



## RESIDENTIAL REPORT

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CENTER VALLEY, PA 18034

Creighton Faust

MAY 7, 2024



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# 1: INSPECTION DETAILS

## Information

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**General: Building Style**

Single-Family

**General: In Attendance**

Home Owner, Listing Agent

**General: Occupancy**

Furnished, Occupied

**General: Temperature  
(approximate)**

65 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

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

## **COMMENT CATEGORY DEFINITIONS**

### **Maintenance | Service | Repair:**

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

### **Major Concerns:**

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

### **Safety Concern:**

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

## **PENNSYLVANIA HOME INSPECTOR COMPLIANCE STATEMENT:**

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

### **Report Updating:**

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

## 2: ORIENTATION DETAILS

### Information

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#### **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

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**General: Inspection Method**

Viewed from the edge at various areas, Drone View

**General: Material**

Asphalt

**General: General Condition**

Serviceable

**General: Skylights Mounted on Curbs**

There are skylights mounted on curbs.

**Pitched Roof Asphalt Shingles: Approximate Roof Age**

8-15

**Roof Drainage Systems: Gutter Material**

Aluminum



**Roof Drainage Systems: Gutter Guards**

Metal

**Flashings: Material**

Metal

**Chimney: Access**

Viewed from Roof edge, Viewed with Drone



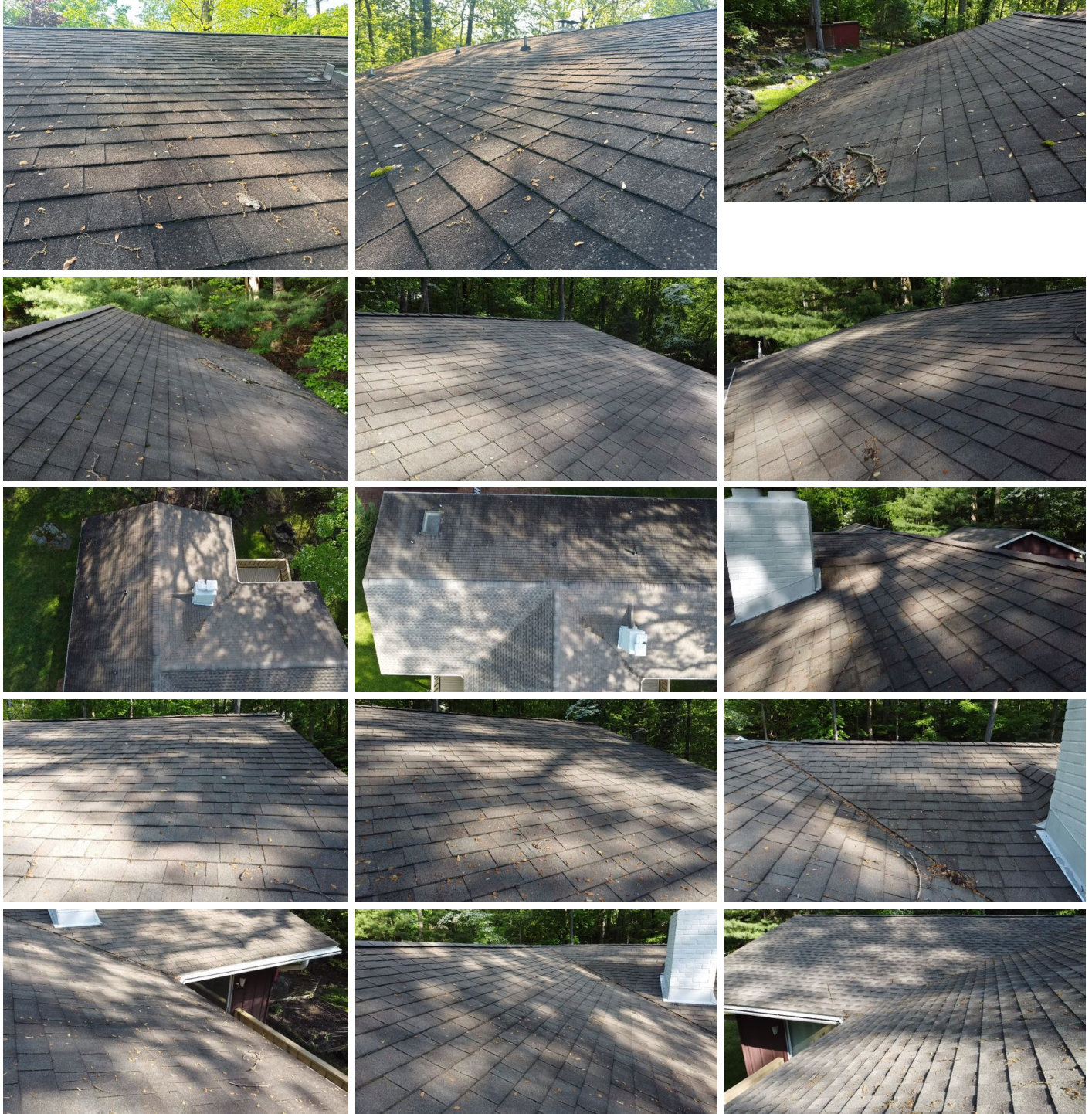
**Chimney: Chimney Material**

Brick

**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

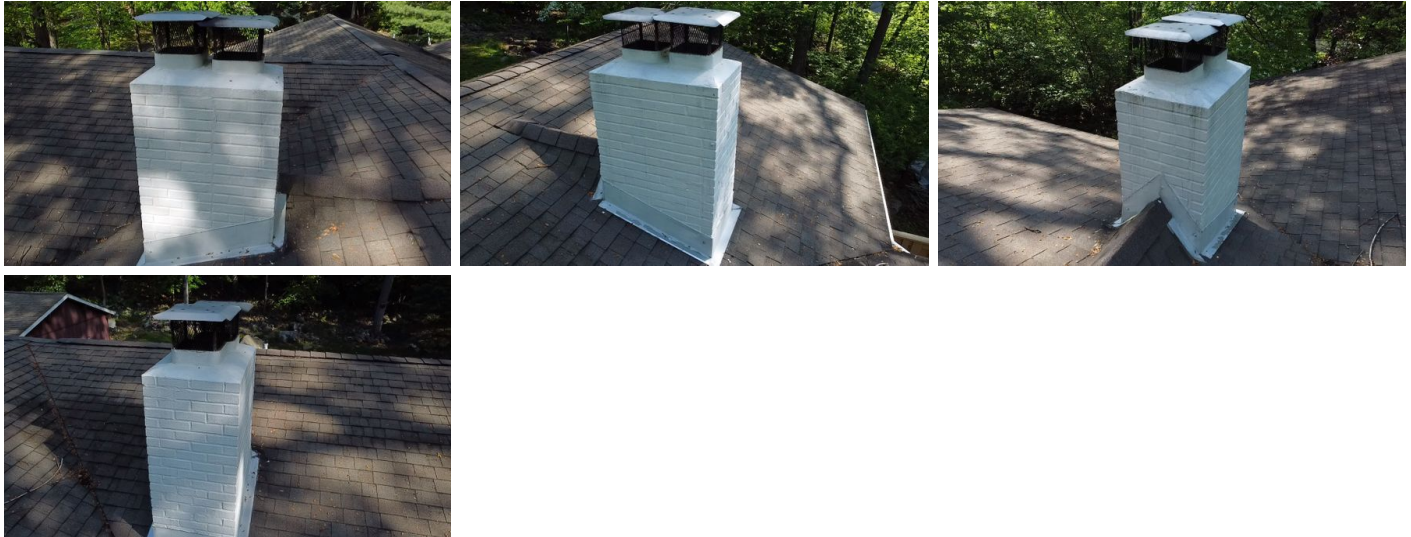
Multiple Locations House & Garage

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.



### Chimney: Chimney Location

Plane



### Chimney: Level II Chimney Inspection

(2) Fireplace Chimneys

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

## Limitations

Chimney

### VIEWED WITH DRONE

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

## Deficiencies

3.2.1 Pitched Roof Asphalt Shingles

### DAMAGE/DETERIORATION

There is damage and or deterioration present. This has caused wear and some loss of protective granules. You should monitor the areas for any further deterioration and repair or replace as needed.

Recommendation

Contact a qualified professional.



3.2.2 Pitched Roof Asphalt Shingles



**MOSS/LICHENS**

The asphalt roofing has moss lichens on the surface. This is mostly cosmetic however this type of moss or fungus will eventually wear on the roofing surface. You should periodically monitor the areas.

Recommendation

Contact a qualified professional.



3.2.3 Pitched Roof Asphalt Shingles



**DISCOLORATION**

NORTH FACING SIDE

There are areas of discoloration. This can be caused by wear, moisture, rust or soot. You may consider contacting a qualified roofing contractor for further evaluation.

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, Brick or Paver

#### Siding: Siding Material

Aluminum

#### Windows: Materials

Metal Clad Wood Windows, Wood

#### Walkways, Stoops, Steps, Patios & Driveways: Walkway

##### Material(s)

Brick

#### Soffit & Facia: Soffit Material

Aluminum

#### Trim: Trim

Metal, Wood

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

Pressure Treated Wood for Structural Supports, Wood

#### Walkways, Stoops, Steps, Patios & Driveways: Patio Material(s)

Concrete

#### Soffit & Facia: Fascia Material

Metal

#### Exterior Doors: Exterior Entry Door(s)

Sliding Glass, Wood, Double Pane Insulated

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

Wood

### General: General Information

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



**General: Lead Base Paint**

Due to the age of the property or building pre-1978, it is possible that some areas of the exterior surface may have previously painted with a lead-based paint. Further evaluation by a qualified specialist should be considered to determine if any lead-based paint coatings exist. Identification of lead-based paint coatings is beyond the scope of this inspection.

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

Deck



**Retaining Walls: Material**

Multiple Locations

Stone



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

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

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

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



## Limitations

Vegetation, Grading & Drainage

### MULCH OR STONE AROUND THE PERIMETER

MULTIPLE LOCATIONS

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.



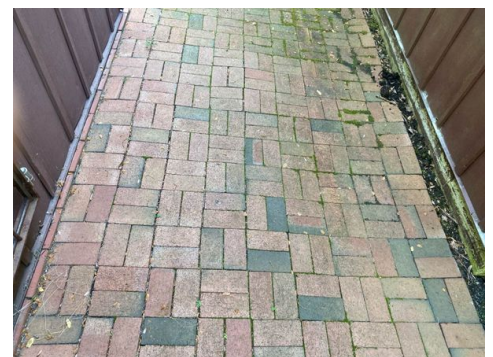
## Deficiencies

4.2.1 Walkways, Stoops, Steps, Patios & Driveways



### 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



### DRIVEWAY CRACKING

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





4.2.3 Walkways, Stoops, Steps, Patios & Driveways

 Maintenance / Service

**WALKWAYS SLOPED TOWARDS THE BUILDING**

Walkways are draining towards the building. This may allow water to enter the basement area. You should have a qualified contractor further evaluate and repair or replace the concrete. Note: At the very least you should seal between the walkway and foundation with an appropriate sealing material.

Recommendation

Contact a qualified professional.



4.2.4 Walkways, Stoops, Steps, Patios & Driveways

 Safety Defects

**RISER HEIGHT**

FRONT

Riser height is uneven. This is considered a trip hazard.

Recommendation

Contact a qualified professional.



4.3.1 Soffit & Facia

 Maintenance / Service

**LOOSE/DAMAGED OR MISSING SOFFIT**

FRONT

The soffit is loose, damaged or missing. Consider repair to prevent pest intrusion or further damage.

Recommendation

Contact a qualified professional.



4.4.1 Siding

 Maintenance / Service

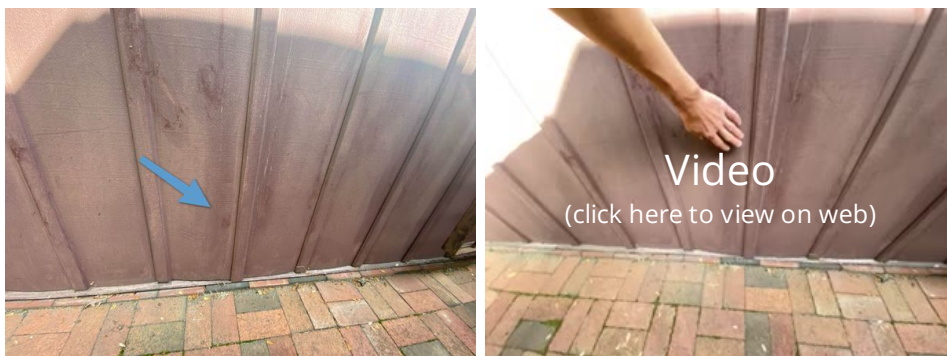
**LOOSE SIDING**

GARAGE

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

 Maintenance / Service

**DAMAGED AND/OR DETERIORATED SIDING**

MULTIPLE LOCATIONS

The siding is damaged and/or deteriorated at areas. Siding is the protection for the building and any damage or deterioration could allow moisture and weather intrusion, causing further damage and expense. The siding material should be repaired or replaced as needed to make a weather-tight envelope for the building.

Recommendation

Contact a qualified professional.



4.4.3 Siding

**CRACKING**

HOSE BIB FRONT RIGHT

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes age. Recommend sealing and monitoring.



4.5.1 Trim

**ROTTED TRIM**

GARAGE

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.





4.8.1 Decks, Balconies, Porches & Steps

**DECK AND/OR BALCONY SUPPORT COLUMNS RESTING ON THE PATIO**

The deck posts are resting on the patio. Decks should sit on concrete footers. These footers should be 36" deep to penetrate below the permafrost line. Recommend to have a qualified contractor further evaluate and follow their recommendations.

Recommendation

Contact a qualified professional.



4.8.2 Decks, Balconies, Porches & Steps

**SCREWS USED AT JOISTS**

Deck screws were used at the joists. These should be fastened with nails.

Recommendation

Contact a qualified professional.



4.10.1 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.



4.10.2 Vegetation, Grading & Drainage



**HIGH GRADING**

MULTIPLE LOCATIONS

The grading is high at areas. This can allow moisture or insect penetration. The ground should be at least 2 to 3 inches below the siding or top of the foundation.

Recommendation

Contact a qualified professional.



4.10.3 Vegetation, Grading & Drainage



**GRADE SLOPES TOWARD BUILDING**

MULTIPLE LOCATIONS

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

Recommendation

Contact a qualified professional.



4.10.4 Vegetation, Grading & Drainage



**FIREWOOD TOUCHING DWELLING**

GARAGE

The firewood is touching the dwelling. This can harbor wood destroying insects and allow them to enter your home.

Recommendation

Contact a qualified professional.



4.11.1 Pest Indications



**BIRD NESTING**

DOWNSPOUT LEFT

There is birds nesting. We recommended calling a qualified pest control company to mitigate.

Recommendation

Contact a qualified professional.



## 5: STRUCTURE

### Information

**General: Inspection Method**  
Basement Entered

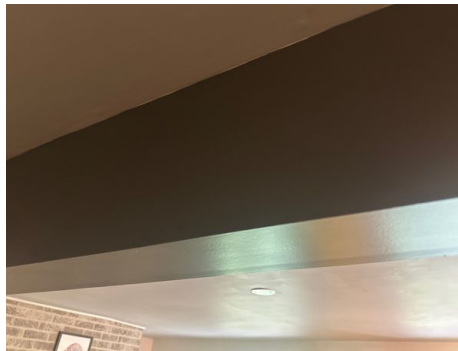
**Foundation: Foundation Type**  
Basement

**Foundation: Material(s)**  
Concrete

**Floor Structure: Material**  
Dimensional Wood

**Floor Structure: Beam Material**  
Inaccessible

**Floor Structure: Column Material**  
Not Visible



**Floor Structure: Basement/Crawlspace Floor**  
Concrete

**Wall Structure: Material**  
Conventional Wood

**Ceiling Structure: Material**  
Dimensional Framing Lumber

**Roof Structure: Material**  
Dimensional Lumber

#### General: General Information

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

### Limitations

General

#### RESTRICTIONS

Finished Surfaces, Stored Items

Foundation

#### LIMITED ACCESS

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

Foundation

#### 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.

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

5.3.1 Floor Structure

### TYPICAL SETTLEMENT CRACKING



Maintenance / Service

There is typical settlement cracking in the basement concrete floor.

Recommendation

Contact a qualified professional.





## 6: BASEMENT & CRAWLSPACE

### Information

#### General: Inspection Method

Entered and Inspected

#### Below Grade Drainage: Drainage Types

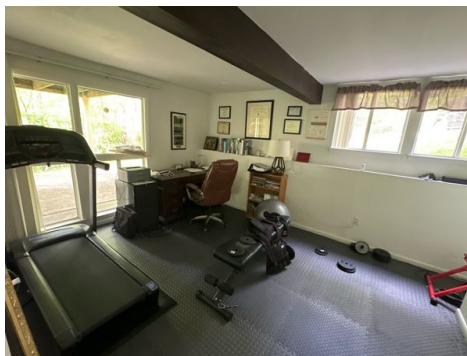
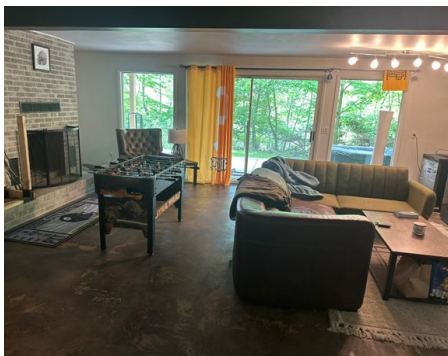
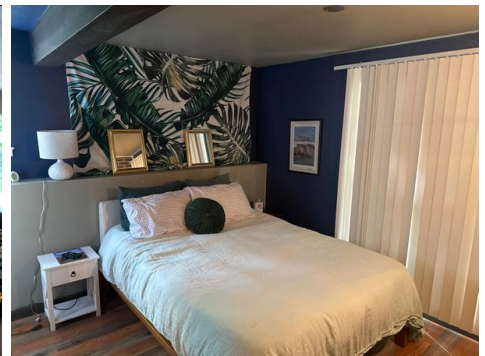
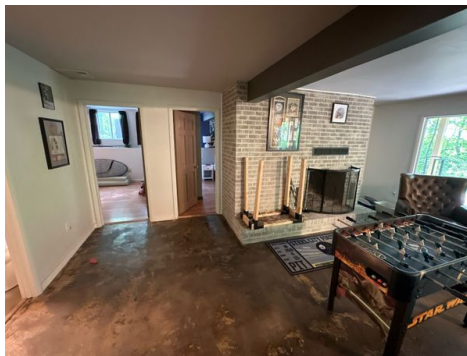
None

#### Ventilation: Ventilation Type

Basement  
Operable Windows

#### 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.

---

**Egress: Egress Type**

## Walkout 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.

**Radon: General Information**

## No Radon System Present

Radon Mitigation General Information Description:

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

---

**Limitations**

---

General

**ACCESS RESTRICTIONS**

Stored items, Finished Walls & Ceilings

---

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.

---

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

---

### 6.6.1 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.



# 7: ELECTRICAL

## Information

### Service Entrance Conductors: Electrical Service Conductors

Aluminum

### Grounding & Bonding: Service Grounding Location

Street Side of Plumbing Meter



### 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

### GFCI/AFCI: GFCI Location

Bathrooms, Kitchen(s), Exterior

### GFCI/AFCI: GFCI Outlets

Operational

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

### Smoke Detectors: Smoke Alarm Location

Basement, 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.

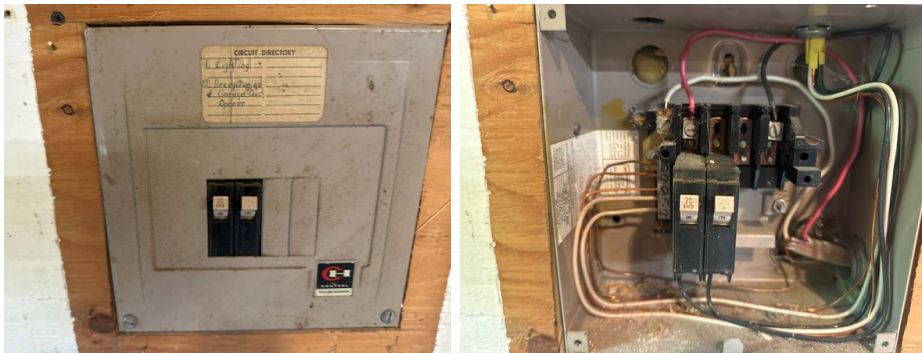
## Service Entrance Conductors: Service Entrance Underground



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



## Main & Subpanels & Main Overcurrent Device: Sub Panel Location Garage



## 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.

## Deficiencies

### 7.3.1 Grounding & Bonding



#### WATER METER NOT BONDED

The water meter is not bonded. The main service ground is also connected on the building side of the water meter however does not continue and clamp at the building supply line over the meter. This could be a hazard. If any grounding devices develop a short circuit or similar problem the water pipes on the house side of the meter could become energized and deliver an electrical shock to someone touching the copper or iron water pipes. You should install a bonding meter jump across the meter and secured correctly on both sides.

Recommendation

Contact a qualified professional.



### 7.4.1 Main & Subpanels & Main Overcurrent Device



#### MISSING SCREWS

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

Recommendation

Contact a qualified professional.



## 7.4.2 Main &amp; Subpanels &amp; Main Overcurrent Device

**GROUND/NEUTRAL WIRES ON SAME BUS-BAR IN SUB-PANEL**

GARAGE

The ground and neutral wires are connected together at the bus bar in the subpanel. Ground wires should be separate of each other to in sub panels to provide a clear path for circuit current to return to the main service ground. You should have a qualified electrician further evaluate this issue.

Recommendation

Contact a qualified professional.



## 7.4.3 Main &amp; Subpanels &amp; Main Overcurrent Device

**UNUSED OPENINGS**

There are unused openings in the panel. This is a safety concern. The openings should be covered to prevent possible shock.

Recommendation

Contact a qualified professional.



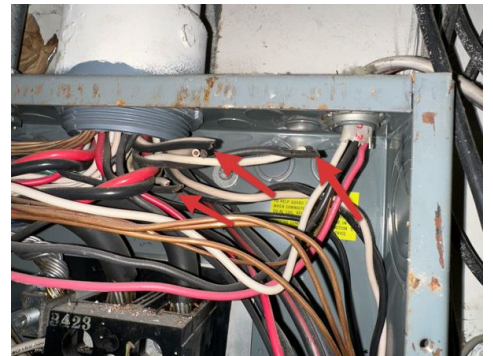
## 7.4.4 Main &amp; Subpanels &amp; Main Overcurrent Device

**WIRES TERMINATE IN PANEL**

There are wires that terminate into the panel that are not capped.

Recommendation

Contact a qualified professional.



## 7.5.1 Branch Wiring Circuits

**EXTENSION CORD PERMANENT**

KITCHEN

Extension cord wiring is being used as permanent wiring. This is a safety concern. Extension cords can cause overheating. Additional outlets should be installed to eliminate extension cord use.

Recommendation

Contact a qualified professional.



7.6.1 Lighting Fixtures, Switches & Receptacles

**UNGROUND RECEPTACLE**

LAUNDRY

One or more receptacles are ungrounded. To eliminate safety hazards, all receptacles should be grounded.



7.6.2 Lighting Fixtures, Switches & Receptacles

**LOOSE RECEPTACLES AND OR JUNCTION BOX**

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

Recommendation

Contact a qualified professional.



7.6.3 Lighting Fixtures, Switches & Receptacles

**BULBS MISSING/BURNED OUT**

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

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

**GFCI NOT OPERATING**

EXTERIOR FRONT

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

Recommendation

Contact a qualified professional.



7.8.1 Smoke Detectors

**INAPPROPRIATE LOCATION**



Smoke detector effectiveness may be compromised due to location. Recommend relocating according to manufacturers instructions. Note: Alarms should not be positioned over bedroom doorways. The alarm should be installed at the ceiling area at least 12" away from the wall.



7.9.1 Carbon Monoxide Detectors

**CARBON MONOXIDE MISSING**

OUTSIDE OF BEDROOMS

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

**Main Water Shut-off Device:**

**Check Valve/ Pressure Regulator**

Not Visible



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

Copper

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

Copper

**Drain, Waste, & Vent Systems:**

PVC

**Hot Water Systems: Location**

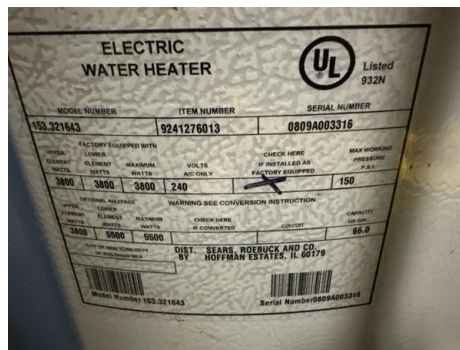
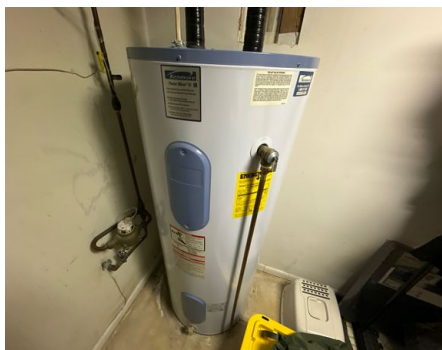
Basement

**Hot Water Systems: Age**

16

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

Electric

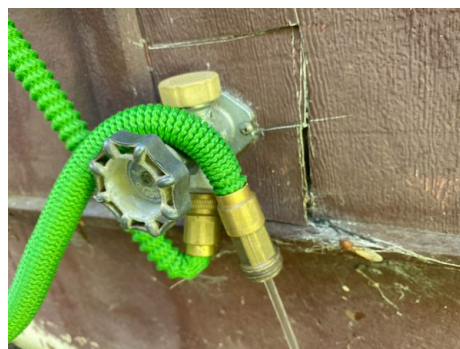


**Hot Water Systems: Capacity**

66 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.

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

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

## Sinks/Tubs/Showers/Toilets: General Information

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

## Sinks/Tubs/Showers/Toilets: Serviceable

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

## Hot Water Systems: Manufacturer

Kenmore

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

### Missing or Incorrect Extension Pipe

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.

## Deficiencies

### 8.4.1 Drain, Waste, & Vent Systems



Maintenance / Service

#### LEAKING PIPE

##### LAUNDRY TRAP

A drain, waste and/or vent pipe showed signs of a leak. Recommend contacting a qualified plumber for further evaluation.



### 8.5.1 Sinks/Tubs/Showers/Toilets



Maintenance / Service

#### LOOSE FAUCET

The faucet is loose and may begin to leak. This should be repaired by a qualified plumber.

##### Recommendation

Contact a qualified professional.



### 8.5.2 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.



### 8.5.3 Sinks/Tubs/Showers/Toilets



Maintenance / Service

#### LOOSE/DAMAGED HARDWARE

##### BASEMENT BATHROOM

There is loose and or damaged hardware. This should be repaired or replaced.

Recommendation

Contact a qualified professional.



8.5.4 Sinks/Tubs/showers/Toilets

 Maintenance / Service

**LEAK AT FAUCET HANDLE**

There is a leak at the faucet handle. This is not typical and should be repaired.

Recommendation

Contact a qualified professional.



8.6.1 Hot Water Systems

 Safety Defects

**TPR DRAIN LINE DIAMETER TOO SMALL**

The diameter on the drain line is smaller than the fitting. This is a safety concern. An undersized drain line could hamper the valve from discharging correctly. The correct sized diameter drain line matching the diameter of the TPR valve should be installed.

Recommendation

Contact a qualified professional.



# 9: HEATING/COOLING

## Information

**Heat Pump: Tonnage**  
4 Ton

**Heat Pump: Supplemental Heat**  
Electrical Coil Located inside the Unit, Functional

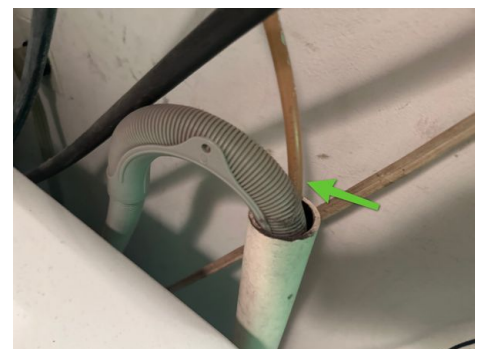
**Normal Operating Controls: Thermostat Functional**  
Functional



**Interior A/C Unit/Handler: Age**  
24

**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**  
Metal

**Air Filter(s): Type**  
Electronic Air Cleaner

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



### General: General Information

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

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

Heat Pumps & Air conditioners have an average of 12-15 years of service life. Systems should be professionally serviced every 2 to 3 years. Air conditioner filters should be cleaned or replaced monthly to maintain efficiency. Service contracts are available from heating contractors or utility companies. **Note:** Please refer to this you tube site for heat Pump Information. <https://youtu.be/QykwWs3L1W8>

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

### Heat Pump: Brand

Carrier



### Heat Pump: Age

24



### Heat Pump: Operating/Testing Mode

Cooling and Emergency Heating 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: 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

15 to 18 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.



## Deficiencies

### 9.2.1 Heat Pump

#### **EXTERIOR UNIT IS AT OR BEYOND NORMAL 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.

### 9.2.2 Heat Pump

#### **SERVICE RECOMMENDED**



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



Recommendation

Contact a qualified professional.

9.2.3 Heat Pump



**DAMAGED OR MISSING REFRIGERANT LINE INSULATION**

The refrigerant line insulation jacket is damaged or missing. This may cause a reduction in operational efficiency. The insulation jacket should be repaired or replaced.

Recommendation

Contact a qualified professional.



9.4.1 Interior A/C Unit/Handler



**INTERIOR UNIT AT OR NEAR THE END OF ITS LIFE**

The interior unit is at or near the end of its life. Maintenance, repairs and/or replacement should be expected in the future.

Recommendation

Contact a qualified professional.

# 10: HEATING

# 11: COOLING

# 12: BUILT-IN APPLIANCES, KITCHEN & LAUNDRY

## Information

**Range/Oven/Wall Oven/Cooktop:** Kitchen Exhaust: Exhaust Hood  
**Cook Top Energy Source** Type  
Electric Functional



**Laundry: Washer & Dryer**  
Electric Clothes Washer & Dryer

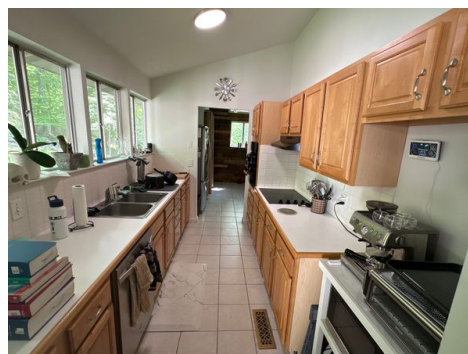


**Laundry: Dryer Vent**  
Exterior Metal



## 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: Wall Oven Energy Source**

Electric, Functional

**Dishwasher: Functional**

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

**Garbage Disposal: Functional**

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

**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**

12.3.1 Dishwasher

**DOOR FALLS OPEN**

The dishwasher door falls open. This can be a safety concern. This should be further evaluated for repair or replacement.

Recommendation

Contact a qualified professional.



12.5.1 Kitchen Exhaust



**LOOSE/DAMAGED HARDWARE**

Loose and or damaged hardware is present..

Recommendation

Contact a qualified professional.



# 13: INTERIOR, DOORS, WINDOWS, STAIRWAYS

## Information

---

### **Walls: Wall Material**

Drywall, Textured Walls

### **Ceilings: Ceiling Material**

Drywall

### **Floors: Floor Coverings**

Vinyl, Laminate, Hardwood, Tile

### **Windows: Window Type**

Metal, Sliders, Double Pane

### **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.

### **Steps, Stairways & Railings: Serviceable**

All areas appeared to be in serviceable condition at the time of this inspection.

### **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.

## Limitations

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### 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.

---

### Walls

#### **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.

---

### Windows

#### **STORED ITEMS**

One or more of the window(s) was restricted by stored items. We were unable to inspect the window(s) at the time of this inspection.

---

## Deficiencies

### 13.2.1 Steps, Stairways & Railings

 Safety Defects

#### NO RETURNS

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

Recommendation

Contact a qualified professional.



### 13.3.1 Walls

 Maintenance / Service

#### DAMAGED WALLS

There is damage present. The damaged area(s) should be repaired.

Recommendation

Contact a qualified professional.



### 13.3.2 Walls

 Maintenance / Service

#### STAINS WERE TESTED AND DRY

BASEMENT UTILITY ROOM

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

Recommendation

Contact a qualified professional.



### 13.4.1 Ceilings

 Maintenance / Service

#### DAMAGED CEILING

There are areas of the ceiling which are damaged. It is unknown as to why this is present. Recommend to have a qualified contractor further evaluate and repair.

Recommendation

Contact a qualified professional.





13.6.1 Doors

 Maintenance / Service

**DIFFICULT TO OPERATE**

BASEMENT SLIDING GLASSDOOR

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

Recommendation

Contact a qualified professional.



13.6.2 Doors

 Maintenance / Service

**SLIDING GLASS DOOR NOT SQUARE**

The sliding glass door is not square. This could allow for drafts (cold air).

Recommendation

Contact a qualified professional.

13.6.3 Doors

 Safety Defects

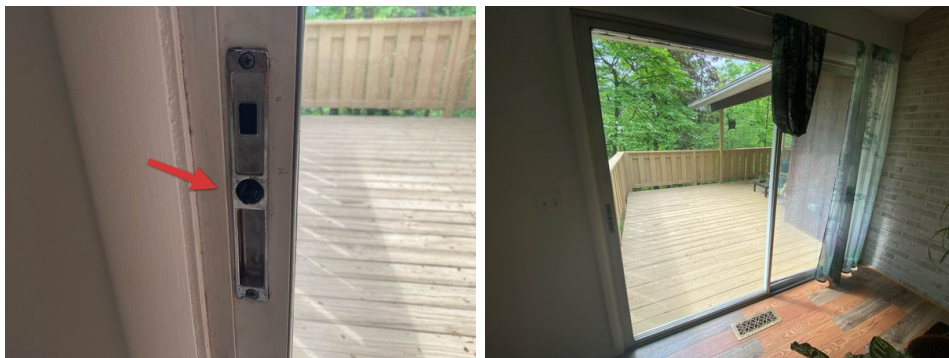
**LOCK NOT FUNCTIONAL**

2ND FLOOR SLIDING GLASSWOOD

The door lock is not functional. This should be repaired.

Recommendation

Contact a qualified professional.



13.7.1 Windows

 Maintenance / Service

**SEAL FAILURE**

MULTIPLE LOCATIONS

Observed condensation between the window panes, which indicates a failed seal. Recommend further evaluation by a qualified contractor for repair or replacement.



13.7.2 Windows

**DIFFICULT TO OPERATE**

BASEMENT BEDROOM, GARAGE

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

Recommendation

Contact a qualified professional.



# 14: FIREPLACES

## Information

**Fireplace: Fireplace Style**

Masonry

**Fireplace: Type**

Wood, Functional

**Fireplace Components: Fire Chamber Material**

Metal

**Fireplace Components:  
Functional or Non-Functional**

Functional

**Fireplace: General Information**

Basement

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 Components: Damper Discription

Basement

### Functional

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



# 15: FIREPLACES 1

## Information

**Fireplace: Fireplace Style**

Masonry

**Fireplace: Type**

Wood

**Fireplace Components: Fire Chamber Material**

Metal



**Fireplace Components:**

**Functional or Non-Functional**

Functional

**Fireplace: General Information**

1st Floor

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 Components: Damper Discription

1st Floor

### Functional

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



# 16: GARAGE

## Information

### General: Access

Entered & Inspected, Stored Items

### Floor: Floor Material

Concrete

### Garage Door: Material

Vinyl, Insulated

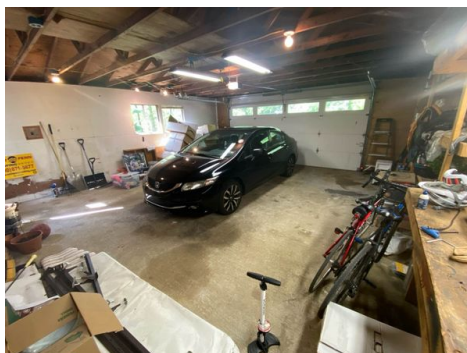
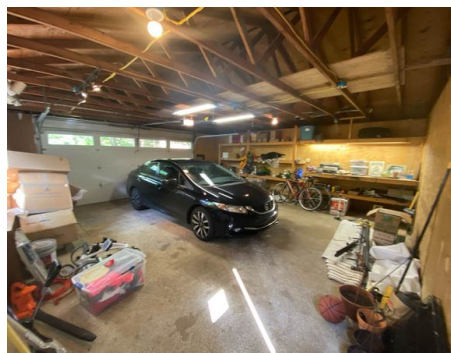
### Garage Door Opener: Auto

#### 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 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 Opener: Control on GFCI

The door opener is connected to a GFCI outlet. If the outlet trips it will need to be reset in order for the door opener to function.

## 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.

## Deficiencies

16.2.1 Ceiling

### STAINS TESTED AND DRY

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

Recommendation

Contact a qualified professional.



16.3.1 Floor

### TYPICAL SETTLEMENT CRACKS





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



# 17: VENTILATION

## Information

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**Ventilation: Ventilation Type**  
Soffit Vents, Ridge Vents

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



# STANDARDS OF PRACTICE

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