



SPY Inspection Services, Inc.

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



651 New Galena Rd.
Chalfont , PA 18914

Definitions

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

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D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 651 New Galena Rd.
City Chalfont State PA Zip 18914
Contact Name Sherry Russell
Phone 215-378-1251
Email sherry@alderferauction.com

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 215-362-1234
Email nick.frey@spyinspections.com
Amount Received \$575.00

Conditions

Others Present Seller's Agent Property Occupied Vacant
Estimated Age 25 years Entrance Faces Southwest
Inspection Date 2022-12-11
Start Time 9:00 am End Time 11:30 am
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 27 degrees
Weather Sunny Soil Conditions Dry
Space Below Grade Basement
Building Type Single family Garage Attached

Lots and Grounds

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1. Driveway: Gravel
2. Walks: Gravel
3. Steps/Stoops: Wood, Concrete - Step to front porch has settled creating a high step, recommend repair to reduce the risk of injury.



4. Porch: Concrete
5. Patio: Wood, composite material
6. Grading: Negative slope - Grading appears to be sloping toward lower side of basement at right side of house, this area may be prone to water infiltration, recommend further evaluation and repair as needed by landscaping contractor.



7. Vegetation: Trees, Shrubs

Exterior

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Entire House Exterior Surface

1. Type: Vinyl siding, Brick veneer
2. Trim: Aluminum
3. Fascia: Aluminum
4. Soffits: Vinyl - Missing cover for vent at rear soffit, recommend installation of cover to reduce the risk of critters entering the house.



5. Entry Doors: Metal
6. Patio Door: Wood sliding
7. Windows: Wood double hung, Wood casement
8. Basement Windows: Wood casement
9. Exterior Lighting: Surface mount, Pole light
10. Exterior Electric Outlets: 120 VAC - Exterior receptacles are not GFCI protected, recommend installation by electrician to reduce the risk of shock.



11. Hose Bibs: Rotary
12. Gas Meter: Rear



Exterior (Continued)

13. Main Gas Valve: Located at gas meter

Roof

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Main Roof Surface

1. Method of Inspection: On roof
2. Unable to Inspect: 10%



3. Material: Asphalt shingle - **Shingles are showing signs of deterioration, Signs of cracking noted on shingles, evidence of patching/repairs, water stains and active moisture detected on roof sheathing in attic (see photos in attic section), recommend evaluation and replacement of shingles by roofer to prevent further water infiltration.**



4. Type: Gable
5. Approximate Age: 25 years
6. Flashing: Aluminum
7. Valleys: Asphalt shingle
8. Skylights: Insulated glass
9. Plumbing Vents: PVC
10. Electrical Mast: Underground utilities
11. Gutters: Aluminum
12. Downspouts: Aluminum

Roof (Continued)

Right side Chimney

13. Chimney: Brick - **Mortar cracking/deteriorating between brick, recommend further evaluation and repair as needed by chimney specialist to prevent further damage.**



14. Flue/Flue Cap: Clay - **Recommend cleaning and inspecting flue liners by chimney special prior to using wood fire place and coal furnace to ensure there is no damage/blockage.**

Recommend adding rain/snow caps on flue liners to keep critters/debris from entering the house.



15. Chimney Flashing: Aluminum

Garage/Carport

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Attached Garage

1. Type of Structure: Attached Car Spaces: 2
2. Garage Doors: Insulated aluminum
3. Door Operation: Mechanized
4. Door Opener: Genie
5. Service Doors: Metal

Garage/Carport (Continued)

6. Ceiling: Paint - **Openings in garage ceiling noted, recommend covering areas with fire rated material to comply with fire separation requirements between garage and livable space.**



7. Walls: Paint
8. Floor/Foundation: Poured slab
9. Electrical: 120 VAC - **Non-GFCI receptacle in garage, recommend installation by electrician to reduce the risk of shock.**
10. Windows: Wood double hung

Electrical

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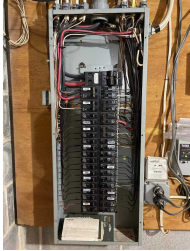
1. Service Size Amps: 200 Volts: 110-240 VAC
2. Service: Aluminum
3. 120 VAC Branch Circuits: Copper
4. 240 VAC Branch Circuits: Copper
5. Conductor Type: Romex
6. Ground: Plumbing and rod in ground
7. Smoke Detectors: Present - **Recommend installing smoke detectors on every floor and every bedroom**
8. Carbon Monoxide Detectors: Present - **Recommend installing carbon monoxide detectors on every floor and every bedroom**

Basement Electric Panel

9. Manufacturer: Murray

Electrical (Continued)

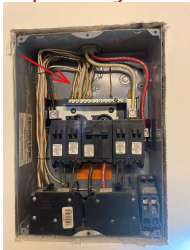
Manufacturer: (continued)



- 10. Maximum Capacity: 200 Amps
- 11. Main Breaker Size: 200 Amps
- 12. Breakers: Cu/Al
- 13. GFCI: At GFCI receptacles only
- 14. Is the panel bonded? Yes No

Apartment Sub-Panel Electric Panel

- 15. Manufacturer: Square D - Grounds and neutrals are mixed on same terminal bar in apartment sub-panel, this wires should be installed on separate bus bars, recommend repair by electrician to reduce the risk of shock.



- 16. Maximum Capacity: 30 Amp
- 17. Main Breaker Size: 30 Amp
- 18. Breakers: Cu/Al
- 19. GFCI: At GFCI receptacles only
- 20. Is the panel bonded? Yes No

Structure

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1. Structure Type: Wood frame
2. Foundation: Block - **Stair step and horizontal Cracking noted foundation wall along mortar lines of block at right rear corner of house, cracks appear to be from typical settling of house, recommend sealing cracks/evaluation by structural engineer.**



3. Differential Movement: No movement or displacement noted
4. Beams: Laminated
5. Bearing Walls: Frame
6. Joists/Trusses: 2x10
7. Piers/Posts: Steel posts - **Missing top plate on steel support post, post is not properly secured to beam, recommend repair as needed by contractor.**



8. Floor/Slab: Poured slab
9. Stairs/Handrails: Wood stairs with wood handrails
10. Subfloor: Plywood

Attic

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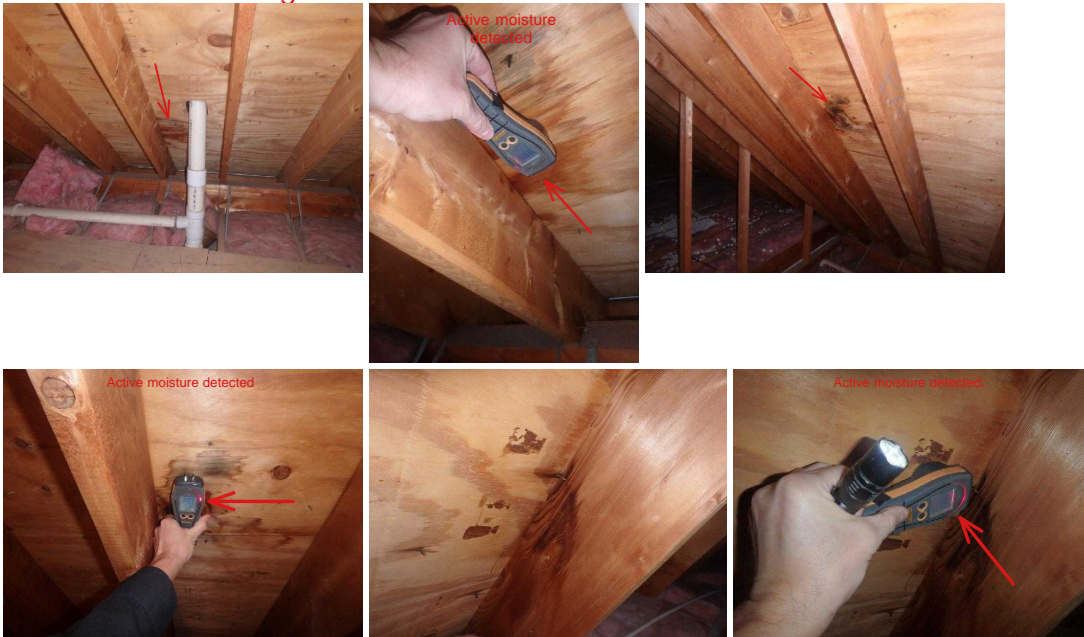
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Main Attic

1. Method of Inspection: In the attic, From the attic access
2. Unable to Inspect: 20% - Roof line, Insulation



3. Roof Framing: Rafter
4. Sheathing: Plywood - Water stains present, active moisture detected on sheathing at rear attic, recommend further evaluation and repair as needed by roofer to prevent further water damage.



5. Ventilation: Ridge and soffit vents

Attic (Continued)

6. Insulation: Batts - Hollow core door used for attic space, recommend adding insulation/replacement with insulated door to help improve energy costs.



7. Insulation Depth: 10

8. Attic Fan: Thermostat controlled - Inoperative at time of inspection, recommend repair/replacement to help improve attic ventilation.



9. Wiring/Lighting: 110 VAC lighting circuit

10. Bathroom Fan Venting: Electric fan

Basement

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Main Basement

1. Unable to Inspect: 20%
2. Ceiling: Exposed framing

Basement (Continued)

3. Walls: Paint - Evidence of moisture damage noted on interior drywall at rear room, area was dry at time of inspection, recommend cutting out moisture damage and repair drywall as needed.

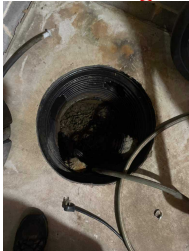
Recommend improving/maintaining exterior grading and drainage, running a dehumidifier to prevent further moisture damage.



4. Floor: Poured
5. Floor Drain: Covered
6. Doors: Hollow wood, Insulated garage door - Gaps noted underneath garage door, recommend repair to reduce the risk of critters entering the house.



7. Windows: Vinyl casement
8. Electrical: 120 VAC
9. Insulation: Batting
10. Sump Pump: None - No sump pump installed in sump pit, recommend monitoring/installation of sump pump if needed by plumber.



11. Moisture Location: None - Basement was dry at time of inspection.
12. Basement Stairs/Railings: Wood stairs with wood handrails

Air Conditioning

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Main AC System

- A/C System Operation: Functional
- Condensate Removal: PVC - **Condensation line drains into slab, this may be prone to clogs, recommend regular maintenance/ improving discharge by HVAC contractor.**



3. Manufacturer: Hydro Heat
4. Area Served: Whole building Approximate Age: 25 years
5. Fuel Type: 120-240 VAC Temperature Differential: N/A
6. Type: Geothermal Capacity: 4 Ton
7. Visible Coil: Copper core with aluminum fins
8. Refrigerant Lines: Suction line and liquid line

Apartment AC System

9. A/C System Operation: Appears serviceable - **Exterior temperature was too cold, unable to operate at time of inspection.**



10. Manufacturer: Amana
11. Area Served: Apartment Approximate Age: Unknown
12. Fuel Type: 120 VAC Temperature Differential: N/A
13. Type: Wall mounted air conditioning unit Capacity: Not listed

Fireplace/Wood Stove

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Family Room Fireplace

- Fireplace Construction: Brick - **Remove wood forms from underneath fireplace to reduce the risk of fire.**

Missing glass on fire place surround cover, recommend repair/replacement.



- Type: Wood burning
- Smoke Chamber: Brick
- Flue: Tile - **Recommend cleaning and inspecting by chimney specialist prior to using fire place.**



- Damper: Metal
- Hearth: Raised

Heating System

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Coal Heater Heating System

1. Heating System Operation: Adequate - Cracked glass noted on door for coal furnace and water leaking from valve/ tube, recommend evaluation and repair as needed by HVAC/fire place contractor prior to using coal furnace.



- 2. Manufacturer: Unknown manufacturer
- 3. Type: Boiler system, Forced air Capacity: Variable
- 4. Area Served: Whole building Approximate Age: 25 years
- 5. Fuel Type: Coal
- 6. Heat Exchanger: 1 Burner
- 7. Unable to Inspect: 95%
- 8. Blower Fan/Filter: Belt drive with disposable filter
- 9. Distribution: Hot water, Metal duct
- 10. Circulator: Pump
- 11. Draft Control: Manual
- 12. Flue Pipe: Double wall
- 13. Controls: Relief valve
- 14. Devices: Temp gauge, Expansion tank, Pressure gauge

Geothermal Heating System

15. Heating System Operation: Adequate



- 16. Manufacturer: Hydro heat
- 17. Model Number: 03-046-WTARW-HM Serial Number: 046WTARwHM9211093147

Heating System (Continued)

- 18. Type: Geo-thermal Capacity: 4 ton
- 19. Area Served: Whole building Approximate Age: 25 years
- 20. Fuel Type: Geo-thermal
- 21. Unable to Inspect: 95%
- 22. Blower Fan/Filter: Direct drive with disposable filter
- 23. Distribution: Insulflex duct, Hot water - Signs of water leaks on PEX heating pipe, recommend repair by HVAC contractor to prevent further water damage.



- 24. Circulator: Pump
- 25. Controls: Relief valve, Limit switch
- 26. Devices: Temp gauge, Expansion tank, Pressure gauge
- 27. Thermostats: Individual, Multi-zone
- 28. Fuel Tank: Propane tank - Propane tank appears to be owned, recommend evaluation and testing for gas leaks by propane contractor.



Plumbing

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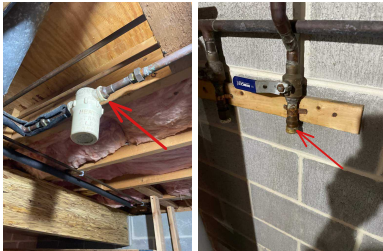
1. Service Line: ABS - Recommend having well inspection by plumber and water tested to determine quality of water.



2. Main Water Shutoff: Basement - Rusted/seized ball valve noted, recommend replacement of valve by plumber to reduce the risk of leaks.



3. Water Lines: Copper - Water leak noted on connection of supply line, at sediment trap and where past water softener was installed, recommend evaluation and repair as needed by plumber to reduce the risk of water damage.



4. Drain Pipes: PVC

5. Service Caps: Accessible - Recommend having a septic inspection performed by qualified septic inspection company.

6. Vent Pipes: PVC

7. Gas Service Lines: Cast iron

Basement Water Heater

8. Water Heater Operation: Adequate - Water heater is nearing the end of it's design life, average life span of water heater is 10-13 years, recommend monitoring/ budgeting for replacement.

9. Manufacturer: Bradford-White

10. Model Number: MITW50L6CX10 Serial Number: PD8980293

11. Type: Propane Capacity: 48 gal

12. Approximate Age: 25 years Area Served: Whole building

Plumbing (Continued)

13. Flue Pipe: PVC - Duct tape used for PVC vent for water heater, recommend proper repair by plumber to reduce the risk of exhaust entering the house.

Power vent fan was rattling while operating, recommend evaluation and repair by plumber to ensure proper exhaust.



14. TPRV and Drain Tube: Copper
Garage/ Apt Water Heater _____

15. Water Heater Operation: Adequate - Rotten Egg smell noted while operating hot water in Apartment unit, recommend further evaluation and repair as needed by plumber.

16. Manufacturer: Bradford-White
17. Type: Propane Capacity: 40 Gal.
18. Approximate Age: 3 years Area Served: Garage apartment
19. Flue Pipe: PVC
20. TPRV and Drain Tube: Copper

Bathroom

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Basement Bathroom _____

1. Ceiling: Paint
2. Walls: Paint
3. Floor: Vinyl floor covering
4. Doors: Hollow wood
5. Electrical: 120 VAC GFCI
6. Counter/Cabinet: Laminate and wood
7. Sink/Basin: Molded single bowl
8. Faucets/Traps: Moen fixtures with a PVC trap
9. Shower/Surround: Fiberglass pan and fiberglass surround
10. Toilets: 1 1/2 Gallon Tank

Bathroom (Continued)

- 11. HVAC Source: Radiant heat
- 12. Ventilation: Electric ventilation fan

Primary Bath Bathroom

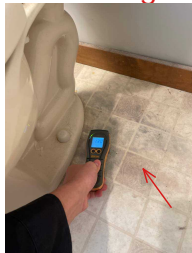
- 13. Ceiling: Paint
- 14. Walls: Paint
- 15. Floor: Vinyl floor covering
- 16. Doors: Hollow wood
- 17. Windows: Wood double hung
- 18. Electrical: 120 VAC GFCI
- 19. Counter/Cabinet: Laminate and wood
- 20. Sink/Basin: Molded single bowl
- 21. Faucets/Traps: Moen fixtures with a PVC trap
- 22. Tub/Surround: Fiberglass tub - Caulk was deteriorating around tub, recommend re-caulking around bath tub to reduce the risk of water damage.



- 23. Shower/Surround: Fiberglass pan and fiberglass surround
- 24. Toilets: 1 1/2 Gallon Tank
- 25. HVAC Source: Heating system register
- 26. Ventilation: Electric ventilation fan and window - Fan is loud/rattles while operating, recommend repair/replacement to ensure proper ventilation.

2nd floor main Bathroom

- 27. Ceiling: Paint
- 28. Walls: Paint
- 29. Floor: Vinyl floor covering - Evidence of past water leaks around toilet, no leaks were detected at time of inspection and area was dry at time of inspection, recommend monitoring area for leaks/ replacement of damaged flooring as needed.



- 30. Doors: Hollow wood
- 31. Windows: Wood double hung
- 32. Electrical: 120 VAC GFCI
- 33. Counter/Cabinet: Laminate and wood

Bathroom (Continued)

- 34. Sink/Basin: Molded single bowl
- 35. Faucets/Traps: Moen fixtures with a PVC trap
- 36. Tub/Surround: Fiberglass tub and fiberglass surround
- 37. Toilets: 1 1/2 Gallon Tank
- 38. HVAC Source: Heating system register
- 39. Ventilation: Electric ventilation fan and window

Apartment Bathroom

- 40. Closet: Large
- 41. Ceiling: Paint
- 42. Walls: Paint
- 43. Floor: Vinyl floor covering - Evidence of past water leaks noted around toilet, no leaks were detected and area was dry at time of inspection, recommend monitoring area for leaks/ replacement of damaged flooring as needed.



- 44. Doors: Hollow wood
- 45. Electrical: 120 VAC GFCI
- 46. Counter/Cabinet: Laminate and wood
- 47. Sink/Basin: Molded single bowl
- 48. Faucets/Traps: Moen fixtures with a PVC trap
- 49. Tub/Surround: Fiberglass tub and fiberglass surround
- 50. Toilets: 1 1/2 Gallon Tank
- 51. Ventilation: Electric ventilation fan

1st floor Powder Half Bathroom

- 52. Ceiling: Paint
- 53. Walls: Paint
- 54. Floor: Vinyl floor covering
- 55. Doors: Hollow wood
- 56. Windows: Wood double hung
- 57. Electrical: 120 VAC GFCI
- 58. Counter/Cabinet: Laminate and wood
- 59. Sink/Basin: Molded single bowl
- 60. Faucets/Traps: Moen fixtures with a PVC trap
- 61. Toilets: 1 1/2 Gallon Tank
- 62. HVAC Source: Heating system register
- 63. Ventilation: Electric ventilation fan and window

Kitchen

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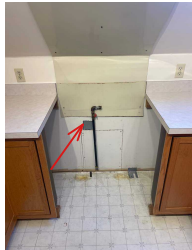
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1st Floor Kitchen

1. Cooking Appliances: General Electric - Missing Anti tip bracket on range, recommend installation to reduce the risk of injury.
2. Ventilator: Samsung
3. Dishwasher: Maytag
4. Air Gap Present? Yes No
5. Microwave: Samsung
6. Sink: Stainless Steel
7. Electrical: 120 VAC GFCI
8. Plumbing/Fixtures: PVC
9. Counter Tops: Formica
10. Cabinets: Wood
11. Pantry: Single
12. Ceiling: Paint
13. Walls: Paint
14. Floor: Vinyl floor covering
15. Doors: Hollow wood
16. Windows: Wood casement
17. HVAC Source: Heating system register, Radiant heat

Apartment Kitchen

18. Cooking Appliances: None - No range installed at time of inspection, recommend proper installation of range by contractor.



19. Sink: Stainless Steel
20. Electrical: 120 VAC GFCI
21. Plumbing/Fixtures: PVC
22. Counter Tops: Formica
23. Cabinets: Wood
24. Ceiling: Paint

Kitchen (Continued)

- 25. Walls: Paint
- 26. Floor: Vinyl floor covering
- 27. Doors: Hollow wood
- 28. Windows: Wood double hung
- 29. HVAC Source: Convection baseboard

Bedroom

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3 Bedrooms Bedroom

- 1. Closet: Walk In and Large
- 2. Ceiling: Paint
- 3. Walls: Paint
- 4. Floor: Carpet
- 5. Doors: Hollow wood
- 6. Windows: Wood double hung, Wood casement
- 7. Electrical: 120 VAC
- 8. HVAC Source: Heating system register

Living Space

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Living Room, Dining Room Living Space

- 1. Closet: Single

Living Space (Continued)

2. Ceiling: Paint - Water stain noted on ceiling in living room, area was dry at time of inspection, recommend repair/replacement as needed of damaged drywall.



3. Walls: Paint
 4. Floor: Carpet
 5. Doors: Hollow wood
 6. Windows: Wood double hung
 7. Electrical: 120 VAC
 8. HVAC Source: Heating system register

Apartment Living Space

9. Ceiling: Paint
 10. Walls: Paint
 11. Floor: Carpet
 12. Doors: Hollow wood
 13. Windows: Wood double hung
 14. Electrical: 120 VAC
 15. HVAC Source: Convection baseboard

Laundry Room/Area

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. |

A NP NI M D

1st Floor Laundry Room/Area

1. Ceiling: Paint
 2. Walls: Paint
 3. Floor: Vinyl floor covering
 4. Doors: Hollow wood
 5. Windows: Non-opening

Laundry Room/Area (Continued)

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



7. HVAC Source: Heating system register
 8. Washer Hose Bib: Rotary
 9. Washer and Dryer Electrical: 120 VAC
 10. Dryer Vent: Metal flex
 11. Dryer Gas Line: Cast iron
 12. Washer Drain: Drain pan to main drain system

Apartment Laundry Room/Area

13. Ceiling: Paint
 14. Walls: Paint
 15. Floor: Vinyl floor covering
 16. Electrical: 120 VAC - Non-GFCI receptacle installed in laundry room, recommend installation by electrician to reduce the risk of shock.
 17. HVAC Source: Convection baseboard
 18. Washer Hose Bib: Multi-port
 19. Washer and Dryer Electrical: 120 VAC
 20. Dryer Vent: Metal flex - Dryer was not connected to vent or gas line at time of inspection, recommend properly connecting dryer by contractor as needed prior to operating.
 21. Dryer Gas Line: Cast iron
 22. Washer Drain: Drain pan to main drain system
 23. Floor Drain: None - Recommended adding catch pan underneath washing machine to reduce the risk of water damage.



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. Steps/Stoops: Wood, Concrete - Step to front porch has settled creating a high step, recommend repair to reduce the risk of injury.
2. Grading: Negative slope - Grading appears to be sloping toward lower side of basement at right side of house, this area may be prone to water infiltration, recommend further evaluation and repair as needed by landscaping contractor.

Exterior

3. Soffits: Vinyl - Missing cover for vent at rear soffit, recommend installation of cover to reduce the risk of critters entering the house.
4. Gas Meter: Rear

Roof

5. Right side Chimney Chimney: Brick - Mortar cracking/deteriorating between brick, recommend further evaluation and repair as needed by chimney specialist to prevent further damage.
6. Right side Chimney Flue/Flue Cap: Clay - Recommend cleaning and inspecting flue liners by chimney special prior to using wood fire place and coal furnace to ensure there is no damage/blockage.

Recommend adding rain/snow caps on flue liners to keep critters/debris from entering the house.

Garage/Carport

7. Attached Garage Ceiling: Paint - Openings in garage ceiling noted, recommend covering areas with fire rated material to comply with fire separation requirements between garage and livable space.

Electrical

8. Smoke Detectors: Present - Recommend installing smoke detectors on every floor and every bedroom
9. Carbon Monoxide Detectors: Present - Recommend installing carbon monoxide detectors on every floor and every bedroom

Structure

10. Foundation: Block - Stair step and horizontal Cracking noted foundation wall along mortar lines of block at right rear corner of house, cracks appear to be from typical settling of house, recommend sealing cracks/evaluation by structural engineer.
11. Piers/Posts: Steel posts - Missing top plate on steel support post, post is not properly secured to beam, recommend repair as needed by contractor.

Attic

12. Main Attic Insulation: Batts - Hollow core door used for attic space, recommend adding insulation/replacement with insulated door to help improve energy costs.

Marginal Summary (Continued)

13. Main Attic Attic Fan: Thermostat controlled - Inoperative at time of inspection, recommend repair/replacement to help improve attic ventilation.

Basement

14. Main Basement Walls: Paint - Evidence of moisture damage noted on interior drywall at rear room, area was dry at time of inspection, recommend cutting out moisture damage and repair drywall as needed.

Recommend improving/maintaining exterior grading and drainage, running a dehumidifier to prevent further moisture damage.

15. Main Basement Doors: Hollow wood, Insulated garage door - Gaps noted underneath garage door, recommend repair to reduce the risk of critters entering the house.
16. Main Basement Sump Pump: None - No sump pump installed in sump pit, recommend monitoring/installation of sump pump if needed by plumber.

Air Conditioning

17. Main AC System Condensate Removal: PVC - Condensation line drains into slab, this may be prone to clogs, recommend regular maintenance/ improving discharge by HVAC contractor.
18. Apartment AC System A/C System Operation: Appears serviceable - Exterior temperature was too cold, unable to operate at time of inspection.

Fireplace/Wood Stove

19. Family Room Fireplace Fireplace Construction: Brick - Remove wood forms from underneath fireplace to reduce the risk of fire.

Missing glass on fire place surround cover, recommend repair/replacement.

20. Family Room Fireplace Flue: Tile - Recommend cleaning and inspecting by chimney specialist prior to using fire place.

Heating System

21. Geothermal Heating System Distribution: Insulflex duct, Hot water - Signs of water leaks on PEX heating pipe, recommend repair by HVAC contractor to prevent further water damage.
22. Fuel Tank: Propane tank - Propane tank appears to be owned, recommend evaluation and testing for gas leaks by propane contractor.

Plumbing

23. Service Line: ABS - Recommend having well inspection by plumber and water tested to determine quality of water.
24. Main Water Shutoff: Basement - Rusted/seized ball valve noted, recommend replacement of valve by plumber to reduce the risk of leaks.
25. Service Caps: Accessible - Recommend having a septic inspection performed by qualified septic inspection company.

Marginal Summary (Continued)

26. Basement Water Heater Water Heater Operation: Adequate - Water heater is nearing the end of it's design life, average life span of water heater is 10-13 years, recommend monitoring/ budgeting for replacement.

Bathroom

27. Primary Bath Bathroom Tub/Surround: Fiberglass tub - Caulk was deteriorating around tub, recommend re-caulking around bath tub to reduce the risk of water damage.
28. Primary Bath Bathroom Ventilation: Electric ventilation fan and window - Fan is loud/rattles while operating, recommend repair/replacement to ensure proper ventilation.
29. 2nd floor main Bathroom Floor: Vinyl floor covering - Evidence of past water leaks around toilet, no leaks were detected at time of inspection and area was dry at time of inspection, recommend monitoring area for leaks/ replacement of damaged flooring as needed.
30. Apartment Bathroom Floor: Vinyl floor covering - Evidence of past water leaks noted around toilet, no leaks were detected and area was dry at time of inspection, recommend monitoring area for leaks/ replacement of damaged flooring as needed.

Kitchen

31. 1st Floor Kitchen Cooking Appliances: General Electric - Missing Anti tip bracket on range, recommend installation to reduce the risk of injury.
32. Apartment Kitchen Cooking Appliances: None - No range installed at time of inspection, recommend proper installation of range by contractor.

Living Space

33. Living Room, Dining Room Living Space Ceiling: Paint - Water stain noted on ceiling in living room, area was dry at time of inspection, recommend repair/replacement as needed of damaged drywall.

Laundry Room/Area

34. 1st Floor Laundry Room/Area Electrical: 120 VAC - Non-GFCI receptacle installed, recommend installation by electrician to reduce the risk of shock.
35. Apartment Laundry Room/Area Electrical: 120 VAC - Non-GFCI receptacle installed in laundry room, recommend installation by electrician to reduce the risk of shock.
36. Apartment Laundry Room/Area Dryer Vent: Metal flex - Dryer was not connected to vent or gas line at time of inspection, recommend properly connecting dryer by contractor as needed prior to operating.
37. Apartment Laundry Room/Area Floor Drain: None - Recommended adding catch pan underneath washing machine to reduce the risk of water damage.

Defective Summary

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Exterior

1. Exterior Electric Outlets: 120 VAC - Exterior receptacles are not GFCI protected, recommend installation by electrician to reduce the risk of shock.

Roof

2. Main Roof Surface Material: Asphalt shingle - Shingles are showing signs of deterioration, Signs of cracking noted on shingles, evidence of patching/repairs, water stains and active moisture detected on roof sheathing in attic (see photos in attic section), recommend evaluation and replacement of shingles by roofer to prevent further water infiltration.

Garage/Carport

3. Attached Garage Electrical: 120 VAC - Non-GFCI receptacle in garage, recommend installation by electrician to reduce the risk of shock.

Electrical

4. Apartment Sub-Panel Electric Panel Manufacturer: Square D - Grounds and neutrals are mixed on same terminal bar in apartment sub-panel, this wires should be installed on separate bus bars, recommend repair by electrician to reduce the risk of shock.

Attic

5. Main Attic Sheathing: Plywood - Water stains present, active moisture detected on sheathing at rear attic, recommend further evaluation and repair as needed by roofer to prevent further water damage.

Heating System

6. Coal Heater Heating System Heating System Operation: Adequate - Cracked glass noted on door for coal furnace and water leaking from valve/ tube, recommend evaluation and repair as needed by HVAC/fire place contractor prior to using coal furnace.

Plumbing

7. Water Lines: Copper - Water leak noted on connection of supply line, at sediment trap and where past water softener was installed, recommend evaluation and repair as needed by plumber to reduce the risk of water damage.
8. Basement Water Heater Flue Pipe: PVC - Duct tape used for PVC vent for water heater, recommend proper repair by plumber to reduce the risk of exhaust entering the house.

Power vent fan was rattling while operating, recommend evaluation and repair by plumber to ensure proper exhaust.

Defective Summary (Continued)

9. Garage/ Apt Water Heater Water Heater Operation: Adequate - Rotten Egg smell noted while operating hot water in Apartment unit, recommend further evaluation and repair as needed by plumber.