



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



170 N Main St.
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

A	Acceptable	Functional with no obvious signs of defect.
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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 170 N Main St.
City New Hope State PA Zip 18938

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
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, Home Owner Property Occupied Occupied
Estimated Age 71 years Entrance Faces West
Inspection Date 2023-10-02
Start Time 9:00 am End Time 11:15 am
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 64 degrees
Weather Sunny Soil Conditions Damp
Space Below Grade Basement
Building Type Single family Garage Attached

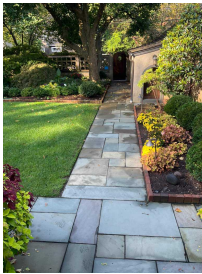
Lots and Grounds

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A NP NI M D

- 1. Driveway: Gravel
- 2. Walks: Stone



- 3. Steps/Stoops: Wood, Stone
- 4. Porch: Stone
- 5. Patio: Paver
- 6. Deck: Treated wood, Composite material
- 7. Grading: Minor slope
- 8. Vegetation: Trees, Shrubs, Ivy - **Ivy growing on stucco/wood shingles, recommend cutting back ivy to reduce the risk of moisture/insects entering the house.**



- 9. Window Wells: Drain present - **Recommend adding window well covers to basement window to help keep moisture from entering basement area.**



- 10. Retaining Walls: Block, Stone
- 11. Exterior Surface Drain: Surface drain

Lots and Grounds (Continued)

- 12. Fences: Wood
- 13. Lawn Sprinklers: Front and back yard

Exterior

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Entire house Exterior Surface

- 1. Type: Stucco
- 2. Trim: Composite material, Aluminum
- 3. Fascia: Wood, Aluminum
- 4. Soffits: Aluminum
- 5. Entry Doors: Metal
- 6. Patio Door: Vinyl sliding
- 7. Windows: Vinyl casement, Vinyl double hung
- 8. Basement Windows: Wood hopper
- 9. Exterior Lighting: Surface mount
- 10. Exterior Electric Outlets: 120 - Rear dock receptacle not GFCI protected, recommend installation by electrician to reduce the risk of shock.

Wires for flood light at rear dock may be subject to damage, recommend covering/protecting wires by electrician to reduce the risk of shock.

No power to receptacle on lower patio area, recommend further evaluation and repair as needed by electrician.

Upper Patio receptacles did not trip when tested, recommend further evaluation and replacement of GFCI receptacle by electrician.



- 11. Hose Bibs: Rotary

Exterior (Continued)

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

Roof

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Main Roof Surface

- 1. Method of Inspection: Ground level
- 2. Unable to Inspect: 30%
- 3. Material: Wood shingle
- 4. Type: Gable
- 5. Approximate Age: 10-12 years
- 6. Flashing: Aluminum, Copper
- 7. Valleys: Preformed metal
- 8. Plumbing Vents: Copper
- 9. Electrical Mast: Underground utilities
- 10. Gutters: Copper, Aluminum
- 11. Downspouts: Copper

Rear Chimney

- 12. Chimney: Metal pipe
- 13. Flue/Flue Cap: Metal
- 14. Chimney Flashing: Metal

Garage/Carport

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Attached Garage

1. Type of Structure: Attached Car Spaces: 2
2. Garage Doors: Wood
3. Door Operation: Mechanized
4. Door Opener: Genie
5. Service Doors: Metal
6. Ceiling: Paint
7. Walls: Paint
8. Floor/Foundation: Poured slab
9. Hose Bibs: Ball
10. Electrical: 120 VAC GFCI
11. Windows: Wood casement

Electrical

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1. Service Size Amps: 200 Volts: 110-240 VAC
2. Service: Aluminum - Recommend having generator serviced annually by electrician to ensure proper operation, seller has maintenance records.



3. 120 VAC Branch Circuits: Copper
4. 240 VAC Branch Circuits: Copper

Electrical (Continued)

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.**

Basement Subpanel Electric Panel

9. Manufacturer: Crouse-Hinds - **Open knock-out hole recommend inserting blank-out cap to close off opening to reduce the risk of shock.**



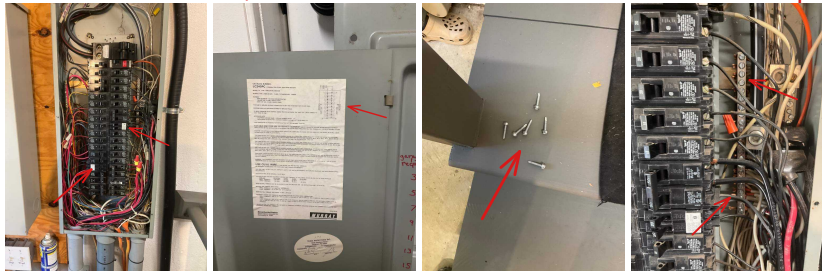
10. Maximum Capacity: 100 Amps
11. Main Breaker Size: 40 amps
12. Breakers: CU/AL
13. Is the panel bonded? Yes No

Garage Main Panel Electric Panel

14. Manufacturer: Murray - **Mini/tandem breakers noted in electrical panel, per manufacturer's specifications mini breakers are not permitted in electric panel, recommend further evaluation and repair as needed by electrician.**

Improper screws used for panel cover, screws used for panel cover should be blunt tipped screws to reduce the risk of damaging wires, recommend replacement of cover screws.

Neutral wires are double/ triple tapped on neutral bus bar, this can increase the risk of loose connection, recommend further evaluation and repair as needed by electrician.



15. Maximum Capacity: 200 Amps
16. Main Breaker Size: 200 Amps
17. Breakers: CU/AL
18. GFCI: At GFCI receptacles only

Electrical (Continued)

19. Is the panel bonded? Yes No

Structure

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1. Structure Type: Wood frame
2. Foundation: Block
3. Beams: Steel I-Beam, Bonded wood
4. Bearing Walls: Frame
5. Joists/Trusses: 2x8
6. Piers/Posts: Steel posts, Block piers and posts
7. Floor/Slab: Poured slab
8. Stairs/Handrails: Wood stairs with wood handrails - Windows on stairway does not appear have tempered glass installed, recommend installation of safety glazing by contractor to reduce the risk of injury.

Space between guardrails does not comply to current safety standards, there should be no more than 4" space between rails, recommend repair to reduce the risk of injury.



9. Subfloor: Plywood, Dimensional wood - Water stain noted on subfloor/floor joists at front crawlspace section, area was dry at time of inspection, this may be due to past plumbing leak, recommend monitoring area



Structure (Continued)

Subfloor: (continued)



Attic

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Front Attic Attic

1. Method of Inspection: In the attic
2. Unable to Inspect: 20%
3. Roof Framing: Rafter
4. Sheathing: Plywood - **Hole to the exterior noted in front gable sheathing, in front attic section, recommend sealing hole to reduce the risk of moisture/insects entering the house.**

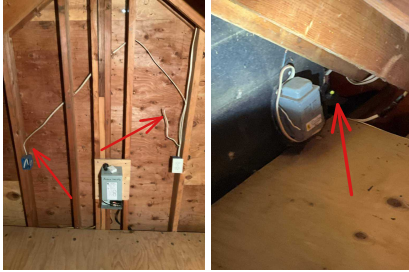


5. Ventilation: Ridge and soffit vents
6. Wiring/Lighting: 120 VAC - **Disconnected wires noted on front gable walls, recommend further evaluation and repair as needed by electrician.**

Exposed wires noted in attic, recommend installing wires in junction box by electrician to reduce the risk of shock.

Attic (Continued)

Wiring/Lighting: (continued)



7. Bathroom Fan Venting: Electric fan

Main Attic

8. Method of Inspection: In the attic

9. Unable to Inspect: 25% - **Roof line, Safety and footing**



10. Roof Framing: Rafter

11. Sheathing: Plywood

12. Ventilation: Ridge and soffit vents

13. Insulation: Batts - **Missing area of insulation noted, recommend adding insulation to section to help conserve energy.**

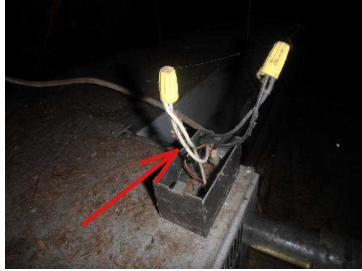
Recommend adding insulation to attic area to help conserve energy.



14. Insulation Depth: 10

Attic (Continued)

15. Wiring/Lighting: 120 VAC I - Exposed wires noted on top or furnace, recommend covering/repair to reduce the risk of shock.



16. Bathroom Fan Venting: Electric fan

Basement

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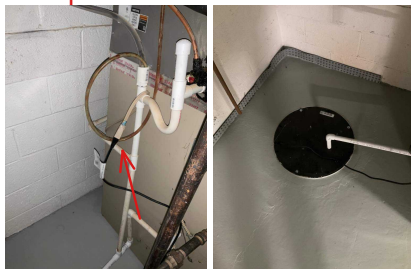
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Main Basement

1. Unable to Inspect: 20%
2. Ceiling: Exposed framing
3. Walls: Paint
4. Floor: Poured
5. Floor Drain: Covered
6. Doors: Hollow wood
7. Windows: Wood hopper
8. Electrical: 120 VAC
9. HVAC Source: Heating system register
10. Sump Pump: Submerged - Extension cord used for sump pump, sump pump should be installed on separate circuit, recommend repair by electrician.

Sump lid was sealed at time of inspection, unable to test sump pump.



Basement (Continued)

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

Crawl Space

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Rear Crawl Space

- 1. Method of Inspection: In the crawl space
- 2. Unable to Inspect: 10%
- 3. Access: Open
- 4. Moisture Penetration: Water stains - Evidence of past water/moisture infiltration at crawlspace vents and block walls, recommend improving exterior grading and drainage by landscaping contractor, running a dehumidifier, and further evaluation as needed by basement specialist.

Crawlspace was dry at time of inspection.



- 5. Moisture Location: Under crawl space vents
- 6. Ventilation: Vents
- 7. Insulation: None - Recommend adding insulation to joist pockets and rim joists bays by insulation contractor to help conserve energy.
- 8. Electrical: 120 VAC

Front Crawl Space

- 9. Method of Inspection: In the crawl space
- 10. Unable to Inspect: 20%
- 11. Access: Open
- 12. Moisture Penetration: No moisture present at time of inspection
- 13. Ventilation: None
- 14. Insulation: None - Recommend adding insulation to joist pockets and rim joists bays by insulation contractor to help conserve energy.

Crawl Space (Continued)

Air Conditioning

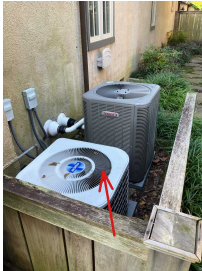
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Left Unit AC System

1. A/C System Operation: Functional - The unit is currently in service beyond the manufactures stated design life, average life span of A/C system is 15-20 years, A/C system uses R-22 refrigerant which is no longer being produce, this may increase service costs and may eventually require upgrading, recommend regular servicing by HVAC contractor and budgeting for replacement.



2. Condensate Removal: PVC
3. Exterior Unit: Pad mounted
4. Manufacturer: Heil
5. Model Number: CA5530UKA1 Serial Number: L944165527
6. Area Served: 2nd floor Approximate Age: 29 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

Right Unit AC System

12. A/C System Operation: Functional
13. Condensate Removal: PVC
14. Exterior Unit: Pad mounted
15. Manufacturer: Lennox
16. Model Number: 16ACX-048-230A01 Serial Number: 1918K04928
17. Area Served: 1st Floor Approximate Age: 5 years
18. Fuel Type: 120-240 VAC Temperature Differential: N/A

Air Conditioning (Continued)

19. Type: Central A/C Capacity: 4 Ton
20. Visible Coil: Copper core with aluminum fins
21. Refrigerant Lines: Suction line and liquid line
22. Electrical Disconnect: Breaker disconnect

Fireplace/Wood Stove

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Family Room Fireplace

1. Fireplace Construction: Stone
2. Type: Gas log
3. Fireplace Insert: Standard - **Vent-less fire place noted in family room, recommend opening window and installing carbon monoxide detector near to fire place.**



4. Smoke Chamber: Brick

Heating System

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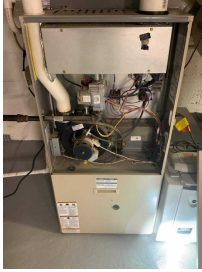
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Basement Heating System

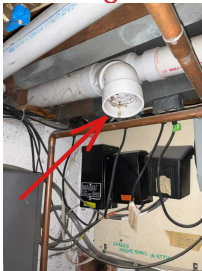
Heating System (Continued)

1. Heating System Operation: Adequate



2. Manufacturer: Ducane
3. Model Number: CG95TC125V20C-1A Serial Number: 1611C06177
4. Type: Forced air Capacity: 125,000 BTU
5. Area Served: Whole building Approximate Age: 7 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: PVC -

Opening/ vent noted in PVC exhaust vent, recommend further evaluation and repair/close off as needed to reduce the risk of condensation/exhaust entering the house.



13. Controls: Limit switch

14. Humidifier: April-Aire - Recommend regular servicing/maintaining of humidifier and air quality equipment by HVAC contractor.

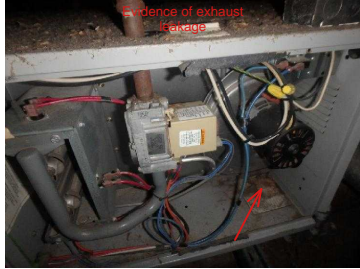


Attic Heating System

Heating System (Continued)

15. Heating System Operation: Adequate - Per seller HVAC interior was replaced and exterior is original, service tag by JA Smith states replacement, recommend regular servicing by HVAC contractor.

Signs of past exhaust leakage noted in furnace, recommend further evaluation and repair as needed by HVAC contractor.



16. Manufacturer: Heil
 17. Model Number: NT05050 Serial Number: L941760378
 18. Type: Forced air Capacity: 40,000 BTU
 19. Area Served: 2nd floor only Approximate Age: 29 years
 20. Fuel Type: Natural gas
 21. Heat Exchanger: 2 Burner
 22. Unable to Inspect: 95%
 23. Blower Fan/Filter: Direct drive with disposable filter
 24. Distribution: Insulflex duct
 25. Draft Control: Automatic
 26. Flue Pipe: Single wall
 27. Controls: Limit switch
 28. Thermostats: Programmable, Multi-zone

Plumbing

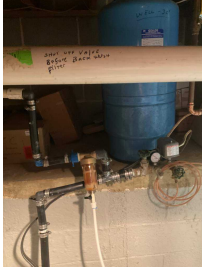
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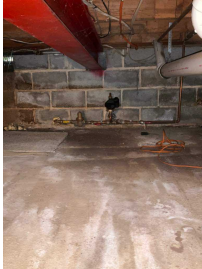
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Plumbing (Continued)

1. Service Line: Copper, ABS - Well system noted on property, per homeowner well is only used for sprinkler system.



2. Main Water Shutoff: Crawlspace



3. Water Lines: Copper - Recommend capping disconnected rotary valve in front crawlspace to reduce the risk of water leaks.



4. Drain Pipes: PVC
5. Service Caps: Accessible
6. Vent Pipes: Copper
7. Gas Service Lines: Cast iron

Basement Water Heater

8. Water Heater Operation: Adequate - Tank-less water heaters should be serviced/cleaned annually by plumbing contractor to help maintain the efficiency.



Plumbing (Continued)

- 9. Manufacturer: Rinnai
- 10. Model Number: RL94i Serial Number: LD.UA-027717
- 11. Type: Natural gas/ Tank-less Capacity: Variable
- 12. Approximate Age: 6 years Area Served: Whole building
- 13. Flue Pipe: PVC
- 14. TPRV and Drain Tube: Copper

Bathroom

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1st floor main Bathroom

- 1. Closet: Single
- 2. Ceiling: Paint
- 3. Walls: Paint and tile
- 4. Floor: Tile
- 5. Doors: Solid wood
- 6. Windows: Vinyl casement
- 7. Electrical: 120 VAC GFCI
- 8. Sink/Basin: Pedestal
- 9. Faucets/Traps: Moen fixtures with a PVC trap
- 10. Shower/Surround: Tile pan and ceramic tile surround
- 11. Toilets: 1 1/2 Gallon Tank
- 12. HVAC Source: Heating system register
- 13. Ventilation: Electric ventilation fan and window

Primary Bath Bathroom

- 14. Closet: Single
- 15. Ceiling: Paint
- 16. Walls: Paint
- 17. Floor: Tile
- 18. Doors: Hollow wood
- 19. Windows: Vinyl casement
- 20. Electrical: 120 VAC
- 21. Counter/Cabinet: Laminate and wood
- 22. Sink/Basin: Molded single bowl
- 23. Faucets/Traps: Moen fixtures with a PVC trap
- 24. Shower/Surround: Tile pan and ceramic tile surround

Bathroom (Continued)

25. Spa Tub/Surround: Porcelain tub and ceramic tile surround - **Cracking mortar noted on surround near spa tub, recommend sealing cracks**



26. Toilets: 1 1/2 Gallon Tank
 27. HVAC Source: Heating system register
 28. Ventilation: Electric ventilation fan and window

2nd floor Front Bedroom Bathroom

29. Ceiling: Paint
 30. Walls: Paint and paneling
 31. Floor: Tile
 32. Doors: Solid wood
 33. Windows: Vinyl casement
 34. Electrical: 120 VAC - **Faulty GFCI outlet, receptacle will not trip off when tested, recommend replacing GFCI receptacle to reduce the risk of shock.**



35. Sink/Basin: Pedestal
 36. Faucets/Traps: Moen fixtures with a metal trap
 37. Shower/Surround: Fiberglass pan and fiberglass surround
 38. Toilets: 1 1/2 Gallon Tank
 39. HVAC Source: Heating system register
 40. Ventilation: Electric ventilation fan and window

Kitchen

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1st Floor Kitchen

- | | | |
|-----|---|--------------------------------------|
| 1. | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Cooking Appliances: Miele |
| 2. | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Disposal: In-Sinkerator |
| 3. | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Dishwasher: Kitchenaid |
| 4. | Air Gap Present? <input checked="" type="radio"/> Yes <input type="radio"/> No | |
| 5. | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Microwave: Miele |
| 6. | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Sink: Porcelain |
| 7. | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Electrical: 120 VAC GFCI |
| 8. | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Plumbing/Fixtures: PVC |
| 9. | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Counter Tops: Granite |
| 10. | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Cabinets: Laminate and wood |
| 11. | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Pantry: Walk In and Large |
| 12. | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Ceiling: Paint |
| 13. | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Walls: Paint |
| 14. | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Floor: Hardwood |
| 15. | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Doors: French |
| 16. | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Windows: Vinyl casement |
| 17. | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | HVAC Source: Heating system register |

Bedroom

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

4 bedrooms Bedroom

- | | | |
|----|---|---|
| 1. | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Closet: Walk In and Large |
| 2. | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Ceiling: Paint |
| 3. | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Walls: Paint |
| 4. | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Floor: Carpet - This inspection does not cover any damage concealed by carpeting, rugs or furniture |

Bedroom (Continued)

- 5. Doors: Hollow wood
- 6. Windows: Vinyl casement
- 7. Electrical: 120 VAC
- 8. HVAC Source: Heating system register

Living Space

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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- 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

Living Room, Dining Room, Family Room Living Space

- 1. Closet: Single
- 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: Vinyl casement
- 7. Electrical: 120 VAC
- 8. HVAC Source: Heating system register

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

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- 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

2nd Floor Laundry Room/Area

- 1. Ceiling: Paint
- 2. Walls: Paint and paneling
- 3. Floor: Tile
- 4. Doors: Solid wood
- 5. Electrical: 120 VAC
- 6. Washer Hose Bib: Ball valves

Laundry Room/Area (Continued)

- 7. Washer and Dryer Electrical: 110-240 VAC
- 8. Dryer Vent: Metal flex
- 9. 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. Vegetation: Trees, Shrubs, Ivy - Ivy growing on stucco/wood shingles, recommend cutting back ivy to reduce the risk of moisture/insects entering the house.
2. Window Wells: Drain present - Recommend adding window well covers to basement window to help keep moisture from entering basement area.

Electrical

3. Smoke Detectors: Present - Smoke Detectors should be installed on every floor and every bedroom.
4. Carbon Monoxide Detectors: Present - Carbon Monoxide detectors should be installed on every floor.
5. Basement Subpanel Electric Panel Manufacturer: Crouse-Hinds - Open knock-out hole recommend inserting blank-out cap to close off opening to reduce the risk of shock.
6. Garage Main Panel Electric Panel Manufacturer: Murray - Mini/tandem breakers noted in electrical panel, per manufacturer's specifications mini breakers are not permitted in electric panel, recommend further evaluation and repair as needed by electrician.

Improper screws used for panel cover, screws used for panel cover should be blunt tipped screws to reduce the risk of damaging wires, recommend replacement of cover screws.

Neutral wires are double/ triple tapped on neutral bus bar, this can increase the risk of loose connection, recommend further evaluation and repair as needed by electrician.

Structure

7. Stairs/Handrails: Wood stairs with wood handrails - Windows on stairway does not appear have tempered glass installed, recommend installation of safety glazing by contractor to reduce the risk of injury.

Space between guardrails does not comply to current safety standards, there should be no more than 4" space between rails, recommend repair to reduce the risk of injury.

8. Subfloor: Plywood, Dimensional wood - Water stain noted on subfloor/floor joists at front crawlspace section, area was dry at time of inspection, this may be due to past plumbing leak, recommend monitoring area

Attic

9. Front Attic Attic Sheathing: Plywood - Hole to the exterior noted in front gable sheathing, in front attic section, recommend sealing hole to reduce the risk of moisture/insects entering the house.
10. Front Attic Attic Wiring/Lighting: 120 VAC - Disconnected wires noted on front gable walls, recommend further evaluation and repair as needed by electrician.

Exposed wires noted in attic, recommend installing wires in junction box by electrician to reduce the risk of shock.

Marginal Summary (Continued)

11. Main Attic Insulation: Batts - Missing area of insulation noted, recommend adding insulation to section to help conserve energy.

Recommend adding insulation to attic area to help conserve energy.

Basement

12. Main Basement Sump Pump: Submerged - Extension cord used for sump pump, sump pump should be installed on separate circuit, recommend repair by electrician.

Sump lid was sealed at time of inspection, unable to test sump pump.

Crawl Space

13. Rear Crawl Space Moisture Penetration: Water stains - Evidence of past water/moisture infiltration at crawlspace vents and block walls, recommend improving exterior grading and drainage by landscaping contractor, running a dehumidifier, and further evaluation as needed by basement specialist.

Crawlspace was dry at time of inspection.

14. Rear Crawl Space Insulation: None - Recommend adding insulation to joist pockets and rim joists bays by insulation contractor to help conserve energy.
15. Front Crawl Space Insulation: None - Recommend adding insulation to joist pockets and rim joists bays by insulation contractor to help conserve energy.

Air Conditioning

16. Left Unit AC System A/C System Operation: Functional - The unit is currently in service beyond the manufactures stated design life, average life span of A/C system is 15-20 years, A/C system uses R-22 refrigerant which is no longer being produce, this may increase service costs and may eventually require upgrading, recommend regular servicing by HVAC contractor and budgeting for replacement.

Fireplace/Wood Stove

17. Family Room Fireplace Fireplace Insert: Standard - Vent-less fire place noted in family room, recommend opening window and installing carbon monoxide detector near to fire place.

Heating System

18. Basement Heating System Flue Pipe: PVC - Opening/ vent noted in PVC exhaust vent, recommend further evaluation and repair/close off as needed to reduce the risk of condensation/exhaust entering the house.
19. Basement Heating System Humidifier: April-Aire - Recommend regular servicing/maintaining of humidifier and air quality equipment by HVAC contractor.
20. Attic Heating System Heating System Operation: Adequate - Per seller HVAC interior was replaced and exterior is original, service tag by JA Smith states replacement, recommend regular servicing by HVAC contractor.

Marginal Summary (Continued)

Heating System Operation: (continued)

Signs of past exhaust leakage noted in furnace, recommend further evaluation and repair as needed by HVAC contractor.

Plumbing

21. Water Lines: Copper - Recommend capping disconnected rotary valve in front crawlspace to reduce the risk of water leaks.
22. Basement Water Heater Water Heater Operation: Adequate - Tank-less water heaters should be serviced/cleaned annually by plumbing contractor to help maintain the efficiency.

Bathroom

23. Primary Bath Bathroom Spa Tub/Surround: Porcelain tub and ceramic tile surround - Cracking mortar noted on surround near spa tub, recommend sealing cracks
24. 2nd floor Front Bedroom Bathroom Electrical: 120 VAC - Faulty GFCI outlet, receptacle will not trip off when tested, recommend replacing GFCI receptacle to reduce the risk of shock.

Defective Summary

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Exterior

1. Exterior Electric Outlets: 120 - Rear dock receptacle not GFCI protected, recommend installation by electrician to reduce the risk of shock.

Wires for flood light at rear dock may be subject to damage, recommend covering/protecting wires by electrician to reduce the risk of shock.

No power to receptacle on lower patio area, recommend further evaluation and repair as needed by electrician.

Upper Patio receptacles did not trip when tested, recommend further evaluation and replacement of GFCI receptacle by electrician.

Attic

2. Main Attic Wiring/Lighting: 120 VAC I - Exposed wires noted on top of furnace, recommend covering/repair to reduce the risk of shock.