

14 E Main Street, Suite 100, Lansdale, PA 19446 (215) 362-1234 /spyinspections.com

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

Home Inspection Report



229 Lower Valley Rd North Wales, PA 19454

Definitions

NOTE	: All definitions I	isted below refer to the property or item listed as inspected on this report at the time of inspection
А	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.
М	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 O Yes O No O Not Applicable Gas/Oil On Yes O No O Not Applicable Water On Yes O No O Not Applicable Temperature 46 degrees Weather Rain Soil Conditions Wet Space Below Grade Basement, Crawl Space Building Type Single family Garage Attached

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Lots and Grounds

A NP NI M D

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





Walks: Concrete

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



4. 🗙 5

Porch: Concrete

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.



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Lots and Grounds (Continued)



Vegetation: Trees, Shrubs

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.





Fascia: Aluminum
 Soffits: Vinyl
 Entry Doors: Wood
 Patio Door: Wood glass entry door
 Windows: Aluminum double hung, Vinyl casement - Caulking deteriorating around the exterior of windows, recommend re-caulking areas.
 Exterior Lighting: Surface mount

9. X

8. D

Exterior Electric Outlets: 120 VAC GFCI

Hose Bibs: Ball

11. Gas Meter: Exterior surface mount at side of home

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Exterior (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%

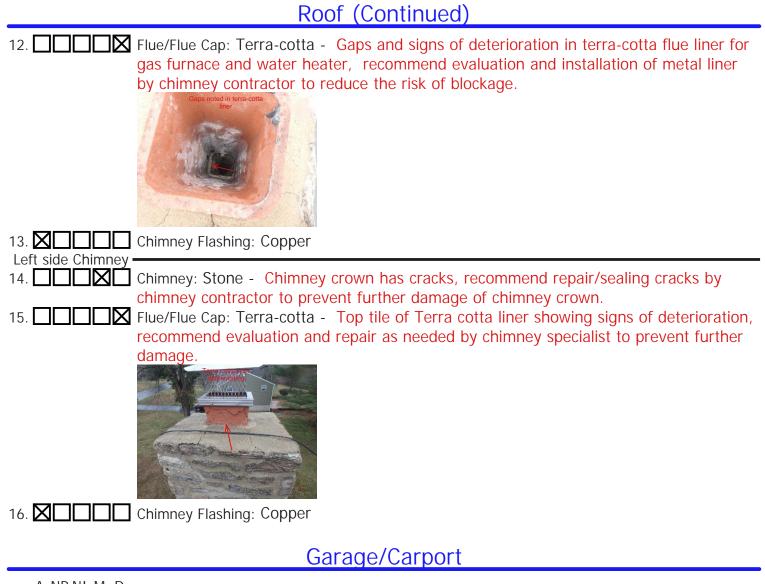


- 3. A Material: Asphalt shingle
- 4. Type: Gable
- 5. Approximate Age: 5-7 years
- 6. Flashing: Aluminum, Copper
- 7. Plumbing Vents: Covered
- 8. Electrical Mast: Surface mount
- 9. Gutters: Aluminum
- 10. Downspouts: Aluminum
- Middle Chimney

11.

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





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
- Floor/Foundation: Poured slab 8. 🕨
 - Electrical: 120 VAC Non-GFCI receptacles in garage area, recommend installation to reduce the risk of shock.

Electrical

A NP NI M D

9

- 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.	Circuits:	Copper
		-



- Conductor Type: Romex
 - Ground: Plumbing and rod in ground
 - Smoke Detectors: Present Smoke Detectors should be installed on every floor and every bedroom.
- Carbon Monoxide Detectors: Present Carbon Monoxide detectors should be installed on every floor and every bedroom.

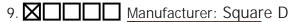
Garage Electric Panel -----

6. **X**

8.

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Electrical (Continued)





- 10. Maximum Capacity: 200 Amps
- 11. Main Breaker Size: 200 Amps
- 12.
- 13. 🛛 🗌 🔲 GFCI: Present
- 14. Is the panel bonded? Yes No

Structure

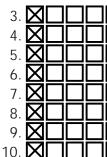
A NP NI M D

2.

1. Structure Type: Wood frame

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.





Differential Movement: No movement or displacement noted

- Beams: Solid wood
- Bearing Walls: Frame
- Joists/Trusses: 2x10
- Piers/Posts: Block piers and posts
 - Floor/Slab: Gravel concrete
 - Stairs/Handrails: Wood stairs with metal handrails
- Subfloor: Dimensional wood

Attic

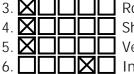
A NP NI M D

Main Attic -

1. Method of Inspection: In the attic

2. Imable to Inspect: 20% - Roof line





Roof Framing: Rafter Sheathing: Plywood

Ventilation: Gable, Ridge and soffit vents

Insulation: Blown in - Insulation compressed, recommend adding insulation to help conserve energy.



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8.	\mathbf{X}			W
9.			\boxtimes	Ba

nsulation Depth: 6, 8

Wiring/Lighting: 110 VAC lighting circuit

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 -

4 **X**

7. **X**

1. Method of Inspection: In the crawl space

- 2. Unable to Inspect: 20%
- 3. Access: Wood door
 - 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
 - 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.	JC System Operation: Appears serviceable - To avoid possible compressor damage due o outside temperature below 60 degrees, the unit was not tested, Unit uses R-22 efrigerant which is no longer being produced, this may increase service costs, ecommend evaluation and servicing by HVAC contractor.
	Condensate Removal: PVC
	xterior Unit: Pad mounted
4. Manufacturer: Ru	
	JAND-030JAZ Serial Number: 7294M040611740
	ole building Approximate Age: 16 years
51	240 VAC Temperature Differential: N/A
8. Type: Central A	/C Capacity: 2.5 Ton
9. X ПППП V	isible Coil: Copper core with aluminum fins

- 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

4

5

Living Room Fireplace -

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

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Heating System

A NP NI M D

Main Heating System -

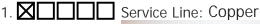
1. Heating System Operation: Adequate - Rust noted on burner, this may be an indication past/present of exhaust leakage, recommend evaluation and servicing/repair as needed by HVAC contractor to prevent further damage to burners.



- 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.
- 13. Controls: Limit switch
- 14. Thermostats: Individual

Plumbing

A NP NI M D







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

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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. **X [** Service Caps: Accessible - Recommend sewage lateral inspection to ensure there are no blockages to main drain line. The Vent Pipes: Cast iron 6. D 7. 🕅 Gas Service Lines: Cast iron Basement Water Heater -Water Heater Operation: Adequate - Recommend adding support strap to expansion 8. 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

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Plumbing (Continued)

Flue Pipe: (continued)



14. TPRV and Drain Tube: Copper

Bathroom

A NP NI M D

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



7. 🛛			(
8. 🗙			
9. 🛛			
10.		\mathbf{X}	ç

Counter/Cabinet: Laminate and wood

Sink/Basin: Molded single bowl

Faucets/Traps: Moen fixtures with a metal trap

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. X Walls: Wallpaper and tile
16. XIII Floor: Tile
17. Doors: Hollow wood
18. I 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. The sectrical: 120 VAC - Non-GFCI receptacle in bathroom, recommend installation by
electrician to reduce the risk of shock.

Sink/Basin: One piece sink/counter top

Faucets/Traps: Moen fixtures with a metal trap - Slow drain noted in sink, recommend repair by plumber to reduce the risk of water damage.



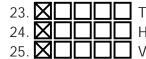
22.

20. 🔰

21.

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.

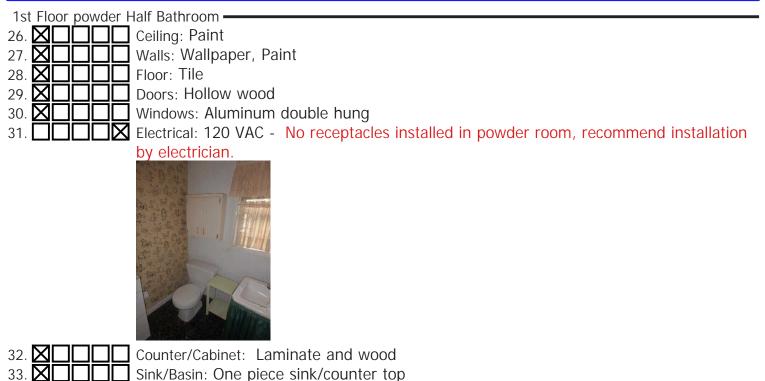




Toilets: 1 1/2 Gallon Tank HVAC Source: Heating system register Ventilation: Window

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Bathroom (Continued)



- Faucets/Traps: Moen fixtures with a metal trap
- Toilets: 1 1/2 Gallon Tank
 - HVAC Source: Heating system register
- Ventilation: Window 37. 🗙

Kitchen

A NP NI M D

1st Floor Kitchen -

34. **X**

36. 🗙

3.

35.

- Cooking Appliances: Frigidaire, Tappen 1. 🕅 2. 🛛
 - Ventilator: Nautilus
 - Sink: Stainless Steel



- Electrical: 120 VAC GFCI Insufficient outlets for space, recommend adding outlets to kitchen area by electrician to avoid overloading circuits.
- Plumbing/Fixtures: Metal Water leak noted underneath sink, recommend repair by IM plumber to reduce the risk of water damage.



Kitchen (Continued)



- 7. X C Cabinets: Formica
 - Ceiling: Paint
 - Walls: Paint
 - Floor: Tile
 - Windows: Vinyl casement
 - HVAC Source: Heating system register

Bedroom

A NP NI M D

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9. 🛛

10. 🛛

12. 🗙

11.

X

3 bedrooms Bedr	oom
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
 - Ceiling: Paint
- 2. **X**

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)



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

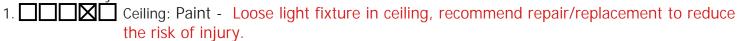


8. HVAC Source: Heating system register

Laundry Room/Area

A NP NI M D

1st Floor Laundry Room/Area -







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

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Laundry Room/Area (Continued)





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13

14.

 Doors: Hollow wood
 Windows: Aluminum double hung
 Electrical: 120 VAC - Non-GFCI receptacles installed in laundry room, recommend installation by electrician to reduce the risk of shock.
 HVAC Source: Heating system register
 Laundry Tub: PVC
 Laundry Tub Drain: Metal
 Washer Hose Bib: Rotary
 Washer and Dryer Electrical: 120 VAC
 Dryer Vent: Metal flex - Recommend cleaning lint from dryer vent prior to using to reduce the risk of fire.

- Dryer Gas Line: Insulflex
- 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
 Main Attic Insulation: Blown in - Insulation compressed, recommend adding insulation to help conserve energy. 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. 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
 Living Room Fireplace Flue: Tile - Recommend cleaning and re-inspection by chimney contractor prior to using fire place. Heating System
 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
 Basement Water Heater Water Heater Operation: Adequate - Recommend adding support strap to expansion tank to reduce the risk of water leaks. 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.
- 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