenance / Service

CHECK VALVE NEEDED

A check valve should be installed to prevent water from re-entering the sump pit. This will prevent the sump pump from cycling on and off which could cause the motor to burn out.

Recommendation

Contact a qualified professional.



6.3.3 Sump Pump(s)



Safety Defects

CRITICAL EQUIPMENT ON A GFCI OUTLET

Critical equipment such as sump pumps should not be GFCI supplied unless the GFCI is audible.

Recommendation

Contact a qualified professional.



6.3.4 Sump Pump(s)



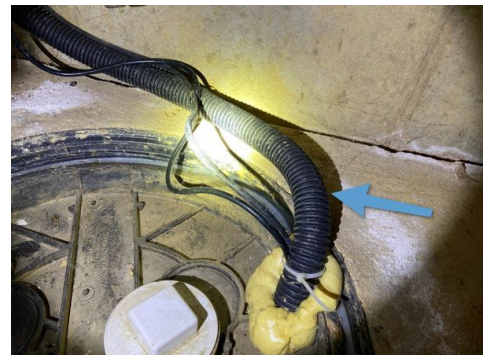
Maintenance / Service

NON PROFESSIONAL WORKMANSHIP AT SUMP

The sump pump shows signs of non professional workmanship. Further evaluation by a qualified plumber should be considered.

Recommendation

Contact a qualified professional.



6.3.5 Sump Pump(s)



Maintenance / Service

SUMP GFCI NOT AUDIBLE

The sump pump GFCI outlet should be audible. Should the GFCI outlet trip, the homeowner would have no way of knowing that there's some pump is not functional due to their not being power at the outlet.

Recommendation

Contact a qualified professional.

6.7.1 Moisture



EFFLORESCENCE

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



6.7.2 Moisture



STAINS

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



**Main & Subpanels & Main
Overcurrent Device: Main
Disconnect Location**
Inside the Main Panel, Basement



**Branch Wiring Circuits: Wiring
Method**
Non Metallic

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

**GFCI/AFCI: Arc Fault Circuit
Interrupters**
Present

Service Entrance Conductors:
Electrical Service Conductors
Aluminum

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

**Branch Wiring Circuits: Branch
Wire Type**
Copper

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

Grounding & Bonding: Bonding
Water meter bonded, Gas piping
bonded



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

**Branch Wiring Circuits: Branch
Wire/Major Appliances**
Copper

GFCI/AFCI: GFCI Outlets
Operational
Operational

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

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.

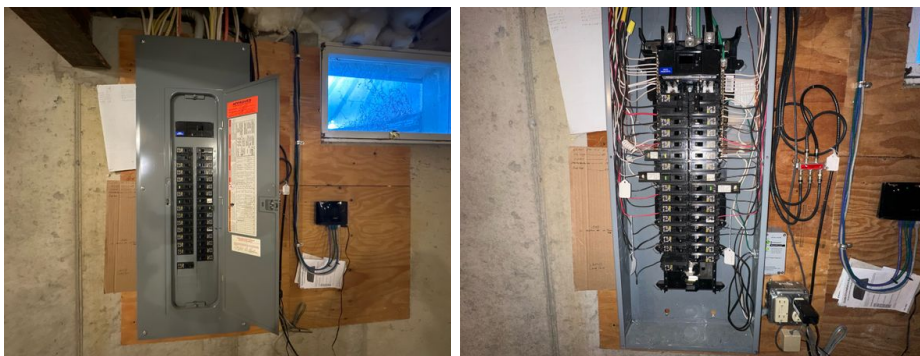
Grounding & Bonding: Service Grounding Location

Driven ground rod, Plumbing supply line



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

Basement



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.

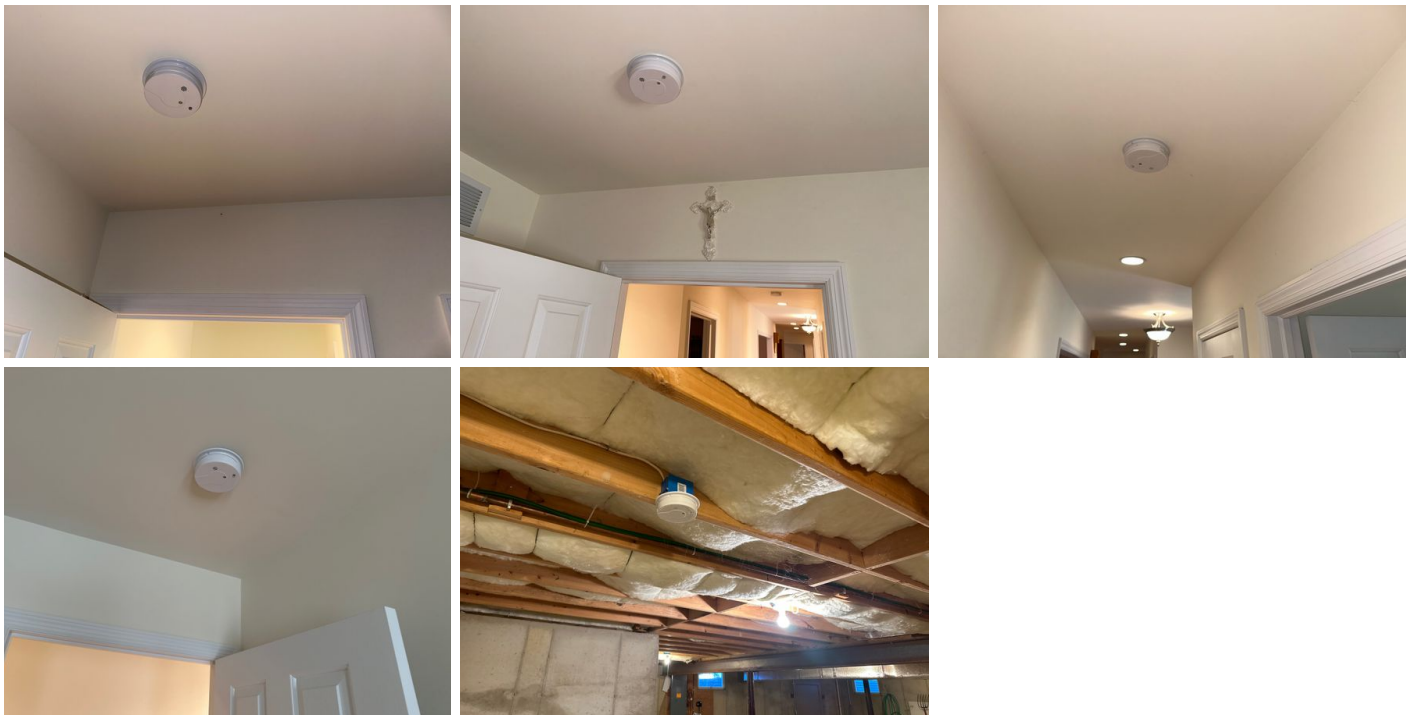
An arc-fault circuit interrupter (AFCI) also known as an arc-fault detection device (AFDD) is a circuit breaker that breaks the circuit when it detects an electric arc in the circuit it protects to prevent electrical fires. AFCI's are currently required at outlets on branch circuits for bedrooms, closets, 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.

Smoke Detectors: Smoke Alarm Location

Every Level, Every bedroom



Carbon Monoxide Detectors: Carbon Monoxide Detectors - Plug in Type

Plug-in type carbon monoxide detectors are present. These were not tested. It is not known if these units will be left in the house after settlement. If they are not, you should install carbon monoxide detectors on each level. You should test all carbon monoxide detectors as soon as you occupy the property and monthly thereafter.



Deficiencies

7.5.1 Branch Wiring Circuits

CONDUIT LOOSE/SEPARATED

RADON FAN

Some of the exterior conduit is loose or separated. This is a safety concern due to exposed wiring. This should be repaired or replaced by a qualified electrician.

Recommendation

Contact a qualified professional.



7.6.1 Lighting Fixtures, Switches & Receptacles

LIGHT INOPERABLE

ATTIC

One or more lights are not operating. New light bulb possibly needed.



7.6.2 Lighting Fixtures, Switches & Receptacles

LIGHTING WITHOUT COVERS

CLOSETS

There is lighting without covers at some closet areas. This is considered incandescent lighting and can be a safety concern. If do not plan to cover the bulb be sure to use a low watt light bulb. Using high watt lighting and accidentally leaving it on for an extended period of time could cause the bulb to over heat. This could potentially cause a fire.

Recommendation

Contact a qualified professional.





7.7.1 GFCI/AFCI

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

RECEPTACLES NOT WEATHERPROOF WHEN IN USE

FRONT STOOP

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

Recommendation

Contact a qualified professional.



8: PLUMBING & FUEL STORAGE/DISTRIBUTION SYSTEMS

Information

Main Water Shut-off Device:

Location

Basement



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: Power

Source/Type

Gas

Hot Water Systems: Capacity

75 gallons

Fuel Storage & Distribution

Systems: Main Gas Shut-off

Location

Exterior at Meter



Flues/Vents: External Sidewall

Vents

PVC

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.

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.



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.

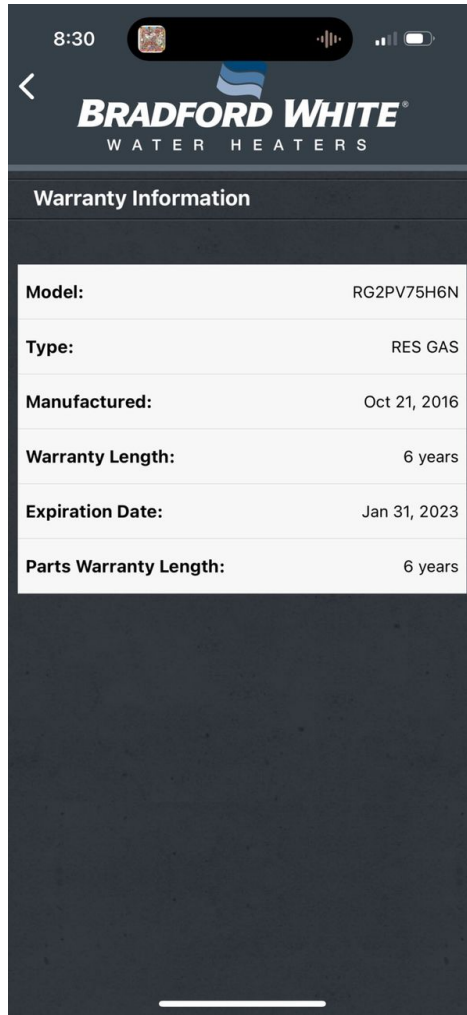
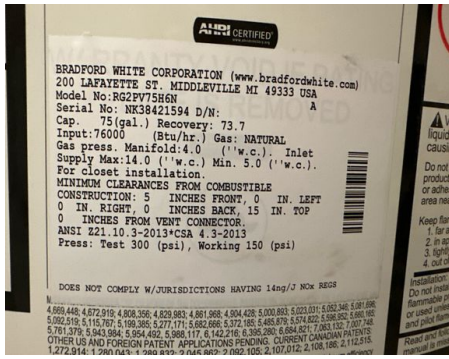
**Hot Water Systems: Manufacturer**

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: Age

6



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.



Hose Bibs: Type

Frost Free, Functional, Conventional

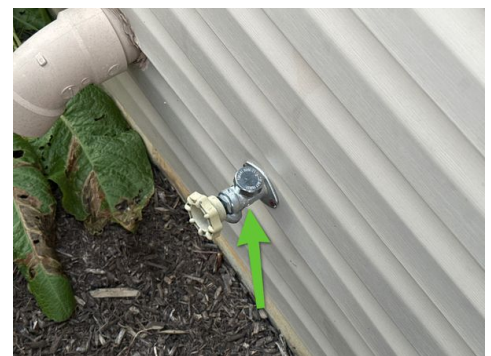


Limitations

Hose Bibs

HOSE BIB SHUT OFF

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.



Hose Bibs

HOSE CONNECTED AND STUCK

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



Deficiencies

8.3.1 Water Supply, Distribution Systems & Fixtures



CORRODED VALVES/FITTINGS AND/OR PIPES

ABOVE WATER HEATER

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.



9: HEATING/COOLING

Information

Furnace Equipment: Brand
Trane

Furnace Equipment: Location
Basement

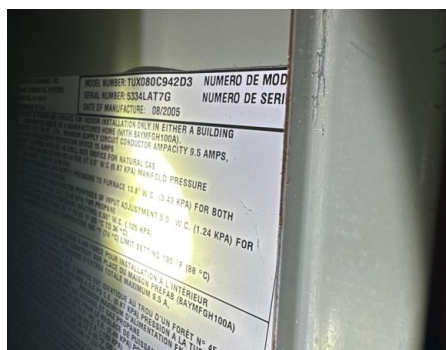
Furnace Equipment: Fuel Source
Gas



Furnace Equipment: Furnace Approximate Age
19 Years

Furnace Equipment: BTU/Output Approximate Rating
72000 BTU

Normal Operating Controls: Thermostat Functional
Functional



Exterior A/C Unit: Brand
Trane

Exterior A/C Unit: Age
19

Exterior A/C Unit: Cooling Tonnage
2.5



Interior A/C Unit/Handler: Age
19



Interior A/C Unit/Handler:
Location
Basement



Interior A/C Unit/Handler:
Condensate Drainage
Type/Location
Plumbing Vent Stack



Distribution System : Type
Central

Distribution System :
Duct/Materials
Rigid Fiberglass

Air Filter(s): Type
Standard

Air Filter(s): Location
Indoor Unit

Electric Heating: Type
Ceiling Fan/Bath

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.

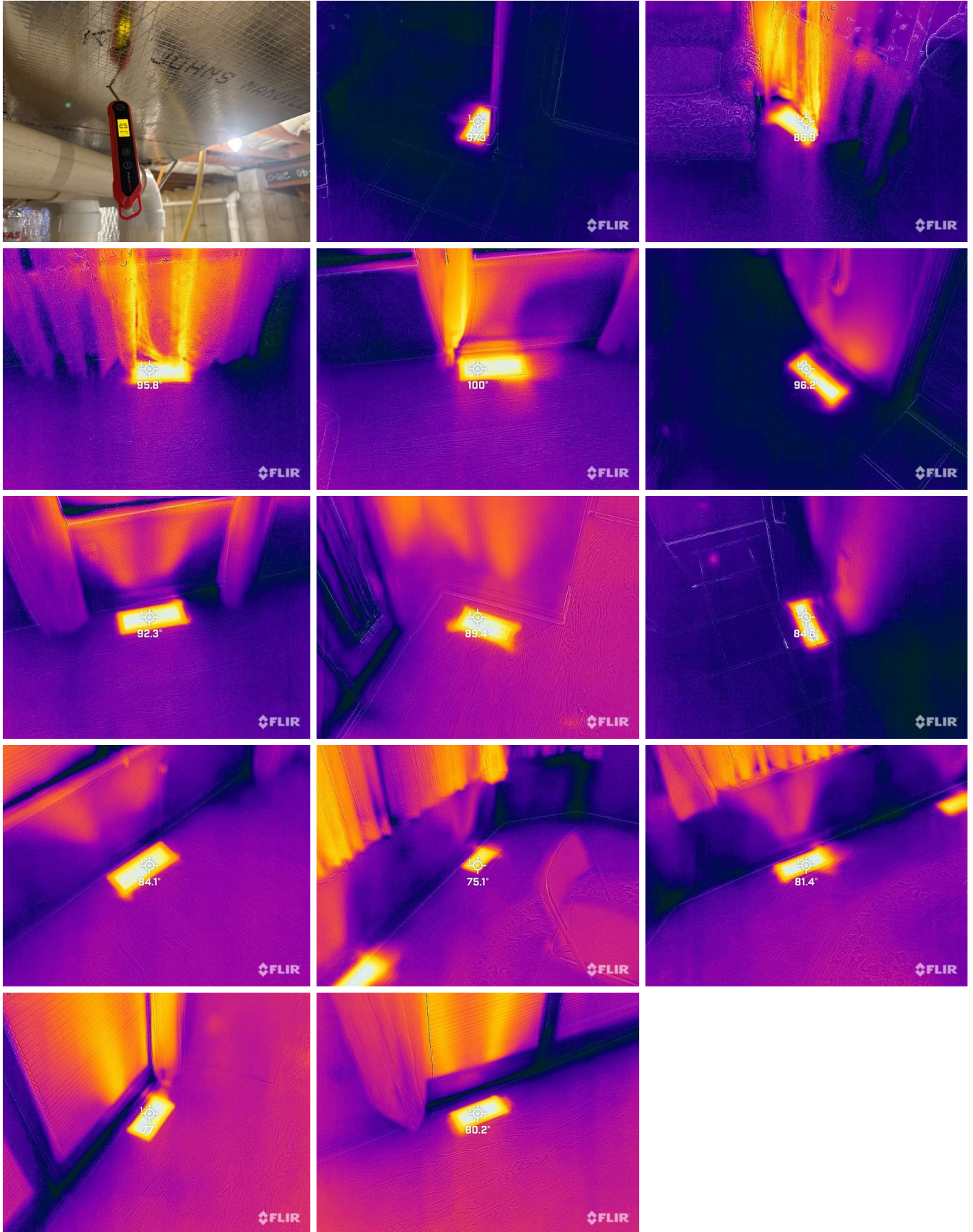
Furnace Equipment: Emergency Switch

Within Reach of Furnace, Located/Top of Stairs



Furnace Equipment: Functional or Non-Functional

The system 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: 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.



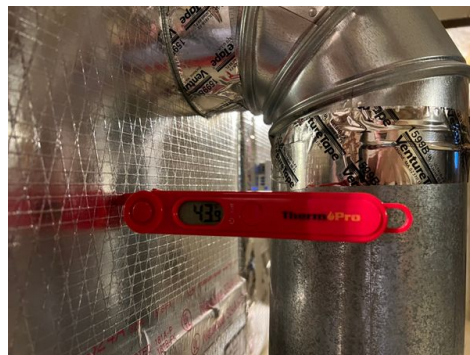
Interior A/C Unit/Handler: A/C Functional

The air conditioning was operated and appeared serviceable at the time of this inspection. Temperature were tested at various areas.

Interior A/C Unit/Handler: Functional Temperature Split

14 to 22 Degrees

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.



Vents/Flues: Exterior PVC Vent

There is an exterior PVC vent present. PVC is typically used with high efficiency gas fired heating systems. All areas appeared serviceable at the time of this inspection.

Deficiencies

9.2.1 Furnace Equipment

**CORROSION/RUST**

Furnace was corroded or rusted in one or more areas. This could be the result of standing water, leakage from air conditioning condensate, humidifiers, overhead plumbing leaks or improper venting/condensation of exhaust products. This should be further evaluated.



9.4.1 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.

Recommendation

Contact a qualified professional.

9.5.1 Interior A/C Unit/Handler

**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: BUILT-IN APPLIANCES, KITCHEN & LAUNDRY

Information

Range/Oven/Wall Oven/Cooktop: Kitchen Exhaust: Exhaust Hood
Range/Oven Energy Source Type
 Gas Functional, Re-circulate

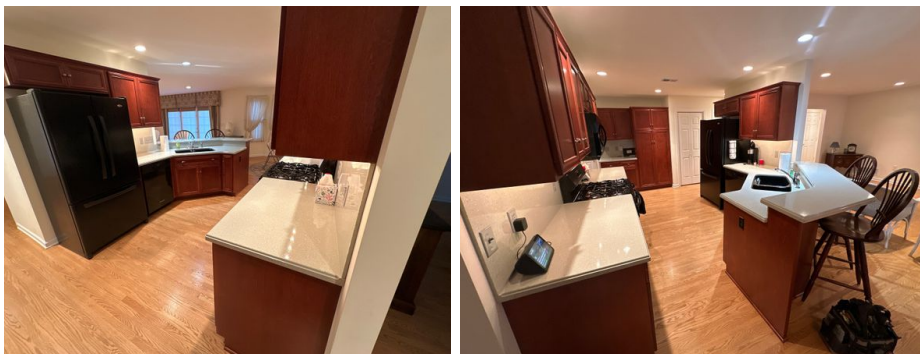
Laundry: Washer & Dryer
 Electric Clothes Washer & Dryer



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

10.2.1 Range/Oven/Wall Oven/Cooktop

 Safety Defects

MISSING ANTI TIP BRACKET

Range was not fastened to the floor. Anti tip brackets are installed to prevent tipping. This poses a safety hazard to children. You should have a qualified contractor install an anti tip device to prevent tipping.

10.7.1 Laundry



Maintenance / Service

MISSING DRIP PAN

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

Recommendation

Contact a qualified professional.



11: INTERIOR, DOORS, WINDOWS, STAIRWAYS

Information

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Floors: Floor Coverings

Hardwood, Tile

Windows: Window Type

Double Pane, Wood, Awning

Firewall Separation: Fire

Separation Materials Garage

Drywall Walls & Ceiling, Metal

Door

General: General Information

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

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, Attic, 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

Firewall Separation

STORED ITEMS

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

Deficiencies

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.

Recommendation

Contact a qualified professional.



11.4.1 Ceilings

 Maintenance / Service

CRACKS & NAIL POPS

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

Recommendation

Contact a qualified professional.



11.6.1 Doors

 Maintenance / Service

DOOR OFF TRACK

LEFT FRONT BEDROOM

Door was off sliding track. Repair recommended.

Recommendation

Contact a qualified professional.



11.8.1 Firewall Separation

 Safety Defects

ACCESS HATCH NOT FIRE RATED

GARAGE

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

Recommendation

Contact a qualified professional.



12: ATTACHED GARAGE

Information

General: Access

Entered & Inspected

Floor: Floor Material

Concrete

Garage Door: Material

Metal, Non-insulated

Garage Door Opener: Auto

Reverse Functional

Electronic Eyes

General: General Information

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

Ceiling: General Information

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

Walls : General Information

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

Garage Door: Safety Cables

Present



Garage Door: Locks on Door with Opener

Manual locks are installed on the door with automatic opener. Should the lock be engaged and the door opener be activated, it could cause damage to the garage door, it's opener and or other components of this system.



Limitations

General

STORED ITEMS

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

Garage Door Opener

SAFETY FEATURES NOT TESTED

LEFT DOOR

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

Deficiencies

12.6.1 Garage Door Opener

GARAGE DOOR OPENER NOT FUNCTIONAL

LEFT DOOR

The garage door opener is not functional. This should be repaired by a qualified professional.

Recommendation

Contact a qualified professional.



13: ATTIC, INSULATION & VENTILATION

Information

General: Attic Access

Entered & Inspected, Ceiling Hatch

Attic Insulation: Insulation Type

Floor, Batt, Fiberglass

Attic Insulation: Insulation Depth

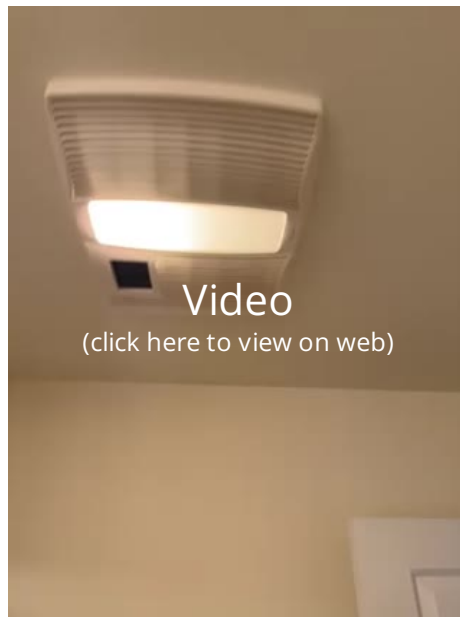
10-12 Inches

Ventilation: Ventilation Type

Gable Vents, Soffit Vents, Ridge Vents

Bath Exhaust Systems: Exhaust Fans

Present and Functional, 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.



STANDARDS OF PRACTICE

INVOICE

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Emmaus, PA 18049

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Creighton Faust

Bill to
Creighton Faust
Re/Max

Invoice details

Invoice no.: 1196
Terms: Net 30
Invoice date: 10/25/2024
Due date: 11/24/2024

| # | Date | Product or service | Description | Qty | Rate | Amount |
|----|------|--------------------|--|-----|--------------|-----------------|
| 1. | | Sales | 5411 Truth Place allentown. Trouble shoot and test Sump pump. Visual inspection and test sump pump. Trip float by hand: pump starts and drains pit. Fill pit with water via garden hose 2x. Pump operates correctly each time and drains pit. | | | \$150.00 |
| | | | | | Total | \$150.00 |