

SELLER'S PROPERTY DISCLOSURE STATEMENT

SPD

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

1 **PROPERTY 25 Douglass Rd, Lansdale, PA 19446-1450**
2 **SELLER Timothy J Murphy, Co-Executor, Richard S Aubert, Co-Executor**

3 **INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW**

4 The Real Estate Seller Disclosure Law (68 P.S. §7301, et seq.) requires that before an agreement of sale is signed, the seller in a residential
5 real estate transfer must disclose all known **material defects** about the property being sold that are not readily observable. A **material defect**
6 is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or
7 that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end
8 of its normal useful life is not by itself a material defect.

9 This property disclosure statement ("Statement") includes disclosures beyond the basic requirements of the Law and is designed to assist
10 Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to see
11 or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement
12 nor the basic disclosure form limits Seller's obligation to disclose a material defect.

13 This Statement discloses Seller's knowledge of the condition of the Property as of the date signed by Seller and **is not a substitute for any**
14 **inspections or warranties** that Buyer may wish to obtain. **This Statement is not a warranty of any kind by Seller or a warranty or rep-**
15 **resentation by any listing real estate broker, any selling real estate broker, or their licensees.** Buyer is encouraged to address concerns
16 about the condition of the Property that may not be included in this Statement.

17 **The Law provides exceptions (listed below) where a property disclosure statement does not have to be completed. All other sellers**
18 **are obligated to complete a property disclosure statement, even if they do not occupy or have never occupied the Property.**

- 19 1. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
- 20 2. Transfers as a result of a court order.
- 21 3. Transfers to a mortgage lender that results from a buyer's default and subsequent foreclosure sales that result from default.
- 22 4. Transfers from a co-owner to one or more other co-owners.
- 23 5. Transfers made to a spouse or direct descendant.
- 24 6. Transfers between spouses as a result of divorce, legal separation or property settlement.
- 25 7. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of
- 26 liquidation.
- 27 8. Transfers of a property to be demolished or converted to non-residential use.
- 28 9. Transfers of unimproved real property.
- 29 10. Transfers of new construction that has never been occupied and:
 - 30 a. The buyer has received a one-year warranty covering the construction;
 - 31 b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model
 - 32 building code; and
 - 33 c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

34 **COMMON LAW DUTY TO DISCLOSE**

35 Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclo-
36 sure statement, the Law does not excuse the seller's common law duty to disclose any known material defect(s) of the Property in order
37 to avoid fraud, misrepresentation or deceit in the transaction. **This duty continues until the date of settlement.**

38 **EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK ***

39 According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required
40 to fill out a Seller's Property Disclosure Statement. **The executor, administrator or trustee, must, however, disclose any known**
41 **material defect(s) of the Property.** **Richard S. Aubert CO-EXEC RICHARD S. AUBERT CO-EXEC 2-14-22*
42 *Timothy J. Murphy CO-EXEC TIMOTHY J. MURPHY CO-EXEC (A licensed PA Salesperson) DATE 2-13-22*

**for Sellers Disclosure purposes, see Home Inspection Report performed on January 24, 2022 by Daybreak Home Inspections, Inc.*

43 Seller's Initials TJM/RS Date 2-13-22 SPD Page 1 of 11 Buyer's Initials / Date / /

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

1. SELLER'S EXPERTISE

- (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or other areas related to the construction and conditions of the Property and its improvements?
- (B) Is Seller the landlord for the Property?
- (C) Is Seller a real estate licensee?

	Yes	No	Unk	N/A
A				
B				
C				

Explain any "yes" answers in Section 1: _____

2. OWNERSHIP/OCCUPANCY

(A) Occupancy

- 1. When was the Property most recently occupied? _____
- 2. By how many people? _____
- 3. Was Seller the most recent occupant?
- 4. If "no," when did Seller most recently occupy the Property? _____

	Yes	No	Unk	N/A
A1				
A2				
A3				
A4				

(B) Role of Individual Completing This Disclosure. Is the individual completing this form:

- 1. The owner
- 2. The executor or administrator
- 3. The trustee
- 4. An individual holding power of attorney

	Yes	No	Unk	N/A
B1				
B2				
B3				
B4				
C				

(C) When was the Property acquired? _____

(D) List any animals that have lived in the residence(s) or other structures during your ownership: _____

Explain Section 2 (if needed): _____

3. CONDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS

(A) Disclosures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures regarding common areas or facilities are not required by the Real Estate Seller Disclosure Law.

(B) Type. Is the Property part of a(n):

- 1. Condominium
- 2. Homeowners association or planned community
- 3. Cooperative
- 4. Other type of association or community _____

	Yes	No	Unk	N/A
B1				
B2				
B3				
B4				

(C) If "yes," how much are the fees? \$ _____, paid (Monthly) (Quarterly) (Yearly)

(D) If "yes," are there any community services or systems that the association or community is responsible for supporting or maintaining? Explain: _____

(E) If "yes," provide the following information:

- 1. Community Name _____
- 2. Contact _____
- 3. Mailing Address _____
- 4. Telephone Number _____

	Yes	No	Unk	N/A
C				
D				
E1				
E2				
E3				
E4				
F				

(F) How much is the capital contribution/initiation fee(s)? \$ _____

Notice to Buyer: A buyer of a resale unit in a condominium, cooperative, or planned community must receive a copy of the declaration (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association, condominium, cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition to regular maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the certificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.

4. ROOFS AND ATTIC

(A) Installation

- 1. When was or were the roof or roofs installed? _____
- 2. Do you have documentation (invoice, work order, warranty, etc.)?

	Yes	No	Unk	N/A
A1				
A2				

(B) Repair

- 1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?
- 2. If it or they were replaced or repaired, were any existing roofing materials removed?

	Yes	No	Unk	N/A
B1				
B2				

(C) Issues

- 1. Has the roof or roofs ever leaked during your ownership?
- 2. Have there been any other leaks or moisture problems in the attic?
- 3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or downspouts?

	Yes	No	Unk	N/A
C1				
C2				
C3				

Seller's Initials TJM/RSK Date 2-13-22 SPD Page 2 of 11 Buyer's Initials _____ / _____ Date _____

SEE #23(A)

Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

Explain any "yes" answers in Section 4. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date they were done:

5. BASEMENTS AND CRAWL SPACES

(A) Sump Pump

1. Does the Property have a sump pit? If "yes," how many? _____
2. Does the Property have a sump pump? If "yes," how many? _____
3. If it has a sump pump, has it ever run?
4. If it has a sump pump, is the sump pump in working order?

	Yes	No	Unk	N/A
A1				
A2				
A3				
A4				
B1				
B2				
B3				

(B) Water Infiltration

1. Are you aware of any past or present water leakage, accumulation, or dampness within the basement or crawl space?
2. Do you know of any repairs or other attempts to control any water or dampness problem in the basement or crawl space?
3. Are the downspouts or gutters connected to a public sewer system?

Explain any "yes" answers in Section 5. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date they were done:

6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS

(A) Status

1. Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the Property?
2. Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests?

	Yes	No	Unk	N/A
A1				
A2				
B1				
B2				

(B) Treatment

1. Is the Property currently under contract by a licensed pest control company?
2. Are you aware of any termite/pest control reports or treatments for the Property?

Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable:

7. STRUCTURAL ITEMS

(A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, or other structural components?

(B) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on the Property?

(C) Are you aware of any past or present water infiltration in the house or other structures, other than the roof(s), basement or crawl space(s)?

(D) Stucco and Exterior Synthetic Finishing Systems

1. Is any part of the Property constructed with stucco or an Exterior Insulating Finishing System (EIFS) such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?

2. If "yes," indicate type(s) and location(s) _____

3. If "yes," provide date(s) installed _____

(E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property?

(F) Are you aware of any defects (including stains) in flooring or floor coverings?

	Yes	No	Unk	N/A
A				
B				
C				
D1				
D2				
D3				
E				
F				

Explain any "yes" answers in Section 7. Include the location and extent of any problem(s) and any repair or remediation efforts, the name of the person or company who did the repairs and the date the work was done:

8. ADDITIONS/ALTERATIONS

(A) Have any additions, structural changes or other alterations (including remodeling) been made to the Property during your ownership? Itemize and date all additions/alterations below.

	Yes	No	Unk	N/A
A				

Addition, structural change or alteration (continued on following page)	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)

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162 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the
 163 **Property.** Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

Addition, structural change or alteration	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)

173 A sheet describing other additions and alterations is attached.

174 (B) Are you aware of any private or public architectural review control of the Property other than zoning
 175 codes? If "yes," explain: _____

Yes	No	Unk	N/A

176 *Note to Buyer: The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes establish standards for building and*
 177 *altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work*
 178 *and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to up-*
 179 *grade or remove changes made by the prior owners. Buyers can have the Property inspected by an expert in codes compliance to determine*
 180 *if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the Property by previous*
 181 *owners without a permit or approval.*

182 *Note to Buyer: According to the PA Stormwater Management Act, each municipality must enact a Storm Water Management Plan for*
 183 *drainage control and flood reduction. The municipality where the Property is located may impose restrictions on impervious or semi-per-*
 184 *vicious surfaces added to the Property. Buyers should contact the local office charged with overseeing the Stormwater Management Plan*
 185 *to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect your*
 186 *ability to make future changes.*

187 **9. WATER SUPPLY**

188 (A) **Source.** Is the source of your drinking water (check all that apply):

- 189 1. Public
- 190 2. A well on the Property
- 191 3. Community water
- 192 4. A holding tank
- 193 5. A cistern
- 194 6. A spring
- 195 7. Other _____
- 196 8. If no water service, explain: _____

197 (B) **General**

- 198 1. When was the water supply last tested? _____
- 199 Test results: _____
- 200 2. Is the water system shared?
- 201 If "yes," is there a written agreement? _____
- 202 4. Do you have a softener, filter or other conditioning system?
- 203 5. Is the softener, filter or other treatment system leased? From whom? _____
- 204 6. If your drinking water source is not public, is the pumping system in working order? If "no,"
- 205 explain: _____

206 (C) **Bypass Valve** (for properties with multiple sources of water)

- 207 1. Does your water source have a bypass valve?
- 208 2. If "yes," is the bypass valve working?

209 (D) **Well**

- 210 1. Has your well ever run dry?
- 211 2. Depth of well _____
- 212 3. Gallons per minute: _____, measured on (date) _____
- 213 4. Is there a well that is used for something other than the primary source of drinking water?
- 214 If "yes," explain _____
- 215 5. If there is an unused well, is it capped?

	Yes	No	Unk	N/A
A1				
A2				
A3				
A4				
A5				
A6				
A7				
B1				
B2				
B3				
B4				
B5				
B6				
C1				
C2				
D1				
D2				
D3				
D4				
D5				

217 **Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the**
 218 **Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.**

- 219 **(E) Issues**
- 220 1. Are you aware of any leaks or other problems, past or present, relating to the water supply,
 221 pumping system and related items? E1
- 222 2. Have you ever had a problem with your water supply? E2

Yes	No	Unk	N/A

223 **Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remediation**
 224 **efforts, the name of the person or company who did the repairs and the date the work was done:** _____
 225 _____

226 **10. SEWAGE SYSTEM**

- 227 **(A) General**
- 228 1. Is the Property served by a sewage system (public, private or community)? A1
- 229 2. If "no," is it due to unavailability or permit limitations? A2
- 230 3. When was the sewage system installed (or date of connection, if public)? _____ A3
- 231 4. Name of current service provider, if any: _____ A4

Yes	No	Unk	N/A

- 232 **(B) Type** Is your Property served by:
- 233 1. Public B1
- 234 2. Community (non-public) B2
- 235 3. An individual on-lot sewage disposal system B3
- 236 4. Other, explain: _____ B4

Yes	No	Unk	N/A

- 237 **(C) Individual On-lot Sewage Disposal System.** (check all that apply):
- 238 1. Is your sewage system within 100 feet of a well? C1
- 239 2. Is your sewage system subject to a ten-acre permit exemption? C2
- 240 3. Does your sewage system include a holding tank? C3
- 241 4. Does your sewage system include a septic tank? C4
- 242 5. Does your sewage system include a drainfield? C5
- 243 6. Does your sewage system include a sandmound? C6
- 244 7. Does your sewage system include a cesspool? C7
- 245 8. Is your sewage system shared? C8
- 246 9. Is your sewage system any other type? Explain: _____ C9
- 247 10. Is your sewage system supported by a backup or alternate system? C10

Yes	No	Unk	N/A

- 248 **(D) Tanks and Service**
- 249 1. Are there any metal/steel septic tanks on the Property? D1
- 250 2. Are there any cement/concrete septic tanks on the Property? D2
- 251 3. Are there any fiberglass septic tanks on the Property? D3
- 252 4. Are there any other types of septic tanks on the Property? Explain _____ D4
- 253 5. Where are the septic tanks located? _____ D5
- 254 6. When were the tanks last pumped and by whom? _____ D6

Yes	No	Unk	N/A

- 256 **(E) Abandoned Individual On-lot Sewage Disposal Systems and Septic**
- 257 1. Are you aware of any abandoned septic systems or cesspools on the Property? E1
- 258 2. If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's
 259 ordinance? E2

Yes	No	Unk	N/A

- 260 **(F) Sewage Pumps**
- 261 1. Are there any sewage pumps located on the Property? F1
- 262 2. If "yes," where are they located? _____ F2
- 263 3. What type(s) of pump(s)? _____ F3
- 264 4. Are pump(s) in working order? F4
- 265 5. Who is responsible for maintenance of sewage pumps? _____ F5

Yes	No	Unk	N/A

- 267 **(G) Issues**
- 268 1. How often is the on-lot sewage disposal system serviced? _____ G1
- 269 2. When was the on-lot sewage disposal system last serviced and by whom? _____ G2
- 270 _____ G2
- 271 3. Is any waste water piping not connected to the septic/sewer system? G3
- 272 4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage
 273 system and related items? G4

Yes	No	Unk	N/A

275 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the
 276 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

277 **Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation ef-**
 278 **forts, the name of the person or company who did the repairs and the date the work was done:** _____
 279 _____

280 **11. PLUMBING SYSTEM**

281 (A) **Material(s).** Are the plumbing materials (check all that apply):

- 282 1. Copper
- 283 2. Galvanized
- 284 3. Lead
- 285 4. PVC
- 286 5. Polybutylene pipe (PB)
- 287 6. Cross-linked polyethylene (PEX)
- 288 7. Other _____

	Yes	No	Unk	N/A
A1				
A2				
A3				
A4				
A5				
A6				
A7				
B				

289 (B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but
 290 not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?

291 If "yes," explain: _____
 292 _____

293 **12. DOMESTIC WATER HEATING**

294 (A) **Type(s).** Is your water heating (check all that apply):

- 295 1. Electric
- 296 2. Natural gas
- 297 3. Fuel oil
- 298 4. Propane
- 299 If "yes," is the tank owned by Seller?
- 300 5. Solar
- 301 If "yes," is the system owned by Seller?
- 302 6. Geothermal
- 303 7. Other _____

	Yes	No	Unk	N/A
A1				
A2				
A3				
A4				
A5				
A6				
A7				
B1				
B2				
B3				
C				

304 (B) **System(s)**

- 305 1. How many water heaters are there? _____
- 306 Tanks _____ Tankless _____
- 307 2. When were they installed? _____
- 308 3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?

309 (C) Are you aware of any problems with any water heater or related equipment?

310 If "yes," explain: _____
 311 _____

312 **13. HEATING SYSTEM**

313 (A) **Fuel Type(s).** Is your heating source (check all that apply):

- 314 1. Electric
- 315 2. Natural gas
- 316 3. Fuel oil
- 317 4. Propane
- 318 If "yes," is the tank owned by Seller?
- 319 5. Geothermal
- 320 6. Coal
- 321 7. Wood
- 322 8. Solar shingles or panels
- 323 If "yes," is the system owned by Seller?
- 324 9. Other: _____

	Yes	No	Unk	N/A
A1				
A2				
A3				
A4				
A5				
A6				
A7				
A8				
A9				
B1				
B2				
B3				
B4				
B5				
B6				
B7				

325 (B) **System Type(s)** (check all that apply):

- 326 1. Forced hot air
- 327 2. Hot water
- 328 3. Heat pump
- 329 4. Electric baseboard
- 330 5. Steam
- 331 6. Radiant flooring
- 332 7. Radiant ceiling

334 **Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the**
 335 **Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.**

- 336 8. Pellet stove(s)
337 How many and location? _____
- 338 9. Wood stove(s)
339 How many and location? _____
- 340 10. Coal stove(s)
341 How many and location? _____
- 342 11. Wall-mounted split system(s)
343 How many and location? _____
- 344 12. Other: _____
- 345 13. If multiple systems, provide locations _____
- 346 _____

347 **(C) Status**

- 348 1. Are there any areas of the house that are not heated?
349 If "yes," explain: _____
- 350 2. How many heating zones are in the Property? _____
- 351 3. When was each heating system(s) or zone installed? _____
- 352 4. When was the heating system(s) last serviced? _____
- 353 5. Is there an additional and/or backup heating system? If "yes," explain: _____
- 354 _____
- 355 6. Is any part of the heating system subject to a lease, financing or other agreement?
356 If "yes," explain: _____

357 **(D) Fireplaces and Chimneys**

- 358 1. Are there any fireplaces? How many? _____
- 359 2. Are all fireplaces working?
- 360 3. Fireplace types (wood, gas, electric, etc.): _____
- 361 4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?
- 362 5. Are there any chimneys (from a fireplace, water heater or any other heating system)?
- 363 6. How many chimneys? _____
- 364 7. When were they last cleaned? _____
- 365 8. Are the chimneys working? If "no," explain: _____

366 **(E) Fuel Tanks**

- 367 1. Are you aware of any heating fuel tank(s) on the Property?
- 368 2. Location(s), including underground tank(s): _____
- 369 3. If you do not own the tank(s), explain: _____

370 **(F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes,"**
 371 **explain: _____**

372 **14. AIR CONDITIONING SYSTEM**

373 **(A) Type(s). Is the air conditioning (check all that apply):**

- 374 1. Central air
375 a. How many air conditioning zones are in the Property? _____
376 b. When was each system or zone installed? _____
377 c. When was each system last serviced? _____
- 378 2. Wall units
379 How many and the location? _____
- 380 3. Window units
381 How many? _____
- 382 4. Wall-mounted split units
383 How many and the location? _____
- 384 5. Other _____
- 385 6. None

386 **(B) Are there any areas of the house that are not air conditioned?**

387 If "yes," explain: _____

388 **(C) Are you aware of any problems with any item in Section 14? If "yes," explain: _____**
 389 _____

	Yes	No	Unk	N/A
B8				
B9				
B10				
B11				
B12				
B13				
C1				
C2				
C3				
C4				
C5				
C6				
D1				
D2				
D3				
D4				
D5				
D6				
D7				
D8				
E1				
E2				
E3				
F				
A1				
1a				
1b				
1c				
A2				
A3				
A4				
A5				
A6				
B				
C				

391 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the
 392 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

393 **15. ELECTRICAL SYSTEM**

394 (A) Type(s)

- 395 1. Does the electrical system have fuses? _____
 396 2. Does the electrical system have circuit breakers? _____
 397 3. Is the electrical system solar powered?
 398 a. If "yes," is it entirely or partially solar powered? _____
 399 b. If "yes," is any part of the system subject to a lease, financing or other agreement? If "yes,"
 400 explain: _____

- 401 (B) What is the system amperage? _____
 402 (C) Are you aware of any knob and tube wiring in the Property?
 403 (D) Are you aware of any problems or repairs needed in the electrical system? If "yes," explain: _____
 404 _____

	Yes	No	Unk	N/A
A1				
A2				
A3				
3a				
3b				
B				
C				
D				

405 **16. OTHER EQUIPMENT AND APPLIANCES**

406 (A) **THIS SECTION IS INTENDED TO IDENTIFY PROBLEMS OR REPAIRS** and must be completed for each item that
 407 will, or may, be included with the Property. The terms of the Agreement of Sale negotiated between Buyer and Seller will deter-
 408 mine which items, if any, are included in the purchase of the Property. **THE FACT THAT AN ITEM IS LISTED DOES NOT**
 409 **MEAN IT IS INCLUDED IN THE AGREEMENT OF SALE.**

410 (B) Are you aware of any problems or repairs needed to any of the following:

Item	Yes	No	N/A	Item	Yes	No	N/A
A/C window units				Pool/spa heater			
Attic fan(s)				Range/oven			
Awnings				Refrigerator(s)			
Carbon monoxide detectors				Satellite dish			
Ceiling fans				Security alarm system			
Deck(s)				Smoke detectors			
Dishwasher				Sprinkler automatic timer			
Dryer				Stand-alone freezer			
Electric animal fence				Storage shed			
Electric garage door opener				Trash compactor			
Garage transmitters				Washer			
Garbage disposal				Whirlpool/tub			
In-ground lawn sprinklers				Other:			
Intercom				1.			
Interior fire sprinklers				2.			
Keyless entry				3.			
Microwave oven				4.			
Pool/spa accessories				5.			
Pool/spa cover				6.			

431 (C) Explain any "yes" answers in Section 16: _____
 432 _____

433 **17. POOLS, SPAS AND HOT TUBS**

434 (A) Is there a swimming pool on the Property? If "yes,":

- 435 1. Above-ground or in-ground? _____
 436 2. Saltwater or chlorine? _____
 437 3. If heated, what is the heat source? _____
 438 4. Vinyl-lined, fiberglass or concrete-lined? _____
 439 5. What is the depth of the swimming pool? _____
 440 6. Are you aware of any problems with the swimming pool?
 441 7. Are you aware of any problems with any of the swimming pool equipment (cover, filter, ladder,
 442 lighting, pump, etc.)?

443 (B) Is there a spa or hot tub on the Property?

- 444 1. Are you aware of any problems with the spa or hot tub?
 445 2. Are you aware of any problems with any of the spa or hot tub equipment (steps, lighting, jets,
 446 cover, etc.)?

447 (C) Explain any problems in Section 17: _____
 448 _____

	Yes	No	Unk	N/A
A				
A1				
A2				
A3				
A4				
A5				
A6				
A7				
B				
B1				
B2				

450 Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the
451 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

452 18. WINDOWS

- 453 (A) Have any windows or skylights been replaced during your ownership of the Property? A
- 454 (B) Are you aware of any problems with the windows or skylights? B

	Yes	No	Unk	N/A
A				
B				

455 Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replacement or
456 remediation efforts, the name of the person or company who did the repairs and the date the work was done: _____
457

458 19. LAND/SOILS

459 (A) Property

- 460 1. Are you aware of any fill or expansive soil on the Property? A1
- 461 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth
462 stability problems that have occurred on or affect the Property? A2
- 463 3. Are you aware of sewage sludge (other than commercially available fertilizer products) being
464 spread on the Property? A3
- 465 4. Have you received written notice of sewage sludge being spread on an adjacent property? A4
- 466 5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on
467 the Property? A5

	Yes	No	Unk	N/A
A1				
A2				
A3				
A4				
A5				

468 *Note to Buyer: The Property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence*
469 *damage may occur and further information on mine subsidence insurance are available through Department of Environmental*
470 *Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov.*

471 (B) Preferential Assessment and Development Rights

472 Is the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited devel-
473 opment rights under the:

- 474 1. Farmland and Forest Land Assessment Act - 72 P.S. §5490.1, et seq. (Clean and Green Program) B1
- 475 2. Open Space Act - 16 P.S. §11941, et seq. B2
- 476 3. Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights) B3
- 477 4. Any other law/program: _____ B4

	Yes	No	Unk	N/A
B1				
B2				
B3				
B4				

478 *Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under*
479 *which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any*
480 *agricultural operations covered by the Act operate in the vicinity of the Property.*

481 (C) Property Rights

482 Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a
483 previous owner of the Property):

- 484 1. Timber C1
- 485 2. Coal C2
- 486 3. Oil C3
- 487 4. Natural gas C4
- 488 5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain: C5

	Yes	No	Unk	N/A
C1				
C2				
C3				
C4				
C5				

490 *Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights by, among other means,*
491 *engaging legal counsel, obtaining a title examination of unlimited years and searching the official records in the county Office of*
492 *the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leases, as Buyer may be subject*
493 *to terms of those leases.*

494 Explain any "yes" answers in Section 19: _____
495

496 20. FLOODING, DRAINAGE AND BOUNDARIES

497 (A) Flooding/Drainage

- 498 1. Is any part of this Property located in a wetlands area? A1
- 499 2. Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)? A2
- 500 3. Do you maintain flood insurance on this Property? A3
- 501 4. Are you aware of any past or present drainage or flooding problems affecting the Property? A4
- 502 5. Are you aware of any drainage or flooding mitigation on the Property? A5
- 503 6. Are you aware of the presence on the Property of any man-made feature that temporarily or per-
504 manently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert,
505 pipe or other feature? A6
- 506 7. If "yes," are you responsible for maintaining or repairing that feature which conveys or manages
507 storm water for the Property? A7

	Yes	No	Unk	N/A
A1				
A2				
A3				
A4				
A5				
A6				
A7				

508 Seller's Initials TJM/JS Date 2-13-22 SPD Page 9 of 11 Buyer's Initials _____ / _____ Date _____
2-14-22

SEE # 23 (A)

509 Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the
510 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

511 Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and the condition of any man-
512 made storm water management features: _____
513

514 (B) Boundaries

	Yes	No	Unk	N/A
515 1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?				
516 2. Is the Property accessed directly (without crossing any other property) by or from a public road?				
517 3. Can the Property be accessed from a private road or lane?				
518 a. If "yes," is there a written right of way, easement or maintenance agreement?				
519 b. If "yes," has the right of way, easement or maintenance agreement been recorded?				
520 4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or mainte- 521 nance agreements?				

522 *Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the ease-
523 ments do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to determine
524 the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching the records in
525 the Office of the Recorder of Deeds for the county before entering into an agreement of sale.*

526 Explain any "yes" answers in Section 20(B): _____
527

528 **21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES**

529 (A) Mold and Indoor Air Quality (other than radon)

	Yes	No	Unk	N/A
530 1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property?				
531 2. Other than general household cleaning, have you taken any efforts to control or remediate mold or 532 mold-like substances in the Property?				

533 *Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air
534 quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this
535 issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box
536 37133, Washington, D.C. 20013-7133, 1-800-438-4318.*

537 (B) Radon

	Yes	No	Unk	N/A
538 1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?				
539 2. If "yes," provide test date and results _____				
540 3. Are you aware of any radon removal system on the Property?				

541 (C) Lead Paint

542 If the Property was constructed, or if construction began, before 1978, you must disclose any knowl-
543 edge of, and records and reports about, lead-based paint on the Property on a separate disclosure form.

	Yes	No	Unk	N/A
544 1. Are you aware of any lead-based paint or lead-based paint hazards on the Property?				
545 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on 546 the Property?				

547 (D) Tanks

	Yes	No	Unk	N/A
548 1. Are you aware of any existing underground tanks?				
549 2. Are you aware of any underground tanks that have been removed or filled?				

550 (E) Dumping. Has any portion of the Property been used for waste or refuse disposal or storage?
551 If "yes," location: _____

	Yes	No	Unk	N/A
552				

553 (F) Other

	Yes	No	Unk	N/A
554 1. Are you aware of any past or present hazardous substances on the Property (structure or soil) such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?				
555 2. Are you aware of any other hazardous substances or environmental concerns that may affect the 556 Property?				
557 3. If "yes," have you received written notice regarding such concerns?				
558 4. Are you aware of testing on the Property for any other hazardous substances or environmental 559 concerns?				

560 Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substance(s) or environmental
561 issue(s): _____

562 **22. MISCELLANEOUS**

563 (A) Deeds, Restrictions and Title

	Yes	No	Unk	N/A
564 1. Are there any deed restrictions or restrictive covenants that apply to the Property?				
565 2. Are you aware of any historic preservation restriction or ordinance or archeological designation 566 associated with the Property?				

567 Seller's Initials TJM/RSA Date 2-13-22 SPD Page 10 of 11 Buyer's Initials _____ / _____ Date _____
2-14-22

568 **Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the**
 569 **Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.**

570 3. Are you aware of any reason, including a defect in title or contractual obligation such as an option
 571 or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the
 572 Property?

573 **(B) Financial**

574 1. Are you aware of any public improvement, condominium or homeowner association assessments
 575 against the Property that remain unpaid or of any violations of zoning, housing, building, safety or
 576 fire ordinances or other use restriction ordinances that remain uncorrected?

577 2. Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support
 578 obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of
 579 this sale?

580 3. Are you aware of any insurance claims filed relating to the Property during your ownership?

581 **(C) Legal**

582 1. Are you aware of any violations of federal, state, or local laws or regulations relating to this Prop-
 583 erty?

584 2. Are you aware of any existing or threatened legal action affecting the Property?

585 **(D) Additional Material Defects**

586 1. Are you aware of any material defects to the Property, dwelling, or fixtures which are not dis-
 587 closed elsewhere on this form?

588 *Note to Buyer: A material defect is a problem with a residential real property or any portion of it that would have a significant*
 589 *adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a*
 590 *structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or*
 591 *subsystem is not by itself a material defect.*

592 2. After completing this form, if Seller becomes aware of additional information about the Property, including through
 593 inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the
 594 inspection report(s). These inspection reports are for informational purposes only.

595 Explain any "yes" answers in Section 22: _____
 596 _____

	Yes	No	Unk	N/A
A3				
B1				
B2				
B3				
C1				
C2				
D1				

597 **23. ATTACHMENTS**

598 **(A) The following are part of this Disclosure if checked:**

- 599 Seller's Property Disclosure Statement Addendum (PAR Form SDA)
- 600 Daybreak Home Inspections, Inc. Home Inspection Report performed on January 24, 2022.
- 601 _____
- 602 _____

603 The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best
 604 of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the prop-
 605 erty and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMA-
 606 TION CONTAINED IN THIS STATEMENT. If any information supplied on this form becomes inaccurate following comple-
 607 tion of this form, Seller shall notify Buyer in writing.

608 Co-EXECUTOR ① is a licensed Pennsylvania Salesperson (#RS 345827)
 608 SELLER Timothy J Murphy, Co-Executor DATE 2-13-22
 609 SELLER Richard S Aubert, Co-Executor DATE 2-14-22
 610 SELLER _____ DATE _____
 611 SELLER _____ DATE _____
 612 SELLER _____ DATE _____
 613 SELLER _____ DATE _____

614 **RECEIPT AND ACKNOWLEDGEMENT BY BUYER**

615 The undersigned Buyer acknowledges receipt of this Statement. Buyer acknowledges that this Statement is not a warranty and
 616 that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It is Buyer's re-
 617 sponsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property be inspected, at
 618 Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

619 BUYER _____ DATE _____
 620 BUYER _____ DATE _____
 621 BUYER _____ DATE _____



Daybreak Home Inspections, Inc.
101 Colonial Dr.
Perkiomenville, PA 18074
Prepared by: Nicholas Frey
ASHI #: 262051 EDI #: PA-158

Home Inspection Report



25 Douglass Rd.
Lansdale , PA 19446

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 25 Douglass Rd.
City Lansdale State PA Zip 19446
Contact Name Sherry Russell
Phone 215-378-1251

Client Information

Client Name Alderfer Auction
Phone 215-393-3000

Inspection Company

Inspector Name Nick Frey
Company Name Daybreak Home Inspections, Inc.
Address 101 Colonial Dr.
City Perkiomenville State PA Zip 18074
Phone 540-908-1878
Email daybreakhi@verizon.net
Amount Received \$550.00

Conditions

Others Present Listing Agent Property Occupied Occupied
Estimated Age 35 years Entrance Faces Southwest
Inspection Date 01/24/2022
Start Time 1:00 pm End Time 3:00 pm
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 29 degrees
Weather Sunny Soil Conditions Frozen
Space Below Grade Basement
Building Type Single family Garage Attached

Lots and Grounds

A NP NI M D

1. Driveway: Asphalt - Recommend sealing cracks in driveway to prevent further damage.



2. Walks: Concrete

3. Steps/Stoops: Concrete - Step is too high at side door, height of steps should be 7 3/4 inches, recommend repair to reduce the risk of injury.

Missing handrail at rear steps, recommend installation to reduce the risk of injury.



4. Porch: Concrete

5. Patio: Concrete

6. Deck: Treated wood - Damaged decking boards noted throughout deck, recommend replacement of all effected decking boards to reduce the risk of injury.

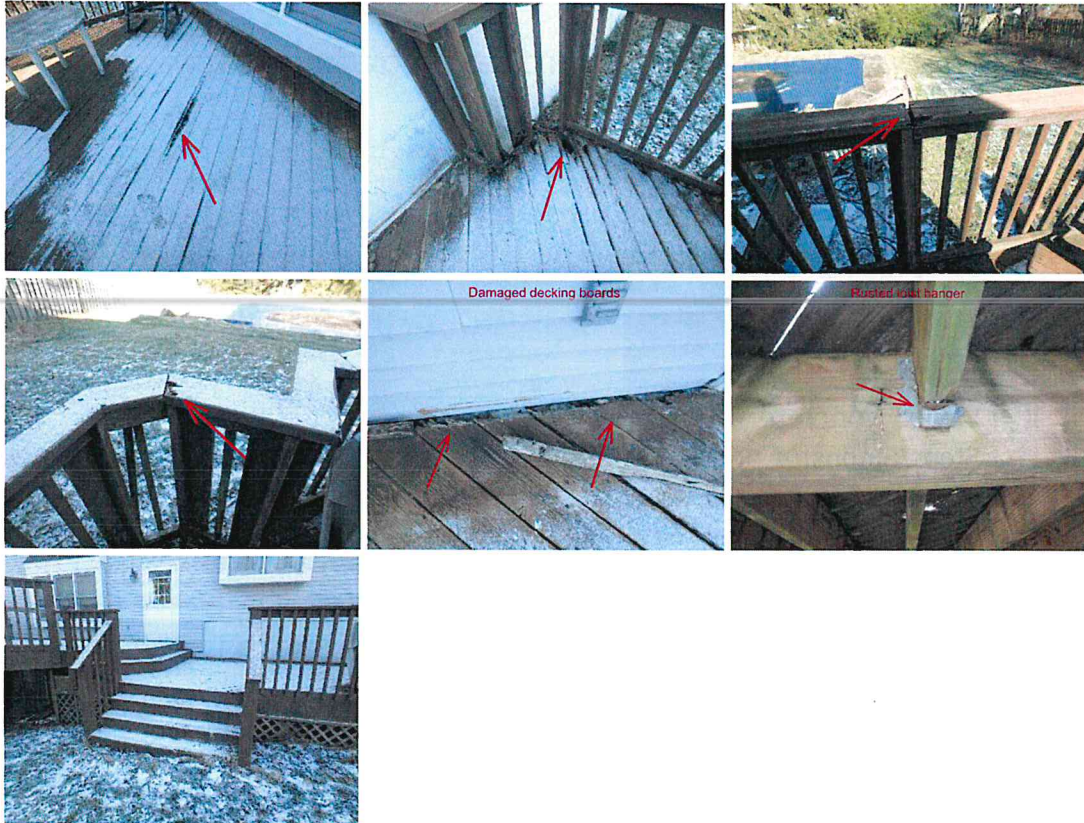
Damaged guardrails noted in numerous areas of deck, loose/missing balusters, recommend repair/replacement of wood to reduce the risk of injury.

Missing graspable handrail on deck stairway, recommend installation to reduce the risk of injury.

Rust noted on some joist hangers, rust can effect the integrity of the joists hanger, recommend replacement of all effected hangers.

Lots and Grounds (Continued)

Deck: (continued)



7. Grading: Negative slope - Improper soil slope towards foundation, recommend the addition of fill dirt to improve grade to help reduce moisture from entering the basement area.



8. Vegetation: Trees, Shrubs - Bamboo noted at rear of yard, this plant is extremely invasive, recommend removal by landscaper.



Lots and Grounds (Continued)

- 9. Retaining Walls: Wood - Wood retaining walls are bowing inward, due to poor drainage, recommend evaluation and repair by landscaper to prevent further damage.



- 10. Fences: Wood - Damaged sections of wood fence noted around property, recommend repair/replacement as needed to prevent further damage.

Exterior

A NP NI M D

Entire house Exterior Surface

- 1. Type: Vinyl siding, Stone veneer - Seal around sump pit discharge/ penetrations in vinyl siding and stone veneer to reduce the risk of moisture/insect infiltration.

Damaged siding at rear of house, recommend repair



- 2. Trim: Aluminum, Vinyl - Damaged gable vent at front of house, recommend replacement to reduce the risk of critters entering the house.



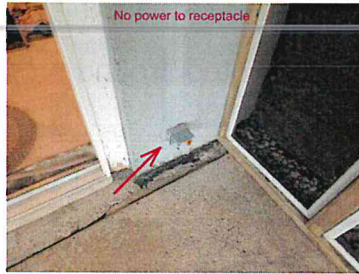
- 3. Fascia: Aluminum
- 4. Soffits: Vinyl
- 5. Entry Doors: Metal
- 6. Patio Door: Metal entry door
- 7. Windows: Wood double hung - Numerous windows through out house stick or are

Exterior (Continued)

Windows: (continued)

Painted shut, making operation of windows difficult, recommend repair by contractor to allow for easier operation.

- 8. Basement Windows: Non-opening
- 9. Exterior Lighting: Surface mount
- 10. Exterior Electric Outlets: 120 VAC GFCI - No power noted to rear patio receptacle, recommend replacement of GFCI receptacle to allow for proper operation.



- 11. Hose Bibs: Rotary
- 12. Gas Meter: Exterior surface mount at side of home
- 13. Main Gas Valve: Located at gas meter

Roof

A NP NI M D

Main Roof Surface

- 1. Method of Inspection: On roof
- 2. Unable to Inspect: 20%



- 3. Material: Asphalt shingle - Damaged shingles at the ridge of house, recommend replacement of shingle to reduce the risk of water infiltration.

Shingles are existing beyond design life, roof granules are worn in numerous areas, this may cause shingles to deteriorate, recommend evaluation by roofer and budgeting for replacement

Roof (Continued)

Material: (continued)



4. Type: Gable

5. Approximate Age: 20-23 years

6. Flashing: Aluminum - Area was caulked heavily with noted hole, this may be an area where water may infiltrate, recommend repair by roofer to reduce the risk of water damage.



7. Valleys: Asphalt shingle
8. Skylights: Insulated glass
9. Plumbing Vents: PVC
10. Electrical Mast: Underground utilities
11. Gutters: Aluminum
12. Downspouts: Aluminum

Right side Chimney

13. Chimney: Stone
14. Flue/Flue Cap: Terra-cotta
15. Chimney Flashing: Aluminum

Garage/Carport

A NP NI M D

Attached Garage

1. Type of Structure: Attached Car Spaces: 2

2. Garage Doors: Insulated aluminum - **Gap noted under right garage door, recommend repair to reduce the risk of critters entering the house.**



3. Door Operation: Mechanized

4. Door Opener: Lift Master, Chamberlain - **Lift master opener was unplugged at time of inspection, recommend ensuring operation/replacement of garage opener by contractor.**



5. Service Doors: Metal

6. Ceiling: Paint

7. Walls: Paint

8. Floor/Foundation: Poured slab

9. Electrical: 120 VAC

10. Windows: Wood double hung

Electrical

A NP NI M D

1. Service Size Amps: 200 Volts: 120-240 VAC
2. Service: Aluminum
3. 120 VAC Branch Circuits: Copper
4. 240 VAC Branch Circuits: Copper
5. Conductor Type: Romex
6. Ground: Plumbing and rod in ground
7. Smoke Detectors: Present - **Smoke Detectors should be installed on every floor and every bedroom.**
8. Carbon Monoxide Detectors: Present - **Carbon Monoxide detectors should be installed on every floor and every bedroom.**

Basement Electric Panel

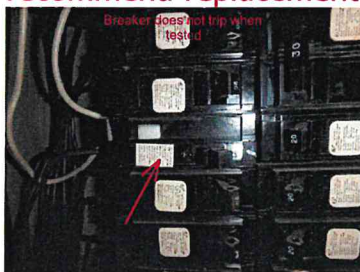
9. Manufacturer: Crouse-Hinds - **Missing panel cover screws, recommend installation.**



10. Maximum Capacity: 200 Amps
11. Main Breaker Size: 200 Amps
12. Breakers: CU/AL - **Double tap wiring, recommend repair by electrician.**



13. GFCI: At GFCI receptacles, Present - **GFCI Breaker did not trip when tested, recommend replacement to reduce the risk of shock.**



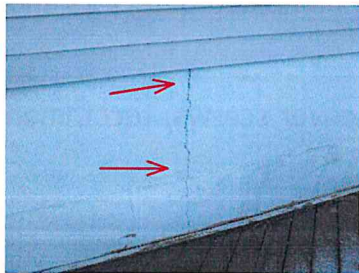
Electrical (Continued)

14. Is the panel bonded? Yes No

Structure

A NP NI M D

- 1. Structure Type: Wood frame
- 2. Foundation: Concrete - Vertical crack with no displacement noted at the exterior of rear foundation wall, recommend epoxy injection/sealing crack by basement/foundation contractor to reduce the risk of moisture entering the basement.



- 3. Differential Movement: No movement or displacement noted
- 4. Beams: Bonded wood
- 5. Bearing Walls: Frame
- 6. Joists/Trusses: 2x10, Trusses
- 7. Piers/Posts: Steel posts
- 8. Floor/Slab: Poured slab
- 9. Stairs/Handrails: Wood stairs with wood handrails - Baluster spacing is greater than 4 inches on guard and stair rails, recommend repair to reduce the risk of injury.



10. Subfloor: Plywood

Attic

A NP NI M D

Main Attic

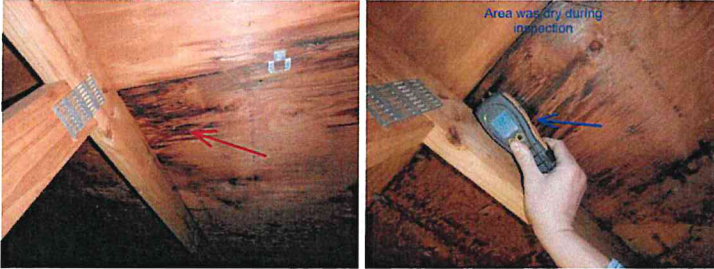
1. Method of Inspection: In the attic

2. Unable to Inspect: 20% - **Roof line**



3. Roof Framing: Truss

4. Sheathing: Plywood - **Water stain noted on plywood right above attic hatch, area was dry during inspection, recommend monitoring/ evaluation by roofer.**



5. Ventilation: Gable, Ridge and soffit vents

6. Insulation: Blown in - **Loose insulation noted, recommend repair to help conserve energy**

Recommend adding insulation to help conserve energy



7. Insulation Depth: 8"

8. Bathroom Fan Venting: Electric fan

Basement

A NP NI M D

Main Basement

1. Unable to Inspect: 45% - **Storage shelves, Storage boxes**
2. Ceiling: Paint - **Evidence of possible mold growth noted on drywall in storage room and closet doors, possibly due to elevated humidity in basement, recommend running a dehumidifier, and evaluation by mold specialist.**



3. Walls: Paint
4. Floor: Carpet, Poured - This inspection does not cover any damage concealed by carpeting, rugs or furniture
5. Floor Drain: Covered
6. Doors: Hollow wood
7. Windows: Non-opening
8. Electrical: 120 VAC
9. HVAC Source: Electric baseboard
10. Insulation: Batting
11. Sump Pump: Submerged, Battery Backup - **Sump crock was completely dry/empty-unable to test pump operation/piping for leaks**



12. Moisture Location: None - **Basement was dry during inspection**
13. Basement Stairs/Railings: Wood stairs with wood handrails

Air Conditioning

A NP NI M D

Main AC System

1. A/C System Operation: Appears serviceable - **To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested, recommend servicing by HVAC contractor when temperature increases.**



2. Condensate Removal: PVC
3. Exterior Unit: Pad mounted
4. Manufacturer: Rheem
5. Model Number: RAPM-048JAZ Serial Number: 7968W101101166
6. Area Served: Whole building Approximate Age: 11 years
7. Fuel Type: 120-240 VAC Temperature Differential: N/A
8. Type: Central A/C Capacity: 4 Ton
9. Visible Coil: Copper core with aluminum fins
10. Refrigerant Lines: Suction line and liquid line
11. Electrical Disconnect: Breaker disconnect

Fireplace/Wood Stove

A NP NI M D

Family Room Fireplace

1. Fireplace Construction: Brick
2. Type: Gas log
3. Fireplace Insert: Standard - **Unable to light pilot light for gas insert, recommend ensuring operation/repair by fireplace specialist.**



4. Smoke Chamber: Brick
5. Flue: Tile

Fireplace/Wood Stove (Continued)

- 6. Damper: Metal
- 7. Hearth: Raised

Heating System

A NP NI M D

Main Heating System

- 1. Heating System Operation: Adequate



- 2. Manufacturer: Rheem
- 3. Model Number: RGRM-10EZAJS Serial Number: HK5D301F021301708
- 4. Type: Forced air Capacity: 105,000 BTU
- 5. Area Served: Whole building Approximate Age: 9 years
- 6. Fuel Type: Natural gas
- 7. Heat Exchanger: 5 Burner
- 8. Unable to Inspect: 95%
- 9. Blower Fan/Filter: Direct drive with disposable filter



- 10. Distribution: Metal duct, Insulflex duct - **Disconnected duct work at front of basement, recommend repair to help conserve energy.**

Duct work was attached to drain line, recommend improvement to reduce the risk of disconnecting drain line

Heating System (Continued)

Distribution: (continued)

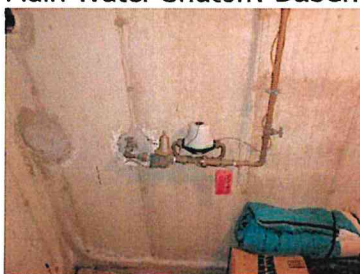


- 11. Draft Control: Automatic
- 12. Flue Pipe: PVC
- 13. Controls: Limit switch
- 14. Thermostats: Individual

Plumbing

A NP NI M D

- 1. Service Line: Copper
- 2. Main Water Shutoff: Basement



- 3. Water Lines: Copper
- 4. Drain Pipes: ABS, PVC
- 5. Service Caps: Accessible - **Due to the age of house, recommend sewage lateral inspection of main drain line to ensure there are no blockages.**



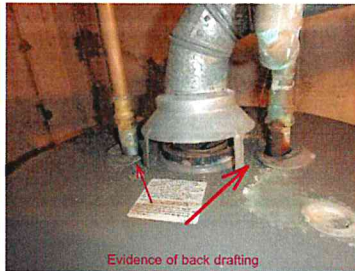
- 6. Vent Pipes: ABS
- 7. Gas Service Lines: Cast iron

Plumbing (Continued)

Basement Water Heater

- 8. Water Heater Operation: Adequate - **Missing expansion tank on water heater, check valve was installed on main water, recommend installation of expansion tank by plumber.**
- 9. Manufacturer: Rheem
- 10. Model Number: XG50T12HE40U0 Serial Number: A081500051
- 11. Type: Natural gas Capacity: 50 Gal.
- 12. Approximate Age: 7 years Area Served: Whole building
- 13. Flue Pipe: Single wall - **Furnace was converted to high efficiency using PVC pipes, water heater still exhausting into terra-cotta liner in chimney. There is no longer enough BTU's to properly vent water heater and terra-cotta liner will eventually deteriorate, recommend installation of metal liner by chimney specialist to reduce the risk of carbon monoxide poisoning.**

Evidence of back drafting on water heater, recommend repair by plumber to prevent further damage.



- 14. TPRV and Drain Tube: Copper

Bathroom

A NP NI M D

2nd floor main Bathroom

- 1. Ceiling: Paint
- 2. Walls: Paint
- 3. Floor: Vinyl floor covering
- 4. Doors: Hollow wood
- 5. Windows: Wood double hung
- 6. Electrical: 120 VAC - **Non-GFCI receptacle, recommend installation by electrician to reduce the risk of shock.**

Bathroom (Continued)

Electrical: (continued)



- 7. Counter/Cabinet: Laminate and wood
- 8. Sink/Basin: Molded dual bowl
- 9. Faucets/Traps: Moen fixtures with a ABS trap
- 10. Tub/Surround: Fiberglass tub and ceramic tile surround - **Bags were in bathtub at time of inspection, unable to operate, recommend testing bath tub fixtures.**



- 11. Toilets: 1 1/2 Gallon Tank
- 12. HVAC Source: Heating system register
- 13. Ventilation: Electric ventilation fan and window

1st floor Powder Half Bathroom

- 14. Ceiling: Paint
- 15. Walls: Wallpaper
- 16. Floor: Vinyl floor covering
- 17. Doors: Hollow wood
- 18. Windows: Wood double hung
- 19. Electrical: 120 VAC GFCI
- 20. Counter/Cabinet: Laminate and wood
- 21. Sink/Basin: Molded single bowl
- 22. Faucets/Traps: Moen fixtures with a ABS trap
- 23. Toilets: 1 1/2 Gallon Tank
- 24. HVAC Source: Heating system register
- 25. Ventilation: Electric ventilation fan and window

Primary Bathroom

- 26. Ceiling: Paint
- 27. Walls: Paint
- 28. Floor: Vinyl floor covering
- 29. Doors: Hollow wood
- 30. Windows: Wood double hung - **Windows over tub do not have tempered glass**

Bathroom (Continued)

Windows: (continued)

installed, recommend installation of safety glazing/tempered glass to reduce the risk of injury.

31. Electrical: 120 VAC - **Non-GFCI receptacle, recommend installation by electrician to reduce the risk of shock.**



32. Counter/Cabinet: Laminate and wood
33. Sink/Basin: Molded dual bowl
34. Faucets/Traps: Moen fixtures with a ABS trap
35. Tub/Surround: Fiberglass tub and ceramic tile surround
36. Shower/Surround: Fiberglass pan and ceramic tile surround
37. Toilets: 1 1/2 Gallon Tank
38. HVAC Source: Heating system register
39. Ventilation: Electric ventilation fan and window

Kitchen

A NP NI M D

1st Floor Kitchen

1. Cooking Appliances: Whirlpool - **Missing anti-tip bracket, recommend installation to reduce the risk of injury.**
2. Ventilator: Whirlpool
3. Disposal: In-Sinkerator
4. Dishwasher: Kitchenaid
5. Air Gap Present? Yes No
6. Microwave: Whirlpool
7. Sink: Stainless Steel
8. Electrical: 120 VAC - **Non-GFCI receptacle near kitchen sink, recommend installation by electrician to reduce the risk of shock.**



Kitchen (Continued)

9. Plumbing/Fixtures: PVC - **Water leak noted at drain line, recommend repair to reduce the risk of water damage.**



10. Counter Tops: Formica
11. Cabinets: Laminate and wood
12. Pantry: Single
13. Ceiling: Paint
14. Walls: Wallpaper
15. Floor: Vinyl floor covering
16. Windows: Wood double hung
17. HVAC Source: Heating system register

Bedroom

A NP NI M D

4 bedrooms Bedroom

1. Closet: Walk In and Large
2. Ceiling: Paint
3. Walls: Paint
4. Floor: Carpet - This inspection does not cover any damage concealed by carpeting, rugs or furniture
5. Doors: Hollow wood
6. Windows: Wood double hung
7. Electrical: 120 VAC
8. HVAC Source: Heating system register

Living Space

A NP NI M D

Living Room, Dining Room, Family Room Living Space

1. Closet: Single
2. Ceiling: Paint
3. Walls: Paint
4. Floor: Carpet - This inspection does not cover any damage concealed by carpeting, rugs or furniture
5. Doors: Hollow wood
6. Windows: Wood double hung
7. Electrical: 120 VAC - **Non GFCI receptacle near wet bar sink, recommend installation by electrician to reduce the risk of shock.**



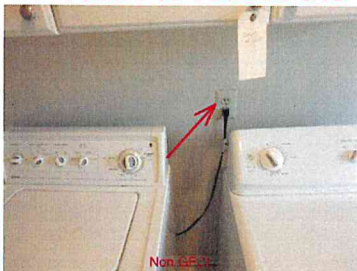
8. HVAC Source: Heating system register

Laundry Room/Area

A NP NI M D

1st Floor Laundry Room/Area

1. Ceiling: Paint
2. Walls: Wallpaper, Paint
3. Floor: Vinyl floor covering
4. Doors: Hollow wood
5. Electrical: 120 VAC - **Non-GFCI receptacle near laundry tub, recommend installation by electrician to reduce the risk of shock.**



6. HVAC Source: Heating system register

Laundry Room/Area (Continued)

7. Laundry Tub: PVC - **Not mounted to floor or wall, recommend securing laundry tub to reduce the risk of disconnecting plumbing lines.**



8. Laundry Tub Drain: ABS
9. Washer Hose Bib: Rotary
10. Washer and Dryer Electrical: 120-240 VAC
11. Dryer Vent: Metal flex
12. Washer Drain: Drains to laundry tub

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Driveway: Asphalt - Recommend sealing cracks in driveway to prevent further damage.
2. Grading: Negative slope - Improper soil slope towards foundation, recommend the addition of fill dirt to improve grade to help reduce moisture from entering the basement area.
3. Vegetation: Trees, Shrubs - Bamboo noted at rear of yard, this plant is extremely invasive, recommend removal by landscaper.
4. Retaining Walls: Wood - Wood retaining walls are bowing inward, due to poor drainage, recommend evaluation and repair by landscaper to prevent further damage.
5. Fences: Wood - Damaged sections of wood fence noted around property, recommend repair/replacement as needed to prevent further damage.

Exterior

6. Entire house Exterior Surface Type: Vinyl siding, Stone veneer - Seal around sump pit discharge/penetrations in vinyl siding and stone veneer to reduce the risk of moisture/insect infiltration.

Damaged siding at rear of house, recommend repair

7. Trim: Aluminum, Vinyl - Damaged gable vent at front of house, recommend replacement to reduce the risk of critters entering the house.
8. Windows: Wood double hung - Numerous windows through out house stick or are painted shut, making operation of windows difficult, recommend repair by contractor to allow for easier operation.

Roof

9. Flashing: Aluminum - Area was caulked heavily with noted hole, this may be an area where water may infiltrate, recommend repair by roofer to reduce the risk of water damage.

Garage/Carport

10. Attached Garage Garage Doors: Insulated aluminum - Gap noted under right garage door, recommend repair to reduce the risk of critters entering the house.
11. Attached Garage Door Opener: Lift Master, Chamberlain - Lift master opener was unplugged at time of inspection, recommend ensuring operation/replacement of garage opener by contractor.

Electrical

12. Smoke Detectors: Present - Smoke Detectors should be installed on every floor and every bedroom.
13. Carbon Monoxide Detectors: Present - Carbon Monoxide detectors should be installed on every floor and every bedroom.
14. Basement Electric Panel Manufacturer: Crouse-Hinds - Missing panel cover screws, recommend installation.

Marginal Summary (Continued)

Attic

15. Main Attic Sheathing: Plywood - Water stain noted on plywood right above attic hatch, area was dry during inspection, recommend monitoring/ evaluation by roofer.
16. Main Attic Insulation: Blown in - Loose insulation noted, recommend repair to help conserve energy

Recommend adding insulation to help conserve energy

Basement

17. Main Basement Ceiling: Paint - Evidence of possible mold growth noted on drywall in storage room and closet doors, possibly due to elevated humidity in basement, recommend running a dehumidifier, and evaluation by mold specialist.

Air Conditioning

18. Main AC System A/C System Operation: Appears serviceable - To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested, recommend servicing by HVAC contractor when temperature increases.

Fireplace/Wood Stove

19. Family Room Fireplace Fireplace Insert: Standard - Unable to light pilot light for gas insert, recommend ensuring operation/repair by fireplace specialist.

Plumbing

20. Service Caps: Accessible - Due to the age of house, recommend sewage lateral inspection of main drain line to ensure there are no blockages.

Bathroom

21. 2nd floor main Bathroom Tub/Surround: Fiberglass tub and ceramic tile surround - Bags were in bathtub at time of inspection, unable to operate, recommend testing bath tub fixtures.

Kitchen

22. 1st Floor Kitchen Cooking Appliances: Whirlpool - Missing anti-tip bracket, recommend installation to reduce the risk of injury.

Laundry Room/Area

23. 1st Floor Laundry Room/Area Laundry Tub: PVC - Not mounted to floor or wall, recommend securing laundry tub to reduce the risk of disconnecting plumbing lines.

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Steps/Stoops: Concrete - Step is too high at side door, height of steps should be 7 3/4 inches, recommend repair to reduce the risk of injury.

Missing handrail at rear steps, recommend installation to reduce the risk of injury.
2. Deck: Treated wood - Damaged decking boards noted throughout deck, recommend replacement of all effected decking boards to reduce the risk of injury.

Damaged guardrails noted in numerous areas of deck, loose/missing balusters, recommend repair/replacement of wood to reduce the risk of injury.

Missing graspable handrail on deck stairway, recommend installation to reduce the risk of injury.

Rust noted on some joist hangers, rust can effect the integrity of the joists hanger, recommend replacement of all effected hangers.

Exterior

3. Exterior Electric Outlets: 120 VAC GFCI - No power noted to rear patio receptacle, recommend replacement of GFCI receptacle to allow for proper operation.

Roof

4. Main Roof Surface Material: Asphalt shingle - Damaged shingles at the ridge of house, recommend replacement of shingle to reduce the risk of water infiltration.

Shingles are existing beyond design life, roof granules are worn in numerous areas, this may cause shingles to deteriorate, recommend evaluation by roofer and budgeting for replacement

Electrical

5. Basement Electric Panel Breakers: CU/AL - Double tap wiring, recommend repair by electrician.
6. Basement Electric Panel GFCI: At GFCI receptacles, Present - GFCI Breaker did not trip when tested, recommend replacement to reduce the risk of shock.

Structure

7. Foundation: Concrete - Vertical crack with no displacement noted at the exterior of rear foundation wall, recommend epoxy injection/sealing crack by basement/foundation contractor to reduce the risk of moisture entering the basement.
8. Stairs/Handrails: Wood stairs with wood handrails - Baluster spacing is greater than 4 inches on guard and stair rails, recommend repair to reduce the risk of injury.

Defective Summary (Continued)

Heating System

9. Main Heating System Distribution: Metal duct, Insulflex duct - **Disconnected duct work at front of basement, recommend repair to help conserve energy.**

Duct work was attached to drain line, recommend improvement to reduce the risk of disconnecting drain line

Plumbing

10. Basement Water Heater Water Heater Operation: Adequate - **Missing expansion tank on water heater, check valve was installed on main water, recommend installation of expansion tank by plumber.**
11. Basement Water Heater Flue Pipe: Single wall - **Furnace was converted to high efficiency using PVC pipes, water heater still exhausting into terra-cotta liner in chimney. There is no longer enough BTU's to properly vent water heater and terra-cotta liner will eventually deteriorate, recommend installation of metal liner by chimney specialist to reduce the risk of carbon monoxide poisoning.**

Evidence of back drafting on water heater, recommend repair by plumber to prevent further damage.

Bathroom

12. 2nd floor main Bathroom Electrical: 120 VAC - **Non-GFCI receptacle, recommend installation by electrician to reduce the risk of shock.**
13. Primary Bathroom Windows: Wood double hung - **Windows over tub do not have tempered glass installed, recommend installation of safety glazing/tempered glass to reduce the risk of injury.**
14. Primary Bathroom Electrical: 120 VAC - **Non-GFCI receptacle, recommend installation by electrician to reduce the risk of shock.**

Kitchen

15. 1st Floor Kitchen Electrical: 120 VAC - **Non-GFCI receptacle near kitchen sink, recommend installation by electrician to reduce the risk of shock.**
16. 1st Floor Kitchen Plumbing/Fixtures: PVC - **Water leak noted at drain line, recommend repair to reduce the risk of water damage.**

Living Space

17. Living Room, Dining Room, Family Room Living Space Electrical: 120 VAC - **Non GFCI receptacle near wet bar sink, recommend installation by electrician to reduce the risk of shock.**

Laundry Room/Area

18. 1st Floor Laundry Room/Area Electrical: 120 VAC - **Non-GFCI receptacle near laundry tub, recommend installation by electrician to reduce the risk of shock.**