



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



1111 Sandy Ridge Rd
Doylestown, PA 18901

Definitions

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

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 1111 Sandy Ridge Rd
City Doylestown State PA Zip 18901
Contact Name Jill Kaercher
Phone 215-896-1294
Email jill@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
City Lansdale, State PA Zip 19446
Phone 215-362-1234
Email nick.frey@spyinspections.com
Amount Received 575

Conditions

Others Present Seller's Agent Property Occupied Vacant
Estimated Age 59 years Entrance Faces Northwest
Inspection Date 2024-01-18
Start Time 9:00 am End Time 11:00 am
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 22 degrees
Weather Cloudy Soil Conditions Snow covered
Space Below Grade Basement, Crawl Space
Building Type Single family Garage Detached

Lots and Grounds

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- 1. Driveway: Gravel
- 2. Walks: Concrete
- 3. Steps/Stoops: Concrete - **Recommend installing handrails at front steps to reduce the risk of injury.**



- 4. Patio: Brick - **Snow covered at time of inspection, unable to inspect**
- 5. Grading: Negative slope - **Improper soil slope towards foundation, recommend improving grading around the house by landscaping contractor.**



- 6. Vegetation: Trees, Shrubs

Exterior

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Front Exterior Surface

1. Type: Stone, , Aluminum siding

Sides and rear Exterior Surface

2. Type: Stucco over masonry , Aluminum siding
3. Trim: Aluminum
4. Fascia: Aluminum
5. Soffits: Aluminum
6. Entry Doors: Wood
7. Patio Door: Wood glass entry door, Metal sliding - Sliding door is at glass enclosure is difficult to operate, recommend repair/adjustment of door by contractor to allow for easier operation.



8. Windows: Wood double hung, Non-opening - Moisture in layers of glass due to seal failure in numerous windows, recommend replacing glass as needed by contractor to prevent further moisture damage.



9. Basement Windows: Non-opening
10. Exterior Lighting: Surface mount

Exterior (Continued)

11. Exterior Electric Outlets: 120 VAC - Non-GFCI receptacle at front door, recommend installation by electrician to reduce the risk of shock.



12. Hose Bibs: Rotary - Hose bibs were winterized at time of inspection.

Roof

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Main Roof Surface

1. Method of Inspection: On roof
2. Unable to Inspect: 95% - Roof was covered with snow at time of inspection, unable to view roof material and flashings, recommend full evaluation of roof by roofing contractor.

Roof was re-inspected on 1/29/2024 when the snow melted off of the roof.



3. Material: Asphalt shingle - Damaged ridge cap shingle noted on roof, recommend replacement of damaged shingle by roofing contractor to reduce the risk of water infiltration.

Exposed nail heads noted on ridge, recommend sealing nail heads by roofing contractor to reduce the risk of water infiltration.

Roof (Continued)

Material: (continued)



- 4. Type: Gable
- 5. Approximate Age: 10 years

Rear Dormer Roof Surface

- 6. Method of Inspection: On roof
- 7. Unable to Inspect: 10%
- 8. Material: Built-up - Recommend maintaining roof coating on built up roof to prolong the life span of roof material.



9. Type: Flat

- 10. Approximate Age: 10-12 years
- 11. Flashing: Aluminum
- 12. Valleys: Asphalt shingle
- 13. Plumbing Vents: Copper
- 14. Electrical Mast: Surface mount
- 15. Gutters: Aluminum - Gutters are filled with leaves and debris, recommend cleaning/realigning gutters as needed by gutter contractor to allow for proper exterior drainage.



Roof (Continued)

16. Downspouts: Aluminum - Recommend adding elbow to downspout at rear of house to improve drainage.



Left side Chimney

17. Chimney: Stucco over masonry
 18. Flue/Flue Cap: Metal



19. Chimney Flashing: Aluminum

Garage/Carport

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Detached Garage

1. Type of Structure: Detached Car Spaces: 2
2. Garage Doors: Wood
3. Door Operation: Mechanized, Manual
4. Door Opener: Craftsman
5. Exterior Surface: Stucco over masonry

Garage/Carport (Continued)

6. Roof: Asphalt shingle - Roof was covered with snow at time of inspection, unable to view roof material and flashings, recommend full evaluation of roof by roofing contractor.

Roof was re-inspected on 1/29/2024 when the snow melted off of the roof.



7. Roof Structure: Truss
8. Service Doors: Wood
9. Ceiling: Exposed framing
10. Walls: Block
11. Floor/Foundation: Poured slab
12. Electrical: 120 VAC GFCI
13. Windows: Wood double hung
14. Gutters: Aluminum - **Damaged gutter at rear of garage, recommend repair/replacement of gutter by contractor to allow for proper exterior drainage.**



15. Downspouts: Aluminum

Electrical

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1. Service Size Amps: 100 Volts: 110-240 VAC

2. Service: Aluminum - Surface coating of service cable is cracked and deteriorated and may allow water to penetrate inside the cable, recommend replacing service cable by electrician.

Water infiltration was noted inside electrical panel at time of inspection.



3. 120 VAC Branch Circuits: Copper

4. 240 VAC Branch Circuits: Copper

5. Conductor Type: Romex

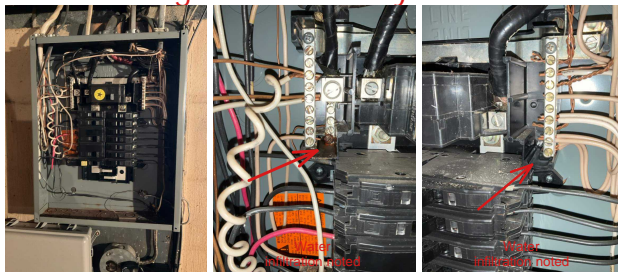
6. Ground: Plumbing and rod in ground

7. Smoke Detectors: Present - Smoke Detectors should be installed on every floor and every bedroom.

8. Carbon Monoxide Detectors: Present - Carbon Monoxide detectors should be installed on every floor.

Basement Electric Panel

9. Manufacturer: Square D - Water infiltration noted in electrical panel, possibly due to deteriorated service cable, recommend replacing cable and full evaluation and repair water damage as needed by electrician.



10. Maximum Capacity: 100 Amps

11. Main Breaker Size: 100 Amps

Electrical (Continued)

- 12. Breakers: CU/AL
- 13. GFCI: Present
- 14. Is the panel bonded? Yes No

Structure

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- 1. Structure Type: Wood frame
- 2. Foundation: Block
- 3. Beams: Bonded wood
- 4. Bearing Walls: Block, Frame
- 5. Joists/Trusses: 2x10
- 6. Piers/Posts: Steel posts
- 7. Floor/Slab: Poured slab
- 8. Stairs/Handrails: Wood stairs with wood handrails - **Missing handrail to attic/loft stairway, recommend installation of handrail by contractor to reduce the risk of injury.**



- 9. Subfloor: Plywood

Attic

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Main Attic

1. Method of Inspection: In the attic
2. Unable to Inspect: 60% - Finished attic
3. Roof Framing: Rafter
4. Sheathing: Plywood
5. Ventilation: Ridge and soffit vents
6. Insulation: Batts - Insulation compressed, recommend adding insulation by insulation contractor to help conserve energy.



7. Insulation Depth: 6

Basement

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Main Basement

1. Unable to Inspect: 20%
2. Ceiling: Exposed framing
3. Walls: Block, Paint
4. Floor: Tile
5. Doors: Hollow wood
6. Windows: Non-opening
7. Electrical: 120 VAC

Basement (Continued)

8. HVAC Source: Heating system register
9. Insulation: None - **Recommend adding insulation to rim joist bays by insulation contractor to help conserve energy.**



10. Moisture Location: Block walls and door - **Water stains noted on block walls and door, this may be due to past water/moisture infiltration, basement was dry at time of inspection, recommend improving exterior grading and drainage and running a dehumidifier.**



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

Heating System

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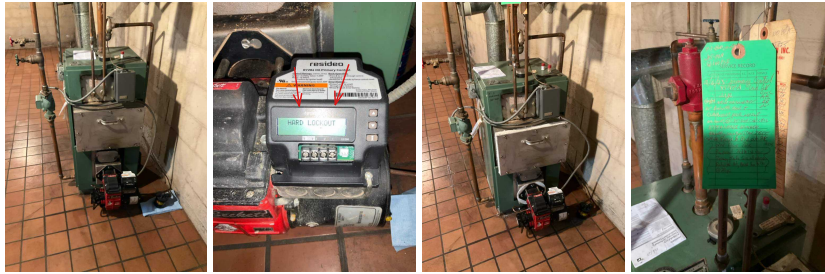
A NP NI M D

Main Heating System

Heating System (Continued)

1. Heating System Operation: Adequate - Oil burner on boiler kept short cycling, oil burner kept tripping off while trying to operate, recommend further evaluation and repair by HVAC contractor.

Boiler was re-inspected on 1/29/2024, the boiler was operating properly at the time of re-inspect. Per HVAC service tag, repairs were performed/completed on 1/24/2024



2. Manufacturer: New Yorker
3. Model Number: FR-122-W Serial Number: N/A
4. Type: Boiler system Capacity: 122,000 BTU
5. Area Served: Whole building Approximate Age: 20 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 - Rust holes/ gaps noted on flue pipe, recommend replacing flue pipe by HVAC contractor to reduce the risk of carbon monoxide poisoning.

Boiler Flue pipe was repaired/replaced at the time of re-inspection 1/29/2024.



13. Controls: Relief valve
14. Devices: Temp gauge, Expansion tank, Pressure gauge
15. Thermostats: Individual

Heating System (Continued)

16. Fuel Tank: Propane tank, Oil tank



17. Tank Location: Rear of house(propane tanks) Basement (oil tank)

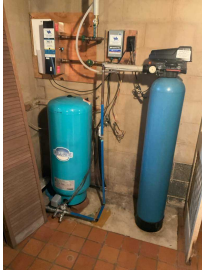
Plumbing

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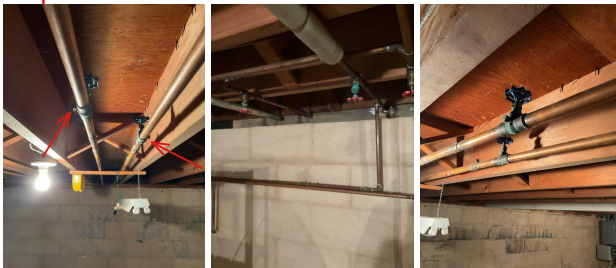
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1. Service Line: ABS - **Recommend having well inspected and water tested by plumbing contractor to ensure proper operation of well components.**
2. Main Water Shutoff: Basement



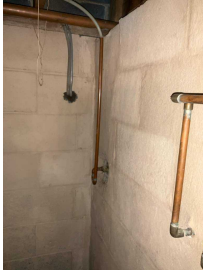
3. Water Lines: Copper - **Valves are leaking water in basement ceiling, recommend repair/replacement of valve by plumbing contractor to reduce the risk of water damage.**

Repaired



Plumbing (Continued)

4. Drain Pipes: Copper
5. Service Caps: Not visible - Due to the age of the house, recommend having a sewage lateral inspection performed by plumbing contractor to determine if there are any blockage/damage to main drain line



6. Vent Pipes: Copper

Basement Water Heater

7. Water Heater Operation: Inadequate - Summer winter hook up was inoperative due to oil burner short cycling (refer to heating section in inspection report) unable to test hot water at fixtures throughout the house, recommend repair by plumbing contractor/HVAC contractor.

At the time of re-inspection, the water temperature was too hot, water temperature should range between 120-125 to reduce the risk of injury, recommend installing mixing valve on summer winter hookup by plumbing/HVAC contractor to reduce the risk of injury.



8. Manufacturer: New Yorker
9. Model Number: FR-122-W Serial Number: N/A
10. Type: Summer Winter Hook Up Capacity: Variable
11. Approximate Age: 20 years Area Served: Whole building
12. Flue Pipe: Single wall
13. TPRV and Drain Tube: Copper

Bathroom

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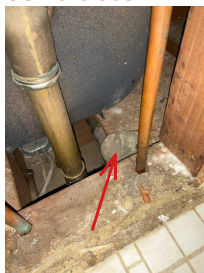
A NP NI M D

2nd floor main Bathroom

- | | | |
|----|---|--|
| 1. | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Closet: Single small |
| 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 and tile |
| 4. | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Floor: Tile |
| 5. | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Doors: Hollow wood |
| 6. | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Windows: Wood double hung |
| 7. | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> | Electrical: 120 VAC - Non-GFCI receptacle in bathroom, recommend installation by electrician to reduce the risk of shock. |



- | | | |
|-----|---|--|
| 8. | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Counter/Cabinet: Laminate and wood |
| 9. | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Sink/Basin: Molded single bowl |
| 10. | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Faucets/Traps: Moen fixtures with a PVC trap |
| 11. | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> | Tub/Surround: Porcelain tub and ceramic tile surround - Drum trap noted for bathtub drain, drum traps may be prone to clogs, recommend upgrading trap by plumbing contractor. |



- | | | |
|-----|---|-----------------------------------|
| 12. | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | Toilets: 1 1/2 Gallon Tank |
| 13. | <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | HVAC Source: Convection baseboard |
| 14. | <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> | Ventilation: Window |

Bathroom (Continued)

1st floor main Bathroom

- 15. Ceiling: Paint
- 16. Walls: Paint and tile
- 17. Floor: Tile
- 18. Doors: Hollow wood
- 19. Windows: Wood double hung
- 20. Electrical: 120 VAC - **Non-GFCI receptacle in bathroom, recommend installation by electrician to reduce the risk of shock.**



- 21. Sink/Basin: One piece sink/counter top
- 22. Faucets/Traps: Moen fixtures with a PVC trap - **S Type drain traps do not meet today's standards, may increase the risk of water siphoning out of trap, recommend upgrading S-type trap by plumbing contractor.**
- 23. Shower/Surround: Tile pan and ceramic tile surround
- 24. Toilets: 1 1/2 Gallon Tank
- 25. HVAC Source: Convection baseboard
- 26. Ventilation: Window

Kitchen

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1st Floor Kitchen

- 1. Cooking Appliances: Hotpoint
- 2. Ventilator: Broan
- 3. Sink: Porcelain

Kitchen (Continued)

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



5. Plumbing/Fixtures: Metal
6. Counter Tops: Formica
7. Cabinets: Laminate and wood
8. Pantry: Single
9. Ceiling: Paint
10. Walls: Wallpaper and tile
11. Floor: Linoleum
12. Doors: Solid wood
13. Windows: Wood double hung
14. HVAC Source: Convection baseboard

Bedroom

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4 bedrooms Bedroom

1. Closet: Large
2. Ceiling: Paint
3. Walls: Paint
4. Floor: Hardwood, Carpet
5. Doors: Hollow wood
6. Windows: Wood double hung
7. Electrical: 120 VAC
8. 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 - At the time of re-inspection of the house 1/29/2024, there was notable water damage/staining on the living room/dining room ceiling and walls, high moisture was detected at time of re-inspection, recommend replacing all water damaged material by contractor to reduce the risk of mold growth.

Water damage appears to have come from the attic heating baseboard, possibly due to damaged heating pipes, it appears that repairs were performed on heating pipes and there was no active water leaks noted at time of re-inspection, recommend monitoring repairs/further evaluation of repairs by HVAC contractor/plumber.



Living Space (Continued)

4. Floor: Carpet, Hardwood - Attic/Upper Loft hardwood floor was buckling and high moisture was detected this may be due to water leak from heating pipes, recommend replacing water damaged flooring by floor contractor to prevent further damage.



5. Doors: Hollow wood
6. Windows: Wood double hung
7. Electrical: 120 VAC - Two prong receptacles were noted in living spaces and bedrooms, recommend upgrading two prong receptacle by electrician to accommodate modern day appliances.
8. HVAC Source: Heating system register

Laundry Room/Area

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1st Floor Bathroom Laundry Room/Area

1. Ceiling: Paint
2. Walls: Paint
3. Floor: Tile
4. Doors: Bi-fold
5. Electrical: 120 VAC - Non-GFCI receptacle in laundry area, recommend installation by electrician to reduce the risk of shock.



6. HVAC Source: Convection baseboard

Laundry Room/Area (Continued)

- 7. Laundry Tub: Concrete
- 8. Laundry Tub Drain: Metal
- 9. Washer Hose Bib: Rotary - **Recommend upgrading rubber hoses to braided stainless steel hoses for washing machine.**



- 10. Washer and Dryer Electrical: 110-240 VAC
- 11. Dryer Vent: Metal flex
- 12. Washer Drain: Drains to laundry tub

Final Comments

There was a re-inspection that was performed on 01/29/2024 at 3:45 pm. Client requested a re-inspection on the snow covered roofs and the plumbing/heating/boiler system that was inoperative at the time of the original inspection.

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: Concrete - Recommend installing handrails at front steps to reduce the risk of injury.
2. Grading: Negative slope - Improper soil slope towards foundation, recommend improving grading around the house by landscaping contractor.

Exterior

3. Patio Door: Wood glass entry door, Metal sliding - Sliding door is at glass enclosure is difficult to operate, recommend repair/adjustment of door by contractor to allow for easier operation.
4. Windows: Wood double hung, Non-opening - Moisture in layers of glass due to seal failure in numerous windows, recommend replacing glass as needed by contractor to prevent further moisture damage.

Roof

5. Main Roof Surface Unable to Inspect: 95% - Roof was covered with snow at time of inspection, unable to view roof material and flashings, recommend full evaluation of roof by roofing contractor.

Roof was re-inspected on 1/29/2024 when the snow melted off of the roof.

6. Main Roof Surface Material: Asphalt shingle - Damaged ridge cap shingle noted on roof, recommend replacement of damaged shingle by roofing contractor to reduce the risk of water infiltration.

Exposed nail heads noted on ridge, recommend sealing nail heads by roofing contractor to reduce the risk of water infiltration.

7. Rear Dormer Roof Surface Material: Built-up - Recommend maintaining roof coating on built up roof to prolong the life span of roof material.
8. Gutters: Aluminum - Gutters are filled with leaves and debris, recommend cleaning/realigning gutters as needed by gutter contractor to allow for proper exterior drainage.
9. Downspouts: Aluminum - Recommend adding elbow to downspout at rear of house to improve drainage.
10. Left side Chimney Flue/Flue Cap: Metal

Garage/Carport

11. Detached Garage Roof: Asphalt shingle - Roof was covered with snow at time of inspection, unable to view roof material and flashings, recommend full evaluation of roof by roofing contractor.

Roof was re-inspected on 1/29/2024 when the snow melted off of the roof.

12. Detached Garage Gutters: Aluminum - Damaged gutter at rear of garage, recommend repair/replacement of gutter by contractor to allow for proper exterior drainage.

Marginal Summary (Continued)

Electrical

13. Smoke Detectors: Present - **Smoke Detectors should be installed on every floor and every bedroom.**

Attic

14. Main Attic Unable to Inspect: 60% - Finished attic
15. Main Attic Insulation: Batts - **Insulation compressed, recommend adding insulation by insulation contractor to help conserve energy.**

Basement

16. Main Basement Insulation: None - **Recommend adding insulation to rim joist bays by insulation contractor to help conserve energy.**
17. Main Basement Moisture Location: Block walls and door - **Water stains noted on block walls and door, this may be due to past water/moisture infiltration, basement was dry at time of inspection, recommend improving exterior grading and drainage and running a dehumidifier.**

Heating System

18. Main Heating System Heating System Operation: Adequate - **Oil burner on boiler kept short cycling, oil burner kept tripping off while trying to operate, recommend further evaluation and repair by HVAC contractor.**

Boiler was re-inspected on 1/29/2024, the boiler was operating properly at the time of re-inspect. Per HVAC service tag, repairs were performed/completed on 1/24/2024

19. Main Heating System Flue Pipe: Single wall - **Rust holes/ gaps noted on flue pipe, recommend replacing flue pipe by HVAC contractor to reduce the risk of carbon monoxide poisoning.**

Boiler Flue pipe was repaired/replaced at the time of re-inspection 1/29/2024.

Plumbing

20. Service Line: ABS - **Recommend having well inspected and water tested by plumbing contractor to ensure proper operation of well components.**
21. Service Caps: Not visible - **Due to the age of the house, recommend having a sewage lateral inspection performed by plumbing contractor to determine if there are any blockage/damage to main drain line**
22. Basement Water Heater Water Heater Operation: Inadequate - **Summer winter hook up was inoperative due to oil burner short cycling (refer to heating section in inspection report) unable to test hot water at fixtures throughout the house, recommend repair by plumbing contractor/HVAC contractor.**

At the time of re-inspection, the water temperature was too hot, water temperature should range between 120-125 to reduce the risk of injury, recommend installing mixing valve on summer winter hookup by plumbing/HVAC contractor to reduce the risk of injury.

Marginal Summary (Continued)

Bathroom

- 23. 2nd floor main Bathroom Tub/Surround: Porcelain tub and ceramic tile surround - **Drum trap noted for bathtub drain, drum traps may be prone to clogs, recommend upgrading trap by plumbing contractor.**
- 24. 2nd floor main Bathroom Ventilation: Window
- 25. 1st floor main Bathroom Faucets/Traps: Moen fixtures with a PVC trap - **S Type drain traps do not meet today's standards, may increase the risk of water siphoning out of trap, recommend upgrading S-type trap by plumbing contractor.**
- 26. 1st floor main Bathroom Ventilation: Window

Living Space

- 27. Living Room, Dining Room Living Space Floor: Carpet, Hardwood - **Attic/Upper Loft hardwood floor was buckling and high moisture was detected this may be due to water leak from heating pipes, recommend replacing water damaged flooring by floor contractor to prevent further damage.**
- 28. Living Room, Dining Room Living Space Electrical: 120 VAC - **Two prong receptacles were noted in living spaces and bedrooms, recommend upgrading two prong receptacle by electrician to accommodate modern day appliances.**

Laundry Room/Area

- 29. 1st Floor Bathroom Laundry Room/Area Washer Hose Bib: Rotary - **Recommend upgrading rubber hoses to braided stainless steel hoses for washing machine.**

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior

1. Exterior Electric Outlets: 120 VAC - Non-GFCI receptacle at front door, recommend installation by electrician to reduce the risk of shock.

Electrical

2. Service: Aluminum - Surface coating of service cable is cracked and deteriorated and may allow water to penetrate inside the cable, recommend replacing service cable by electrician.

Water infiltration was noted inside electrical panel at time of inspection.

3. Basement Electric Panel Manufacturer: Square D - Water infiltration noted in electrical panel, possibly due to deteriorated service cable, recommend replacing cable and full evaluation and repair water damage as needed by electrician.

Structure

4. Stairs/Handrails: Wood stairs with wood handrails - Missing handrail to attic/loft stairway, recommend installation of handrail by contractor to reduce the risk of injury.

Plumbing

5. Water Lines: Copper - Valves are leaking water in basement ceiling, recommend repair/replacement of valve by plumbing contractor to reduce the risk of water damage.

Repaired

Bathroom

6. 2nd floor main Bathroom Electrical: 120 VAC - Non-GFCI receptacle in bathroom, recommend installation by electrician to reduce the risk of shock.
7. 1st floor main Bathroom Electrical: 120 VAC - Non-GFCI receptacle in bathroom, recommend installation by electrician to reduce the risk of shock.

Kitchen

8. 1st Floor Kitchen Electrical: 120 VAC - Non-GFCI receptacle in bathroom, recommend installation by electrician to reduce the risk of shock.

Living Space

9. Living Room, Dining Room Living Space Walls: Paint - At the time of re-inspection of the house 1/29/2024, there was notable water damage/staining on the living room/dining room ceiling and walls, high moisture was detected at time of re-inspection, recommend replacing all water damaged material by contractor to reduce the risk of mold growth.

Water damage appears to have come from the attic heating baseboard, possibly due to damaged heating pipes, it appears that repairs were performed on heating pipes and there was no active water leaks noted at time of re-inspection, recommend monitoring repairs/further evaluation of repairs by

Defective Summary (Continued)

HVAC contractor/plumber.

Laundry Room/Area

10. 1st Floor Bathroom Laundry Room/Area Electrical: 120 VAC - Non-GFCI receptacle in laundry area, recommend installation by electrician to reduce the risk of shock.