



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



6254 Greenhill Rd
New Hope, PA 18938

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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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 6254 Greenhill Rd
City New Hope State PA Zip 18938
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 \$525.00

Conditions

Others Present Listing Agent Property Occupied Vacant
Estimated Age 47 years Entrance Faces West
Inspection Date 2023-07-12
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 90 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: Asphalt, Gravel
2. Walks: Concrete - Uneven settling noted on rear concrete walks, walks are settling toward foundation, recommend repair by concrete contractor to reduce the risk of water pooling next to foundation.



3. Steps/Stoops: Concrete - Missing handrail/guardrail at side door steps, recommend installation to reduce the risk of injury.



4. Patio: Concrete
5. Grading: Negative slope - Improper soil slope towards foundation, recommend improving grading by landscaping contractor.
6. Vegetation: Shrubs/Weeds, Trees
7. Window Wells: Not covered - Window well not attached to house, recommend repair to help keep water from entering the basement.

Recommend adding covers to window wells.

Lots and Grounds (Continued)

Window Wells: (continued)



Exterior

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Entire House Exterior Surface

1. Type: Wood panels and brick - Water damage noted on wood siding in numerous area around house, spray foam is not the proper repair for water damage, recommend further evaluation and repair/replace siding as needed by siding contractor.



2. Trim: Wood, Aluminum
3. Fascia: Wood - Spray foam was used on fascia board, recommend proper repair of fascia board by exterior contractor.

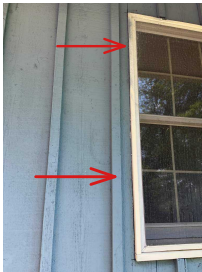


Exterior (Continued)

4. Soffits: Wood - **Water damage noted on soffit at left side of house, recommend repair/replacement of damaged material by exterior contractor.**



5. Entry Doors: Metal
 6. Patio Door: French door, Metal entry door
 7. Windows: Wood double hung - **Recommend Caulking/sealing around windows, doors and penetrations in wood siding to help keep moisture/air/insects from entering the house.**



8. Basement Windows: Non-opening
 9. Exterior Lighting: Surface mount
 10. Exterior Electric Outlets: None - **No exterior receptacles installed, recommend installation of GFCI receptacles by electrician to avoid using extension cords.**
 11. Hose Bibs: Rotary

Roof

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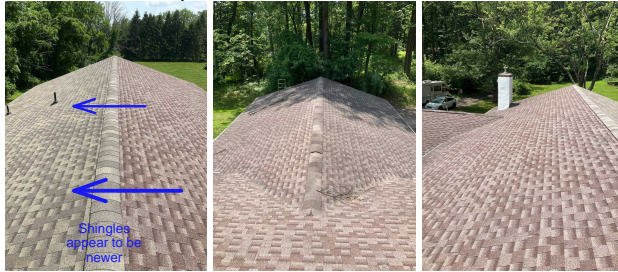
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Main Roof Surface

1. Method of Inspection: On roof

Roof (Continued)

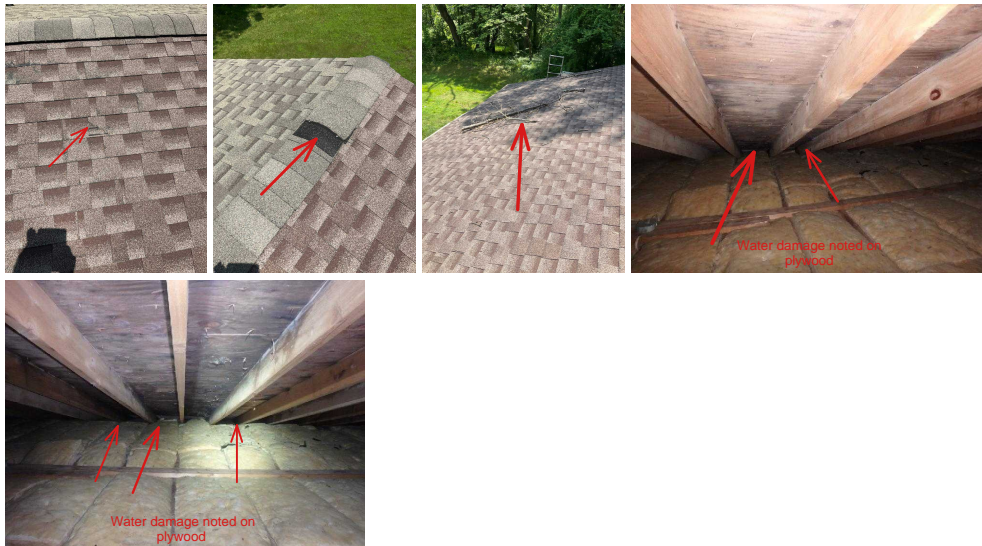
2. Unable to Inspect: 10%



3. Material: Asphalt shingle - Damaged/ missing shingles noted in few areas of roof, recommend repair/replacement of damaged shingles to reduce the risk of water infiltration.

Branches and moss growth noted on roof, recommend removal of debris by contractor to reduce the risk of damaging shingles.

Shingles appear to be newer on left side of house, water damage was noted on plywood in attic underneath newer shingles, typically when newer shingles are installed damaged roof sheathing is replaced as needed, recommend further evaluation and repair/replace shingles/water damaged plywood as needed by roofing contractor.



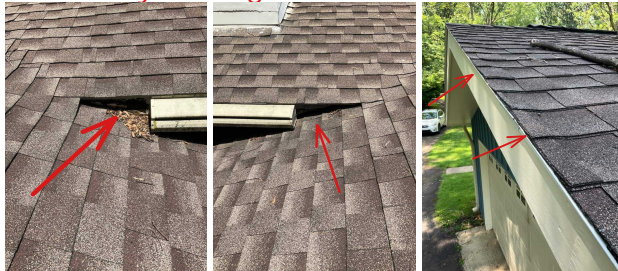
4. Type: Gable

5. Approximate Age: 17-20 years

Roof (Continued)

6. Flashing: Aluminum - Wood rot/ water damage noted at trim board at bottom of valleys, recommend repair by roofing contractor to prevent further water damage/water infiltration.

Drip edge flashing was not installed on left side of roof where newer shingles were installed, shingles do not properly overhang drip edge on older shingles, this may increase the risk of water infiltration, recommend further evaluation and repair as needed by roofing contractor.



7. Valleys: Asphalt shingle - Woven valley installation noted on dimensional shingles, this installation method is not recommend on dimensional shingles due to the shingles not sealing properly, this area may be prone to water infiltration, recommend monitoring /further evaluation by roofer.



8. Plumbing Vents: ABS
9. Electrical Mast: Underground utilities
10. Gutters: Aluminum - Damaged / loose gutter noted in a few areas of the house, recommend full evaluation and repair/replace gutters as needed by gutter contractor.



Roof (Continued)

11. Downspouts: Aluminum - Recommend adding extension to all downspout discharges around house to help keep water away from foundation.

Loose downspout noted at the rear of house, recommend repair by gutter contractor.



Front middle Chimney

12. Chimney: Stucco over masonry
13. Flue/Flue Cap: Metal, Terra-cotta - Recommend adding rain/snow cap to flue liner.

Recommend cleaning and inspection of flue liner by chimney specialist to ensure there is no damage/blockage.



14. Chimney Flashing: Aluminum

Garage/Carport

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Attached Garage

1. Type of Structure: Attached Car Spaces: 2
2. Garage Doors: Insulated aluminum

Garage/Carport (Continued)

3. Door Operation: Mechanized - Broken cable to garage door to garage opener, recommend repair by garage door contractor to ensure proper operation.

Garage opener was not plugged in at time of inspection, there was no dedicated receptacle for garage opener, recommend repair by electrician.



4. Door Opener: Lift Master

5. Roof Structure: Rafter

6. Service Doors: Metal - Loose threshold and door does not shut properly for exterior door, recommend repair to allow for easier operation.



7. Ceiling: Suspended ceiling - Ceiling and walls do not comply with fire separation requirements between garage and livable space, recommend repair/improving by contractor.



8. Walls: Drywall

9. Floor/Foundation: Poured slab

10. Electrical: 120 VAC - Non-GFCI receptacles installed in garage, recommend installation by electrician to reduce the risk of shock.

Garage/Carport (Continued)

11. Windows: Wood double hung - Loose wood around glass at bottom sashes of garage windows, recommend further evaluation and repair/replacement of windows by window contractor.



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: Non-metallic sheathed cable
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 Subpanel Electric Panel

9. Manufacturer: Murray - Double tap wiring noted in fuse box, recommend further evaluation and repair as needed by electrician.

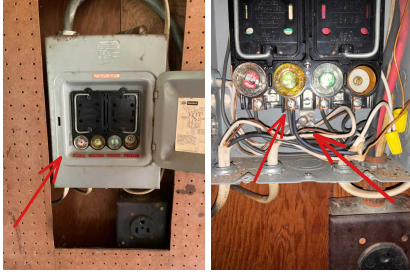
Grounds and neutral wires are mixed on terminal bar in sub panel, these wires should be separated, recommend repair by electrician.

Missing fuse, recommend installation by electrician to ensure proper protection.

Recommend updating fuse box by electrician

Electrical (Continued)

Manufacturer: (continued)



10. Maximum Capacity: 100 Amps

11. Main Breaker Size: No single main breaker exists - Breaker in main panel is undersized for wire, 60 amp breaker for 100 amp wire size, recommend repair by electrician to avoid any nuisance trips.

12. Fuses: Screw type

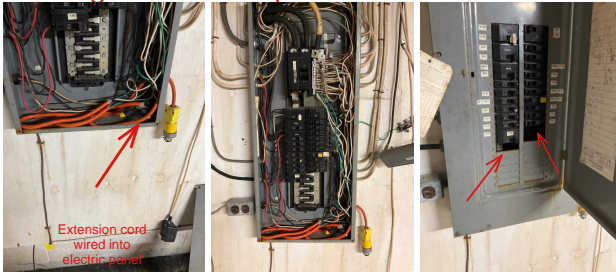
13. Is the panel bonded? Yes No

Basement Electric Panel

14. Manufacturer: Square D - Extension cord wired into breaker box, recommend further evaluation and repair by electrician to reduce the risk of shock.

Open "knock-out" holes recommend inserting "blank-out" cap to close off opening to reduce the risk of shock.

Missing screws for panel cover, recommend installation.



15. Maximum Capacity: 200 Amps

16. Main Breaker Size: 200 Amps

17. Breakers: CU/AL

18. GFCI: Present

19. Is the panel bonded? Yes No

Structure

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|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Structure Type: Wood frame |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Foundation: Block |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Beams: Steel I-Beam |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Bearing Walls: Frame |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Joists/Trusses: 2x10 |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Piers/Posts: Steel posts |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor/Slab: Poured slab |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Stairs/Handrails: Wood stairs with wood handrails |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Subfloor: Plywood |

Attic

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Main Attic

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



3. Roof Framing: Rafter - Some 2x6 roof rafters appear to be sagging, recommend adding support by roofing contractor to prevent further damage.
4. Sheathing: Plywood - Water damage present on roof sheathing in attic, recommend further evaluation and repair/replace as needed by roofing contractor.
5. Ventilation: Ridge and Gable vents

Attic (Continued)

6. Insulation: Batts - Evidence of rodents noted in insulation, recommend further evaluation by pest control contractor and repair/replace damaged insulation as needed by insulation contractor.
7. Insulation Depth: 8
8. Wiring/Lighting: 110 VAC
9. Bathroom Fan Venting: Electric fan - Bathrooms improperly vents into attic and may cause moisture damage to the insulation and roof sheathing, recommend venting bathrooms to the exterior of the house by contractor.



Basement

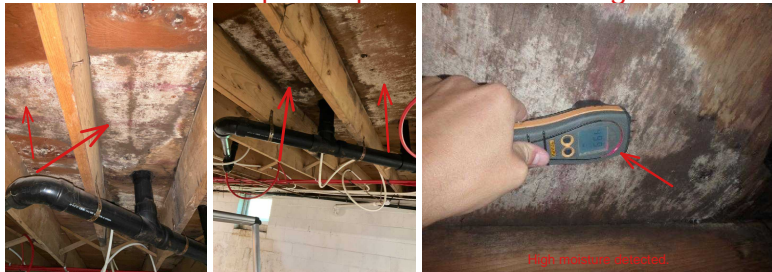
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Main Basement

1. Unable to Inspect: 10%
2. Ceiling: Exposed framing - Water damage/ high moisture readings noted on sub-floor around plumbing drain lines, this may be an indication of possible leaks in first floor bathroom, recommend further evaluation and repair of water leaks by plumbing contractor, and repair/replace water damaged subfloor and flooring by contractor



3. Walls: Paint
4. Floor: Poured
5. Floor Drain: Not visible

Basement (Continued)

6. Doors: Hollow wood
7. Windows: Wood casement
8. Electrical: 120 VAC
9. Insulation: None - Recommend adding insulation to rim joist bays in basement to help conserve energy.



10. Sump Pump: None - Water softener purge line is connected to exterior drain line (possibly intended for potential sump pump), recommend draining water softener purge line to the main drain line.



11. Moisture Location: Under the entire home - Water stains noted on basement floor and walls, this may be an indication of past/present water infiltration in basement, recommend improving/repairing exterior grading and drainage, running a dehumidifier, and evaluation and repair as needed by basement specialist.

Possible mold growth noted on sub floor/plywood in basement, recommend further evaluation and re-mediate as needed by mold specialist.



12. Basement Stairs/Railings: Wood stairs with wood handrails

Fireplace/Wood Stove

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Living Room Fireplace

1. Freestanding Stove: Pellet - **Pellet stove was not tested at time of inspection, recommend servicing by fire place specialist to ensure proper operation.**



2. Fireplace Construction: Brick
3. Type: Pellet
4. Flue: Metal

Heating System

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Main Heating System

1. Heating System Operation: Adequate - **No visible service tags for oil boiler, oil boilers should be serviced and cleaned annually by HVAC contractor. Recommend servicing by HVAC contractor to ensure proper operation.**



Heating System (Continued)

2. Manufacturer: Burnham
3. Model Number: MPO-IQ147 Serial Number: 65505866
4. Type: Boiler system Capacity: 129,000 BTU
5. Area Served: Whole building Approximate Age: 8 years
6. Fuel Type: Oil
7. Heat Exchanger: 1 Burner
8. Unable to Inspect: 95%
9. Distribution: Hot water
10. Circulator: Pump
11. Draft Control: Manual
12. Flue Pipe: Single wall
13. Controls: Relief valve
14. Devices: Temp gauge, Expansion tank, Pressure gauge
15. Thermostats: Multi-zone
16. Fuel Tank: Oil tank
17. Tank Location: Basement

Plumbing

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1. Service Line: PEX - Well system noted on property, recommend having well system inspected by plumbing contractor and having water tested to ensure proper operation of well system.



2. Main Water Shutoff: Basement

Plumbing (Continued)

3. Water Lines: PEX - Unsecured PEX lines noted on basement ceiling, recommend repair to reduce the risk of leaks.

Water softener tank leaking was leaking water at the bottom of tank and at water line connection at time of inspection, recommend evaluation and repair/replacement as needed by plumbing contractor.



4. Drain Pipes: ABS, Cast iron - ABS and PVC glued together, these materials react differently to glue and may be prone to leaks, there were no leaks detected at time of inspection, recommend repair by plumber.

Loose support strap on drain line, recommend repair.



5. Service Caps: Accessible - Septic system noted on property, recommend full evaluation and inspection of septic system by contractor to ensure proper operation.



6. Vent Pipes: ABS

Basement Water Heater

7. Water Heater Operation: Adequate
8. Manufacturer: Whirlpool
9. Model Number: E30H6-45100 Serial Number: 1648104133543
10. Type: Electric Capacity: 30 Gal.
11. Approximate Age: 7 years Area Served: Whole building

Plumbing (Continued)

12. TPRV and Drain Tube: None - **Missing drain tube on TPRV, recommend installation to reduce the risk of injury.**



Bathroom

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1st floor hallway Bathroom

1. Ceiling: Paint
2. Walls: Wallpaper
3. Floor: Vinyl floor covering - **Water damage noted on flooring around toilet, recommend repair/replacement of flooring by contractor**



4. Doors: Hollow wood
5. Electrical: 120 VAC GFCI - **Non GFCI receptacle in light fixture, recommend installation by electrician to reduce the risk of shock.**



Bathroom (Continued)

- 6. Counter/Cabinet: Laminate and wood
- 7. Sink/Basin: Molded single bowl
- 8. Faucets/Traps: Moen fixtures with a metal trap - Evidence of past water leakage on valves on sink, recommend repair/replacement by plumbing contractor.



- 9. Tub/Surround: Fiberglass tub and fiberglass surround
- 10. Toilets: 1 1/2 Gallon Tank
- 11. HVAC Source: Convection baseboard
- 12. Ventilation: Electric ventilation fan

Primary Bathroom Bathroom

- 13. Ceiling: Paint
- 14. Walls: Paint
- 15. Floor: Tile
- 16. Doors: Hollow wood
- 17. Windows: Wood double hung - Window does not stay open, recommend repair/replacement of window by window contractor to reduce the risk of injury.



- 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 - Flexible drain line used for sink drain, flexible drain lines may be prone to clogs, recommend repair/replacement by plumbing contractor.



Bathroom (Continued)

22. Shower/Surround: Tile pan and ceramic tile surround - **Slow drain noted for shower drain, recommend repair by plumbing contractor to reduce the risk of water damage.**



23. Toilets: 1 1/2 Gallon Tank
 24. HVAC Source: Convection baseboard
 25. Ventilation: Electric ventilation fan and window

Kitchen

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1st Floor Kitchen

1. Cooking Appliances: Whirlpool - **Error message flashing on range, unable to operate oven, recommend further evaluation and repair/replace as needed by contractor to allow for proper operation.**



2. Ventilator: Zephyr
 3. Dishwasher: Kenmore
 4. Air Gap Present? Yes No
 5. Sink: Stainless Steel
 6. Electrical: 120 VAC - **Non-GFCI receptacles installed in kitchen, recommend installation of GFCI receptacles by electrician.**
 7. Plumbing/Fixtures: PVC
 8. Counter Tops: Formica

Kitchen (Continued)

9. Cabinets: Laminate and wood - Cabinets are pulling away from wall, recommend repair to reduce the risk of injury.



10. Ceiling: Paint
 11. Walls: Wallpaper
 12. Floor: Tile
 13. Windows: Wood double hung
 14. HVAC Source: Convection baseboard

Living Space

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Living Room, Dining Room Living Space

1. Closet: Single
 2. Ceiling: Paint
 3. Walls: Paint
 4. Floor: Plywood , Vinyl floor covering
 5. Windows: Wood double hung - Windows are difficult to open, Broken strings for spring balance mechanism in some windows, recommend repair/replacement of window to allow for easier operation.



6. Electrical: 120 VAC
 7. HVAC Source: Convection baseboard

Bedroom

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3 bedrooms Bedroom

1. Closet: Large
2. Ceiling: Paint
3. Walls: Wallpaper - Water staining/damage noted under windows in primary bedroom and rear bedroom, areas were dry at time of inspection, recommend further evaluation and repair/replace windows/water damaged material by contractor.



4. Floor: Plywood
5. Doors: Hollow wood
6. Windows: Wood double hung
7. Electrical: 120 VAC - Scorched receptacle in hallway, recommend evaluation and replacement of receptacle by electrician to reduce the risk of fire.



8. HVAC Source: Convection baseboard

Laundry Room/Area

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1st Floor Laundry Room/Area

1. Closet: Large
2. Ceiling: Paint - Water staining and damage noted on ceiling, area was dry at time of inspection, recommend repair/replacement of water damaged material.



3. Walls: Paint
4. Floor: Tile
5. Doors: Hollow wood
6. Electrical: 120 VAC - No GFCI receptacle in laundry room, recommend installation by electrician to reduce the risk of shock.
7. HVAC Source: Convection baseboard
8. Washer Hose Bib: Multi-port
9. Washer and Dryer Electrical: 110-240 VAC
10. Dryer Vent: Metal flex
11. Washer Drain: Drain pan to main drain system

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. Walks: Concrete - Uneven settling noted on rear concrete walks, walks are settling toward foundation, recommend repair by concrete contractor to reduce the risk of water pooling next to foundation.
2. Grading: Negative slope - Improper soil slope towards foundation, recommend improving grading by landscaping contractor.
3. Window Wells: Not covered - Window well not attached to house, recommend repair to help keep water from entering the basement.

Recommend adding covers to window wells.

Exterior

4. Fascia: Wood - Spray foam was used on fascia board, recommend proper repair of fascia board by exterior contractor.
5. Soffits: Wood - Water damage noted on soffit at left side of house, recommend repair/replacement of damaged material by exterior contractor.
6. Windows: Wood double hung - Recommend Caulking/sealing around windows, doors and penetrations in wood siding to help keep moisture/air/insects from entering the house.
7. Exterior Electric Outlets: None - No exterior receptacles installed, recommend installation of GFCI receptacles by electrician to avoid using extension cords.

Roof

8. Main Roof Surface Material: Asphalt shingle - Damaged/ missing shingles noted in few areas of roof, recommend repair/replacement of damaged shingles to reduce the risk of water infiltration.

Branches and moss growth noted on roof, recommend removal of debris by contractor to reduce the risk of damaging shingles.

Shingles appear to be newer on left side of house, water damage was noted on plywood in attic underneath newer shingles, typically when newer shingles are installed damaged roof sheathing is replaced as needed, recommend further evaluation and repair/replace shingles/water damaged plywood as needed by roofing contractor.

9. Flashing: Aluminum - Wood rot/ water damage noted at trim board at bottom of valleys, recommend repair by roofing contractor to prevent further water damage/water infiltration.

Drip edge flashing was not installed on left side of roof where newer shingles were installed, shingles do not properly overhang drip edge on older shingles, this may increase the risk of water infiltration, recommend further evaluation and repair as needed by roofing contractor.

Marginal Summary (Continued)

10. Valleys: Asphalt shingle - Woven valley installation noted on dimensional shingles, this installation method is not recommend on dimensional shingles due to the shingles not sealing properly, this area may be prone to water infiltration, recommend monitoring /further evaluation by roofer.
11. Gutters: Aluminum - Damaged / loose gutter noted in a few areas of the house, recommend full evaluation and repair/replace gutters as needed by gutter contractor.
12. Downspouts: Aluminum - Recommend adding extension to all downspout discharges around house to help keep water away from foundation.

Loose downspout noted at the rear of house, recommend repair by gutter contractor.

13. Front middle Chimney Flue/Flue Cap: Metal, Terra-cotta - Recommend adding rain/snow cap to flue liner.

Recommend cleaning and inspection of flue liner by chimney specialist to ensure there is no damage/blockage.

Garage/Carport

14. Attached Garage Door Operation: Mechanized - Broken cable to garage door to garage opener, recommend repair by garage door contractor to ensure proper operation.

Garage opener was not plugged in at time of inspection, there was no dedicated receptacle for garage opener, recommend repair by electrician.

15. Attached Garage Service Doors: Metal - Loose threshold and door does not shut properly for exterior door, recommend repair to allow for easier operation.
16. Attached Garage Ceiling: Suspended ceiling - Ceiling and walls do not comply with fire separation requirements between garage and livable space, recommend repair/improving by contractor.
17. Attached Garage Windows: Wood double hung - Loose wood around glass at bottom sashes of garage windows, recommend further evaluation and repair/replacement of windows by window contractor.

Electrical

18. Smoke Detectors: Present - Smoke Detectors should be installed on every floor and every bedroom.
19. Carbon Monoxide Detectors: Present - Carbon Monoxide detectors should be installed on every floor and every bedroom.
20. Garage Subpanel Electric Panel Main Breaker Size: No single main breaker exists - Breaker in main panel is undersized for wire, 60 amp breaker for 100 amp wire size, recommend repair by electrician to avoid any nuisance trips.

Attic

21. Main Attic Roof Framing: Rafter - Some 2x6 roof rafters appear to be sagging, recommend adding support by roofing contractor to prevent further damage.
22. Main Attic Sheathing: Plywood - Water damage present on roof sheathing in attic, recommend further evaluation and repair/replace as needed by roofing contractor.
23. Main Attic Insulation: Batts - Evidence of rodents noted in insulation, recommend further evaluation by pest control contractor and repair/replace damaged insulation as needed by insulation contractor.

Marginal Summary (Continued)

Basement

- 24. Main Basement Insulation: None - Recommend adding insulation to rim joist bays in basement to help conserve energy.
- 25. Main Basement Sump Pump: None - Water softener purge line is connected to exterior drain line (possibly intended for potential sump pump), recommend draining water softener purge line to the main drain line.

Fireplace/Wood Stove

- 26. Living Room Fireplace Freestanding Stove: Pellet - Pellet stove was not tested at time of inspection, recommend servicing by fire place specialist to ensure proper operation.

Heating System

- 27. Main Heating System Heating System Operation: Adequate - No visible service tags for oil boiler, oil boilers should be serviced and cleaned annually by HVAC contractor. Recommend servicing by HVAC contractor to ensure proper operation.

Plumbing

- 28. Service Line: PEX - Well system noted on property, recommend having well system inspected by plumbing contractor and having water tested to ensure proper operation of well system.
- 29. Water Lines: PEX - Unsecured PEX lines noted on basement ceiling, recommend repair to reduce the risk of leaks.

Water softener tank leaking was leaking water at the bottom of tank and at water line connection at time of inspection, recommend evaluation and repair/replacement as needed by plumbing contractor.

- 30. Drain Pipes: ABS, Cast iron - ABS and PVC glued together, these materials react differently to glue and may be prone to leaks, there were no leaks detected at time of inspection, recommend repair by plumber.

Loose support strap on drain line, recommend repair.

- 31. Service Caps: Accessible - Septic system noted on property, recommend full evaluation and inspection of septic system by contractor to ensure proper operation.
- 32. Basement Water Heater TPRV and Drain Tube: None - Missing drain tube on TPRV, recommend installation to reduce the risk of injury.

Bathroom

- 33. 1st floor hallway Bathroom Faucets/Traps: Moen fixtures with a metal trap - Evidence of past water leakage on valves on sink, recommend repair/replacement by plumbing contractor.
- 34. Primary Bathroom Bathroom Faucets/Traps: Moen fixtures with a PVC trap - Flexible drain line used for sink drain, flexible drain lines may be prone to clogs, recommend repair/replacement by plumbing contractor.

Marginal Summary (Continued)

35. Primary Bathroom Bathroom Shower/Surround: Tile pan and ceramic tile surround - **Slow drain noted for shower drain, recommend repair by plumbing contractor to reduce the risk of water damage.**

Kitchen

36. 1st Floor Kitchen Cooking Appliances: Whirlpool - **Error message flashing on range, unable to operate oven, recommend further evaluation and repair/replace as needed by contractor to allow for proper operation.**

Living Space

37. Living Room, Dining Room Living Space Windows: Wood double hung - **Windows are difficult to open, Broken strings for spring balance mechanism in some windows, recommend repair/replacement of window to allow for easier operation.**

Defective Summary

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Lots and Grounds

1. Steps/Stoops: Concrete - Missing handrail/guardrail at side door steps, recommend installation to reduce the risk of injury.

Exterior

2. Entire House Exterior Surface Type: Wood panels and brick - Water damage noted on wood siding in numerous area around house, spray foam is not the proper repair for water damage, recommend further evaluation and repair/replace siding as needed by siding contractor.

Garage/Carport

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

Electrical

4. Garage Subpanel Electric Panel Manufacturer: Murray - Double tap wiring noted in fuse box, recommend further evaluation and repair as needed by electrician.

Grounds and neutral wires are mixed on terminal bar in sub panel, these wires should be separated, recommend repair by electrician.

Missing fuse, recommend installation by electrician to ensure proper protection.

Recommend updating fuse box by electrician

5. Basement Electric Panel Manufacturer: Square D - Extension cord wired into breaker box, recommend further evaluation and repair by electrician to reduce the risk of shock.

Open "knock-out" holes recommend inserting "blank-out" cap to close off opening to reduce the risk of shock.

Missing screws for panel cover, recommend installation.

Attic

6. Main Attic Bathroom Fan Venting: Electric fan - Bathrooms improperly vents into attic and may cause moisture damage to the insulation and roof sheathing, recommend venting bathrooms to the exterior of the house by contractor.

Basement

7. Main Basement Ceiling: Exposed framing - Water damage/ high moisture readings noted on sub-floor around plumbing drain lines, this may be an indication of possible leaks in first floor bathroom, recommend further evaluation and repair of water leaks by plumbing contractor, and repair/replace water damaged subfloor and flooring by contractor

Defective Summary (Continued)

8. Main Basement Moisture Location: Under the entire home - Water stains noted on basement floor and walls, this may be an indication of past/present water infiltration in basement, recommend improving/repairing exterior grading and drainage, running a dehumidifier, and evaluation and repair as needed by basement specialist.

Possible mold growth noted on sub floor/plywood in basement, recommend further evaluation and re-mediate as needed by mold specialist.

Bathroom

9. 1st floor hallway Bathroom Floor: Vinyl floor covering - Water damage noted on flooring around toilet, recommend repair/replacement of flooring by contractor
10. 1st floor hallway Bathroom Electrical: 120 VAC GFCI - Non GFCI receptacle in light fixture, recommend installation by electrician to reduce the risk of shock.
11. Primary Bathroom Bathroom Windows: Wood double hung - Window does not stay open, recommend repair/replacement of window by window contractor to reduce the risk of injury.

Kitchen

12. 1st Floor Kitchen Electrical: 120 VAC - Non-GFCI receptacles installed in kitchen, recommend installation of GFCI receptacles by electrician.
13. 1st Floor Kitchen Cabinets: Laminate and wood - Cabinets are pulling away from wall, recommend repair to reduce the risk of injury.

Bedroom

14. 3 bedrooms Bedroom Walls: Wallpaper - Water staining/damage noted under windows in primary bedroom and rear bedroom, areas were dry at time of inspection, recommend further evaluation and repair/replace windows/water damaged material by contractor.
15. 3 bedrooms Bedroom Electrical: 120 VAC - Scorched receptacle in hallway, recommend evaluation and replacement of receptacle by electrician to reduce the risk of fire.

Laundry Room/Area

16. 1st Floor Laundry Room/Area Ceiling: Paint - Water staining and damage noted on ceiling, area was dry at time of inspection, recommend repair/replacement of water damaged material.
17. 1st Floor Laundry Room/Area Electrical: 120 VAC - No GFCI receptacle in laundry room, recommend installation by electrician to reduce the risk of shock.