



SPY Inspection Services, Inc.

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Prepared by: Nicholas Frey
ASHI#: 262051 EDI#: PA-158

Home Inspection Report



229 Lower Valley Rd
North Wales, PA 19454

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 229 Lower Valley Rd
City North Wales State PA Zip 19454

Client Information

Client Name Alderfer Auction
Phone 215-393-3000
Email info@alderferauction.com

Inspection Company

Inspector Name Nick Frey
Company Name SPY Inspection Services Inc.
Address 14 E Main St. Suite 100
City Lansdale State PA Zip 19446
Phone 540-908-1878
Email nick.frey@spyinspections.com
Amount Received \$500.00

Conditions

Others Present Seller's Agent Property Occupied Vacant
Estimated Age 67 years Entrance Faces Northwest
Inspection Date 2022-03-17
Start Time 9:00 am End Time 10:45 am
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 46 degrees
Weather Rain Soil Conditions Wet
Space Below Grade Basement, Crawl Space
Building Type Single family Garage Attached

Lots and Grounds

A NP NI M D

1. Driveway: Asphalt - Cracking/uneven settling noted in asphalt driveway, recommend repair by contractor to prevent further damage.



2. Walks: Concrete
3. Steps/Stoops: Concrete - Missing graspable handrail at rear concrete stairs, recommend installation to reduce the risk of injury.



4. Porch: Concrete
5. Patio: Concrete - Cracking noted on patio, recommend sealing cracks by contractor to prevent further damage.



6. Grading: Negative slope - Improper soil slope towards foundation, recommend the addition of fill dirt to improve grade to help reduce moisture/water pooling against foundation.



Lots and Grounds (Continued)

7. Vegetation: Trees, Shrubs
8. Retaining Walls: Block - Crack with no displacement of wall noted at rear retaining wall, recommend sealing by contractor crack to prevent further damage.



Exterior

A NP NI M D

Entire House Exterior Surface

1. Type: Vinyl siding, Stone - Vent (possibly dryer vent) was covered at the exterior of the house, recommend evaluation and repair as needed to reduce the risk of critter entering the house.



2. Trim: Aluminum
3. Fascia: Aluminum
4. Soffits: Vinyl
5. Entry Doors: Wood
6. Patio Door: Wood glass entry door
7. Windows: Aluminum double hung, Vinyl casement - Caulking deteriorating around the exterior of windows, recommend re-caulking areas.
8. Exterior Lighting: Surface mount
9. Exterior Electric Outlets: 120 VAC GFCI
10. Hose Bibs: Ball
11. Gas Meter: Exterior surface mount at side of home

Exterior (Continued)

Gas Meter: (continued)



12. 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: 10%



3. Material: Asphalt shingle
4. Type: Gable
5. Approximate Age: 5-7 years
6. Flashing: Aluminum, Copper
7. Plumbing Vents: Covered
8. Electrical Mast: Surface mount
9. Gutters: Aluminum
10. Downspouts: Aluminum

Middle Chimney

11. Chimney: Stone - Chimney crown has cracks, recommend repair/sealing cracks by chimney contractor to prevent further damage of chimney crown.



Roof (Continued)

12. Flue/Flue Cap: Terra-cotta - Gaps and signs of deterioration in terra-cotta flue liner for gas furnace and water heater, recommend evaluation and installation of metal liner by chimney contractor to reduce the risk of blockage.



13. Chimney Flashing: Copper
Left side Chimney

14. Chimney: Stone - Chimney crown has cracks, recommend repair/sealing cracks by chimney contractor to prevent further damage of chimney crown.

15. Flue/Flue Cap: Terra-cotta - Top tile of Terra cotta liner showing signs of deterioration, recommend evaluation and repair as needed by chimney specialist to prevent further damage.



16. Chimney Flashing: Copper

Garage/Carport

A NP NI M D

Attached Garage

1. Type of Structure: Attached Car Spaces: 1

2. Garage Doors: Wood - Gaps noted underneath garage door, recommend repair to reduce the risk of critters entering the house.



3. Door Operation: Mechanized

Garage/Carport (Continued)

- 4. Door Opener: Craftsman
- 5. Service Doors: Metal
- 6. Ceiling: Paint
- 7. Walls: Paint
- 8. Floor/Foundation: Poured slab
- 9. Electrical: 120 VAC - **Non-GFCI receptacles in garage area, recommend installation to reduce the risk of shock.**

Electrical

A NP NI M D

- 1. Service Size Amps: 200 Volts: 120-240 VAC
- 2. Service: Copper and aluminum - **Surface coating of service cable is cracked and may allow water to penetrate inside the cable, recommend repair/replacement by electrician to reduce the risk of water infiltration.**



- 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.**

Garage Electric Panel

Electrical (Continued)

9. Manufacturer: Square D



10. Maximum Capacity: 200 Amps
 11. Main Breaker Size: 200 Amps
 12. Breakers: CU/AL
 13. GFCI: Present
 14. Is the panel bonded? Yes No

Structure

A NP NI M D

1. Structure Type: Wood frame
 2. Foundation: Block - Vertical cracks with no visible movement noted on block walls on garage side of house, does not appear to compromise structural integrity, recommend sealing cracks to reduce the risk insects/moisture entering the house.



3. Differential Movement: No movement or displacement noted
 4. Beams: Solid wood
 5. Bearing Walls: Frame
 6. Joists/Trusses: 2x10
 7. Piers/Posts: Block piers and posts
 8. Floor/Slab: Gravel concrete
 9. Stairs/Handrails: Wood stairs with metal handrails
 10. Subfloor: Dimensional wood

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: Rafter
4. Sheathing: Plywood
5. Ventilation: Gable, Ridge and soffit vents
6. Insulation: Blown in - **Insulation compressed, recommend adding insulation to help conserve energy.**



7. Insulation Depth: 6, 8
8. Wiring/Lighting: 110 VAC lighting circuit
9. Bathroom Fan Venting: Electric fan - **Bathroom improperly vents into attic and may cause moisture damage to the insulation/roof sheathing, recommend venting bathroom to the exterior of the house.**



Crawl Space

A NP NI M D

Main Crawl Space

1. Method of Inspection: In the crawl space
2. Unable to Inspect: 20%
3. Access: Wood door
4. Moisture Penetration: None - **Crawlspace was dry at inspection, recommend maintaining exterior grading and drainage, running a dehumidifier.**



5. Moisture Location: None
6. Moisture Barrier: Gravel, Concrete
7. Ventilation: Vents
8. Insulation: None - **Recommend adding insulation to crawlspace to help improve energy costs.**
9. HVAC Source: Heating system register - **Recommend insulating metal ducts in crawlspace to help improve energy costs.**



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, Unit uses R-22 refrigerant which is no longer being produced, this may increase service costs, recommend evaluation and servicing by HVAC contractor.**



2. Condensate Removal: PVC
3. Exterior Unit: Pad mounted
4. Manufacturer: Ruud
5. Model Number: UAND-030JAZ Serial Number: 7294M040611740
6. Area Served: Whole building Approximate Age: 16 years
7. Fuel Type: 120-240 VAC Temperature Differential: N/A
8. Type: Central A/C Capacity: 2.5 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

Living Room Fireplace

1. Fireplace Construction: Stone
2. Type: Wood burning
3. Smoke Chamber: Brick
4. Flue: Tile - **Recommend cleaning and re-inspection by chimney contractor prior to using fire place.**
5. Damper: Metal
6. Hearth: Raised

Heating System

A NP NI M D

Main Heating System

1. Heating System Operation: Adequate - **Rust noted on burner, this may be an indication past/present of exhaust leakage, recommend evaluation and servicing/repair as needed by HVAC contractor to prevent further damage to burners.**



2. Manufacturer: Rudd
3. Model Number: WGPH-10EAMER Serial Number: DF5D302F079904148
4. Type: Forced air Capacity: 100,000 BTUHR
5. Area Served: Whole building Approximate Age: 16 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
11. Draft Control: Automatic
12. Flue Pipe: Single wall
13. Controls: Limit switch
14. Thermostats: Individual

Plumbing

A NP NI M D

1. Service Line: Copper



2. Main Water Shutoff: Front of house (Powder room/Laundry room)
3. Water Lines: Copper

Plumbing (Continued)

4. Drain Pipes: Cast iron, Copper, PVC, Galvanized - Signs of leakage on galvanized drain pipe, recommend repair/replacement of pipe by plumber to prevent further leakage.



5. Service Caps: Accessible - Recommend sewage lateral inspection to ensure there are no blockages to main drain line.



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

Basement Water Heater

8. Water Heater Operation: Adequate - Recommend adding support strap to expansion tank to reduce the risk of water leaks.



9. Manufacturer: Bradford-White
10. Model Number: RG240S6N Serial Number: NJ38275363
11. Type: Natural gas Capacity: 40 Gal.
12. Approximate Age: 6 years Area Served: Whole building
13. Flue Pipe: Single wall - Evidence of back-drafting on top of water heater, recommend evaluation and repair as needed by plumber

Plumbing (Continued)

Flue Pipe: (continued)



14. TPRV and Drain Tube: Copper

Bathroom

A NP NI M D

Primary Bathroom

1. Ceiling: Paint
2. Walls: Paint and paneling
3. Floor: Tile
4. Doors: Hollow wood
5. Windows: Aluminum double hung
6. Electrical: 120 VAC - **Non GFCI receptacle installed in bathroom, recommend installation to reduce the risk of shock.**



7. Counter/Cabinet: Laminate and wood
8. Sink/Basin: Molded single bowl
9. Faucets/Traps: Moen fixtures with a metal trap
10. Shower/Surround: Tile Pan and tile surround - **Slow drain noted noted in shower, recommend repair by plumber to reduce the risk of water damage.**



11. Toilets: 1 1/2 Gallon Tank

Bathroom (Continued)

- 12. HVAC Source: Heating system register
- 13. Ventilation: Electric ventilation fan and window

2nd floor main Bathroom

- 14. Ceiling: Paint
- 15. Walls: Wallpaper and tile
- 16. Floor: Tile
- 17. Doors: Hollow wood
- 18. Windows: Aluminum double hung - Window in shower does not have tempered glass installed, this is considered a safety hazard, recommend installation of safety glazing/replacement of glass by contractor to reduce the risk of injury.



- 19. Electrical: 120 VAC - Non-GFCI receptacle in bathroom, recommend installation by electrician to reduce the risk of shock.
- 20. Sink/Basin: One piece sink/counter top
- 21. Faucets/Traps: Moen fixtures with a metal trap - Slow drain noted in sink, recommend repair by plumber to reduce the risk of water damage.



- 22. Tub/Surround: Porcelain tub and ceramic tile surround - Shower diverter valve and drain plug was seized, unable to operate, recommend repair/replacement of valves by plumber.



- 23. Toilets: 1 1/2 Gallon Tank
- 24. HVAC Source: Heating system register
- 25. Ventilation: Window

Bathroom (Continued)

1st Floor powder Half Bathroom

- 26. Ceiling: Paint
- 27. Walls: Wallpaper, Paint
- 28. Floor: Tile
- 29. Doors: Hollow wood
- 30. Windows: Aluminum double hung
- 31. Electrical: 120 VAC - No receptacles installed in powder room, recommend installation by electrician.



- 32. Counter/Cabinet: Laminate and wood
- 33. Sink/Basin: One piece sink/counter top
- 34. Faucets/Traps: Moen fixtures with a metal trap
- 35. Toilets: 1 1/2 Gallon Tank
- 36. HVAC Source: Heating system register
- 37. Ventilation: Window

Kitchen

A NP NI M D

1st Floor Kitchen

- 1. Cooking Appliances: Frigidaire, Tappen
- 2. Ventilator: Nautilus
- 3. Sink: Stainless Steel
- 4. Electrical: 120 VAC GFCI - Insufficient outlets for space, recommend adding outlets to kitchen area by electrician to avoid overloading circuits.
- 5. Plumbing/Fixtures: Metal - Water leak noted underneath sink, recommend repair by plumber to reduce the risk of water damage.



Kitchen (Continued)

- 6. Counter Tops: Formica
- 7. Cabinets: Formica
- 8. Ceiling: Paint
- 9. Walls: Paint
- 10. Floor: Tile
- 11. Windows: Vinyl casement
- 12. HVAC Source: Heating system register

Bedroom

A NP NI M D

3 bedrooms Bedroom

- 1. Closet: Large
- 2. Ceiling: Paint
- 3. Walls: Paint
- 4. Floor: Hardwood, Carpet - This inspection does not cover any damage concealed by carpeting, rugs or furniture
- 5. Doors: Hollow wood
- 6. Windows: Aluminum double hung - Due to personal items blocking and window A/C installed at time of inspection unable to test some windows in bedrooms.
- 7. Electrical: 120 VAC - Two prong receptacles noted in some areas of house, recommend upgrading receptacles by electrician to accommodate modern technology.
- 8. HVAC Source: Heating system register

Living Space

A NP NI M D

Living Room, Dining Room Living Space

- 1. Closet: Single
- 2. Ceiling: Paint
- 3. Walls: Paint, Wallpaper - Cracking noted on drywall, this may be an indication of typical house settling, recommend repair of cracks by painter



- 4. Floor: Carpet - This inspection does not cover any damage concealed by carpeting, rugs or furniture

Living Space (Continued)

5. Doors: Hollow wood
6. Windows: Aluminum double hung - Unable to open front living room windows, recommend repair by contractor to allow for proper operation of windows.



7. Electrical: 120 VAC - Open or missing ground noted on 3 prong receptacle in living room, recommend repair 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 - Loose light fixture in ceiling, recommend repair/replacement to reduce the risk of injury.



2. Walls: Paint
3. Floor: Tile - Floor tiles may contain asbestos, lab testing is needed to confirm, recommend evaluation by flooring specialist

Laundry Room/Area (Continued)

Floor: (continued)



- 4. Doors: Hollow wood
- 5. Windows: Aluminum double hung
- 6. Electrical: 120 VAC - **Non-GFCI receptacles installed in laundry room, recommend installation by electrician to reduce the risk of shock.**
- 7. HVAC Source: Heating system register
- 8. Laundry Tub: PVC
- 9. Laundry Tub Drain: Metal
- 10. Washer Hose Bib: Rotary
- 11. Washer and Dryer Electrical: 120 VAC
- 12. Dryer Vent: Metal flex - **Recommend cleaning lint from dryer vent prior to using to reduce the risk of fire.**
- 13. Dryer Gas Line: Insulflex
- 14. 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 - Cracking/uneven settling noted in asphalt driveway, recommend repair by contractor to prevent further damage.
2. Steps/Stoops: Concrete - Missing graspable handrail at rear concrete stairs, recommend installation to reduce the risk of injury.
3. Patio: Concrete - Cracking noted on patio, recommend sealing cracks by contractor to prevent further damage.
4. Grading: Negative slope - Improper soil slope towards foundation, recommend the addition of fill dirt to improve grade to help reduce moisture/water pooling against foundation.
5. Retaining Walls: Block - Crack with no displacement of wall noted at rear retaining wall, recommend sealing by contractor crack to prevent further damage.

Exterior

6. Entire House Exterior Surface Type: Vinyl siding, Stone - Vent (possibly dryer vent) was covered at the exterior of the house, recommend evaluation and repair as needed to reduce the risk of critter entering the house.

Roof

7. Middle Chimney Chimney: Stone - Chimney crown has cracks, recommend repair/sealing cracks by chimney contractor to prevent further damage of chimney crown.
8. Left side Chimney Chimney: Stone - Chimney crown has cracks, recommend repair/sealing cracks by chimney contractor to prevent further damage of chimney crown.

Garage/Carport

9. Attached Garage Garage Doors: Wood - Gaps noted underneath garage door, recommend repair to reduce the risk of critters entering the house.
10. Attached Garage Electrical: 120 VAC - Non-GFCI receptacles in garage area, recommend installation to reduce the risk of shock.

Electrical

11. Smoke Detectors: Present - Smoke Detectors should be installed on every floor and every bedroom.
12. Carbon Monoxide Detectors: Present - Carbon Monoxide detectors should be installed on every floor and every bedroom.

Structure

13. Foundation: Block - Vertical cracks with no visible movement noted on block walls on garage side of house, does not appear to compromise structural integrity, recommend sealing cracks to reduce the risk insects/moisture entering the house.

Marginal Summary (Continued)

Attic

14. Main Attic Insulation: Blown in - Insulation compressed, recommend adding insulation to help conserve energy.
15. Main Attic Bathroom Fan Venting: Electric fan - Bathroom improperly vents into attic and may cause moisture damage to the insulation/roof sheathing, recommend venting bathroom to the exterior of the house.

Crawl Space

16. Main Crawl Space Insulation: None - Recommend adding insulation to crawlspace to help improve energy costs.
17. Main Crawl Space HVAC Source: Heating system register - Recommend insulating metal ducts in crawlspace to help improve energy costs.

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, Unit uses R-22 refrigerant which is no longer being produced, this may increase service costs, recommend evaluation and servicing by HVAC contractor.

Fireplace/Wood Stove

19. Living Room Fireplace Flue: Tile - Recommend cleaning and re-inspection by chimney contractor prior to using fire place.

Heating System

20. Main Heating System Heating System Operation: Adequate - Rust noted on burner, this may be an indication past/present of exhaust leakage, recommend evaluation and servicing/repair as needed by HVAC contractor to prevent further damage to burners.

Plumbing

21. Basement Water Heater Water Heater Operation: Adequate - Recommend adding support strap to expansion tank to reduce the risk of water leaks.
22. Basement Water Heater Flue Pipe: Single wall - Evidence of back-drafting on top of water heater, recommend evaluation and repair as needed by plumber

Bathroom

23. 2nd floor main Bathroom Faucets/Traps: Moen fixtures with a metal trap - Slow drain noted in sink, recommend repair by plumber to reduce the risk of water damage.
24. 2nd floor main Bathroom Tub/Surround: Porcelain tub and ceramic tile surround - Shower diverter valve and drain plug was seized, unable to operate, recommend repair/replacement of valves by plumber.

Marginal Summary (Continued)

Kitchen

25. 1st Floor Kitchen Electrical: 120 VAC GFCI - Insufficient outlets for space, recommend adding outlets to kitchen area by electrician to avoid overloading circuits.

Bedroom

26. 3 bedrooms Bedroom Windows: Aluminum double hung - Due to personal items blocking and window A/C installed at time of inspection unable to test some windows in bedrooms.
27. 3 bedrooms Bedroom Electrical: 120 VAC - Two prong receptacles noted in some areas of house, recommend upgrading receptacles by electrician to accommodate modern technology.

Living Space

28. Living Room, Dining Room Living Space Walls: Paint, Wallpaper - Cracking noted on drywall, this may be an indication of typical house settling, recommend repair of cracks by painter
29. Living Room, Dining Room Living Space Windows: Aluminum double hung - Unable to open front living room windows, recommend repair by contractor to allow for proper operation of windows.

Laundry Room/Area

30. 1st Floor Laundry Room/Area Ceiling: Paint - Loose light fixture in ceiling, recommend repair/replacement to reduce the risk of injury.
31. 1st Floor Laundry Room/Area Floor: Tile - Floor tiles may contain asbestos, lab testing is needed to confirm, recommend evaluation by flooring specialist
32. 1st Floor Laundry Room/Area Electrical: 120 VAC - Non-GFCI receptacles installed in laundry room, recommend installation by electrician to reduce the risk of shock.
33. 1st Floor Laundry Room/Area Dryer Vent: Metal flex - Recommend cleaning lint from dryer vent prior to using to reduce the risk of fire.

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.

Roof

1. Middle Chimney Flue/Flue Cap: Terra-cotta - Gaps and signs of deterioration in terra-cotta flue liner for gas furnace and water heater, recommend evaluation and installation of metal liner by chimney contractor to reduce the risk of blockage.
2. Left side Chimney Flue/Flue Cap: Terra-cotta - Top tile of Terra cotta liner showing signs of deterioration, recommend evaluation and repair as needed by chimney specialist to prevent further damage.

Electrical

3. Service: Copper and aluminum - Surface coating of service cable is cracked and may allow water to penetrate inside the cable, recommend repair/replacement by electrician to reduce the risk of water infiltration.

Plumbing

4. Drain Pipes: Cast iron, Copper, PVC, Galvanized - Signs of leakage on galvanized drain pipe, recommend repair/replacement of pipe by plumber to prevent further leakage.

Bathroom

5. Primary Bathroom Electrical: 120 VAC - Non GFCI receptacle installed in bathroom, recommend installation to reduce the risk of shock.
6. Primary Bathroom Shower/Surround: Tile Pan and tile surround - Slow drain noted noted in shower, recommend repair by plumber to reduce the risk of water damage.
7. 2nd floor main Bathroom Windows: Aluminum double hung - Window in shower does not have tempered glass installed, this is considered a safety hazard, recommend installation of safety glazing/replacement of glass by contractor to reduce the risk of injury.
8. 2nd floor main Bathroom Electrical: 120 VAC - Non-GFCI receptacle in bathroom, recommend installation by electrician to reduce the risk of shock.
9. 1st Floor powder Half Bathroom Electrical: 120 VAC - No receptacles installed in powder room, recommend installation by electrician.

Kitchen

10. 1st Floor Kitchen Plumbing/Fixtures: Metal - Water leak noted underneath sink, recommend repair by plumber to reduce the risk of water damage.

Living Space

11. Living Room, Dining Room Living Space Electrical: 120 VAC - Open or missing ground noted on 3 prong receptacle in living room, recommend repair by electrician to reduce the risk of shock