



Home Inspection Report

Prepared for: Sherry Russell Alderfer Auction

244 Larkspur Lane
Hatfield, Pa. 19440

Inspected by:
Mike Bilyk
Cornerstone Home Inspection Services Inc

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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 244 Larkspur Lane
City Hatfield State Pa. Zip 19440

Client Information

Client Name Sherry Russell Alderfer Auction
Client Address 244 Larkspur Lane
City Hatfield State PA. Zip 19440
Phone 215-378-1251
E-Mail sherry@auderferauction.com

Inspection Company

Inspector Name Mike Bilyk
Company Name Cornerstone Home Inspection Services Inc
Address 1617 Hedgewood Rd.
City Hatfield, State PA Zip 19440
Phone 215-412-9051
E-Mail mdbilyk@verizon.net
File Number 1361
Amount Received \$550.00

Conditions

Others Present No one Property Occupied Vacant
Estimated Age 24 Entrance Faces Northeast
Inspection Date 08/07/2024
Start Time 9:00 End Time 11:30
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 73 F
Weather Rain Soil Conditions Wet
Space Below Grade Basement
Building Type Townhouse Garage Attached
Sewage Disposal City How Verified Visual Inspection
Water Source City How Verified Visual Inspection
Permits Obtained Permits or code enforcement are not part of this inspection How Verified N/A

Lots and Grounds

Roof and Surface Water Control must be controlled to maintain a dry basement. This means keeping gutters clean and aligned, extending downspouts and building up the grade so the roof and surface water are diverted away from the structure.

Trees shrubbery and fencing are not inspected unless any defect noted may adversely affect the building.

Outbuildings are not inspected. With the exception of a detached garage or carport and the driveway leading to them.

A N P N I M D

1. Driveway: Asphalt and Concrete Seal cracks and top surface as needed to prevent water damage, Repair uneven areas to prevent a trip hazard. Fill low area where the driveway meets the garage.



2. Walks: Concrete Repair hole and uneven areas to maintain safe walk ways.

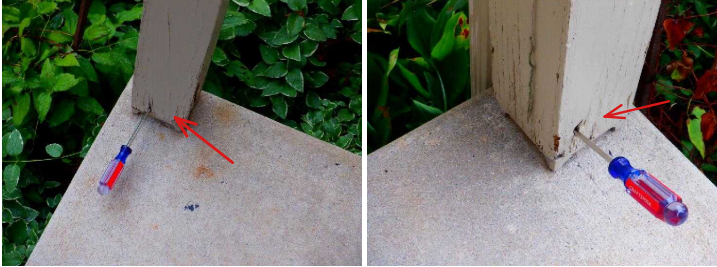


3. Steps/Stoops: Concrete Seal the open gap where the steps meet the structure to prevent water damage. Install a grip type hand rail with openings in the railings no more than 4 inches to prevent a fall.



Lots and Grounds (Continued)

4. Porch: Concrete **Water damage noted to the front porch roof support post, repair to maintain support.**



5. Deck: **Not inspected at the clients request**

6. Grading: Minor slope

7. Vegetation: Shrubs and trees **Cut back trees and bushes to 12 inches of the structure to prevent water or insect damage.**

8. Window Wells: Metal **Install a window well cover to help prevent basement moisture.**



9. Fences: **Fences are not part of this inspection.**

Exterior

A N P N I M D

All Exterior Surface

1. Type: Brick and vinyl siding **Gaps not properly sealed at front left side , repair to prevent water damage. Caulk where the brick wall meets the siding to prevent water related damage. Repair the holes in the siding to prevent water entry.**



Exterior (Continued)

Type: (continued)



- 2. Fascia: Aluminum
- 3. Soffits: Vented
- 4. Door Bell: Present
- 5. Entry Doors: Fiberglass entry door **Caulk the open gaps at the lower frame to prevent water related damage.**



- 6. Patio Door: Metal entry door **Water damage noted to the exterior wood trim of the deck sliding glass door. Repair to prevent water damage.**



- 7. Windows: Capped with aluminum did not view the underside wood **Caulk around windows and doors to prevent water related damage**
- 8. Exterior Lighting: Surface mount

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Exterior (Continued)

- 9. Exterior Electric Outlets: 110 VAC GFCI
- 10. Hose Bibs: Rotary **Shut off and drain in cold weather to prevent freezing.**
- 11. Gas Meter: Exterior surface mount at front of home.



- 12. Main Gas Valve: Located at gas meter

Roof

Inspection of the roof: Many roofs are hazardous to walk on and in most cases can be satisfactorily inspected from the ground with or without binoculars or from a window with a good view of the roof. Some roofs, such as asbestos cement, slate, clay or cement, shingles and shakes, may be seriously damaged by persons walking on them. Accordingly, the home inspector will base the inspection report on visible evidence which can be seen without walking the roof.

The condition of a built up or flat metal roof often cannot be determined unless it is possible for the home inspector to closely inspect its surface. Access to the roof from within the building is sometimes possible, but in many cases an additional inspection may be scheduled with special ladders to reach the roof from the outside.

A NPNI M D

Main Roof Surface

- 1. Method of Inspection: Compact Zoom
- 2. Material: Dimensional Shingles, Average life cycle 30-35 Years **A qualified roofing contractor is recommended to evaluate and estimate repairs, water stains noted above window at the master bedroom. Recommend a roof certification.**



- 3. Type: Gable
- 4. Approximate Age: 24
- 5. Flashing: Covered with shingles and siding
- 6. Plumbing Vents: PVC
- 7. Electrical Mast: Underground utilities
- 8. Gutters: Aluminum
- 9. Downspouts: Aluminum
- 10. Leader/Extension: Above ground

Heater Chimney

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Roof (Continued)

11. Chimney: Metal pipe **Rust noted,repair or replace to prevent deterioration/water damage. Consult a heating contractor.**



12. Flue/Flue Cap: Metal pipe with a chimney cap
13. Chimney Flashing: Aluminum

Garage/Carport

A NPNI M D

Attached Garage _____

1. Type of Structure: Attached Car Spaces: 1
2. Garage Doors: Aluminum
3. Door Operation: Mechanized
4. Door Opener: Genie
5. Service Doors: Metal
6. Ceiling: Drywall
7. Walls: Drywall
8. Floor/Foundation: Poured concrete
9. Electrical: 110 VAC GFCI outlets and lighting circuit
10. Smoke Detector:

Electrical

A NPNI M D

1. Service Size Amps: 200 Volts: 110-240 VAC
2. Service: Aluminum
3. 120 VAC Branch Circuits: Copper
4. 240 VAC Branch Circuits: Copper and aluminum
5. Conductor Type: Non-metallic sheathed cable
6. Ground: Plumbing and rod in ground
7. Smoke Detectors: Present **Install smoke detectors in any bedroom with a closing door,smoke and carbon monoxide detectors on each floor,Replace detectors that are more then 7 years old. Replace batteries now and test all for fire safety.**

Basement Electric Panel _____

Electrical (Continued)

8. Manufacturer: Seimens **Double taps are present at breakers. These circuits need to be moved to their own circuit breaker and cannot share a breaker. It is recommended that a qualified electrician inspect the new circuits and properly connect the new circuits to an individual breaker for each circuit.**



9. Maximum Capacity: 200 Amps
10. Main Breaker Size: 200 Amps
11. Breakers: Copper and Aluminum
12. Is the panel bonded? Yes No

Structure

Basement and crawlspace dampness is frequently noted in houses and the conditions that cause it are usually capable of determination by a experienced home inspector. often however, in houses that are being offered for sale, the visible signs on the interior of a basement which would indicate a past or present water problem are concealed. for example, an area may be painted over, or basement storage may be piled against a wall were a problem has occurred. If there has been a dry period before the time of the inspection , signs of past water penetration may not be visible. in most cases, the inspector may not be able to detect the signs of basement dampness or water penetration.

Crawl spaces require the same care and water control as basements. Cross ventilation is necessary and installation of a plastic vapor barrier over a dirt floor is strongly recommended.

Insect Boring Activity and rot: If there is a inaccessible basement or crawl space, there is a possibility that past or present termite activity and/ or rot exists in this area. Since no visual inspection can be made, it is not possible to make a determination of this damage if it exists.

Insect Boring Inspection;

No inspection is made by this company to detect past or present insect boring activity or rot, We recommend you contact a qualified exterminator should you desire more information or a possible examination of the building and /or a warranty. I

A N P N I M D

1. Structure Type: Wood frame
2. Foundation: Poured concrete **Obtain documentation for the foundation repairs and monitor for wall movement or water entry.**



3. Differential Movement: No movement or displacement noted
4. Joists/Trusses: Trusses

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Structure (Continued)

5. Piers/Posts: Wood **Attach the supporting post to prevent movement.**



6. Floor/Slab: Poured Concrete
7. Stairs/Handrails: Wood stairs with wood handrails
8. Subfloor: Composite manufactured materials

Attic

A NPNI M D

Main Attic

1. Method of Inspection: From the attic access
2. Unable to Inspect: 20% **Safety and footing**
3. Roof Framing: 2x4 Truss
4. Sheathing: Particle board
5. Ventilation: Ridge and soffit vents
6. Insulation: Fiberglass
7. Insulation Depth: 8"
8. Moisture Penetration: None noted
9. Bathroom Fan Venting: Electric fan

Basement

A NPNI M D

Main Basement

1. Doors: PVC
2. Windows: Awning
3. Electrical: 110 VAC GFCI outlets and lighting circuit
4. Smoke Detector: Present
5. Ventilation: Windows
6. Sump Pump: Submerged **Recommend install the sump pump on a dedicated GFCI protected outlet. Recommend installation of water-powered back-up sump pump to protect basement finishes if the electrical power was were off. Diaphragm type pump switch,no water in the crock,fill crock and verify operation.**

Basement (Continued)

Sump Pump: (continued)



- 7. Moisture Location: Windows **Install window well covers**
- 8. Basement Stairs/Railings: Wood stairs with wood handrails

Air Conditioning

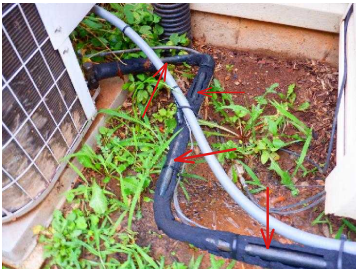
A NPNI M D

Rear Yard AC System

- 1. A/C System Operation: Functional **Clean and service yearly to maintain efficiency , The unit is currently in service beyond the manufactures stated design life,budget for replacement , No recent service tags noted,Recommend servicing by a qualified contractor.**
- 2. Condensate Removal: Electric pump
- 3. Exterior Unit: Pad mounted
- 4. Manufacturer: Carrier
- 5. Area Served: Whole building,unless stated on the sellers discloser Approximate Age: 24
- 6. Fuel Type: 120-240 VAC Temperature Differential: 18 Degrees
- 7. Type: Central A/C Capacity: 3 Ton
- 8. Visible Coil: Copper core with aluminum fins **Cut back bushes to maintain air flow 1 foot at sides 6 feet above. Fins damaged, repair to maintain efficiency.**



- 9. Refrigerant Lines: Suction line and liquid line **Replace missing or damaged insulation to prevent heat transfer/condensation/water damage.**



- 10. Electrical Disconnect: Service and a breaker disconnect
- 11. Exposed Ductwork: Metal
- 12. Blower Fan/Filters: Direct drive with disposable filter **Clean or replace the air filter monthly to**

Air Conditioning (Continued)

Blower Fan/Filters: (continued)
maintain efficiency.

13. Thermostats: Standard

Heating System

A NPNI M D

Basement Heating System

1. Heating System Operation: Functional Furnace existing beyond design life, budget for replacement.
No recent service tag noted, recommend cleaning and servicing needed



2. Manufacturer: Carrier

3. Type: Gas fired warm air furnace Capacity: 109,000BTU

4. Area Served: Whole building, unless stated on the sellers discloser Approximate Age: 24

5. Fuel Type: Natural gas

6. Blower Fan/Filter: Direct drive with disposable filter Clean or replace the air filter monthly to maintain efficiency.

7. Distribution: Metal duct

8. Draft Control: Forced

9. Flue Pipe: Double wall Repair loose fire space blocker to close off the open chase to prevent a fire from passing into the attic.



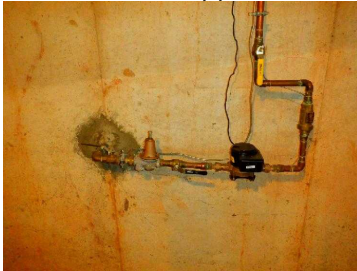
10. Controls: Emergency switch

11. Thermostats: Standard

Plumbing

A N P N I M D

1. Service Line: Copper



2. Main Water Shutoff: Basement front

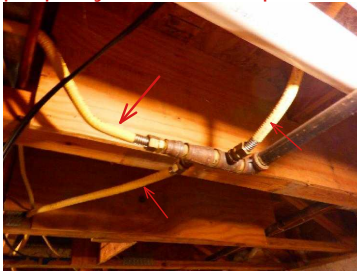
3. Water Lines: Copper

4. Drain Pipes: PVC

5. Service Caps: Accessible

6. Vent Pipes: PVC

7. Gas Service Lines: Steel and flex **Ground gas lines as per local codes , consult a Electrical contractor for safety, Csst yellow flex gas lines have been experienced pin holes if a lightning strikes the property , consult a qualified contractor for safety.**



Basement Water Heater

8. Water Heater Operation: Functional at time of inspection **Average life 8-12 years , Install a bonding wire between the water pipes and the gas line for proper bonding. Consult a local electrical contractor for compliance/safety.**

9. Manufacturer: Bradford-White

10. Type: Natural gas Capacity: 40 Gal.

11. Approximate Age: 4 Area Served: Whole building, unless stated on the sellers discloser

12. Flue Pipe: Single wall

13. TPRV and Drain Tube: PVC

Bathroom

A N P N I M D

2nd Floor Master Bathroom

1. Closet: Single small
2. Ceiling: Painted Drywall
3. Walls: Painted Drywall
4. Floor: Ceramic tile
5. Doors: PVC **Lockset(s) not latching-requires adjustment**
6. Windows: Single hung
7. Electrical: 110 VAC GFCI outlets and lighting circuit
8. Counter/Cabinet: Acrylic and wood
9. Sink/Basin: Molded single bowl
10. Faucets/Traps: Moen fixtures with a PVC trap
11. Tub/Surround: Fiberglass tub with ceramic surround **Caulk where the wall tiles meet the tub to prevent water related damage**



12. Shower/Surround: Fiberglass pan and fiberglass surround **Repair loose faucets to prevent water related damage.**



13. Toilets: Pro flo
14. HVAC Source: Forced air registers
15. Ventilation: Electric ventilation fan and window

2nd floor main Bathroom

16. Ceiling: Painted Drywall
17. Walls: Painted Drywall
18. Floor: Vinyl floor covering
19. Doors: PVC
20. Electrical: 110 VAC GFCI outlets and lighting circuit
21. Counter/Cabinet: Acrylic and wood
22. Sink/Basin: Molded single bowl

Bathroom (Continued)

23. Faucets/Traps: Moen fixtures with a PVC trap **Sink stopper not operating, repair**



24. Tub/Surround: Fiberglass tub and fiberglass surround
25. Toilets: Pro flo
26. HVAC Source: Forced air registers
27. Ventilation: Electric ventilation fan **Fan is very loud and faulty operation,replace the bath room exhaust fan.**

Powder Room Half Bathroom

28. Ceiling: Painted Drywall
29. Walls: Painted Drywall
30. Floor: Vinyl floor covering
31. Doors: PVC **Lockset(s) not latching-requires adjustment**
32. Electrical: 110 VAC GFCI outlets and lighting circuit
33. Counter/Cabinet: Acrylic and wood
34. Sink/Basin: Molded single bowl
35. Faucets/Traps: Moen fixtures with a PVC trap
36. Toilets: Pro flo
37. HVAC Source: Forced air registers
38. Ventilation: Electric ventilation fan

Kitchen

A NPNI M D

Main Level Kitchen

1. Cooking Appliances: Whirlpool gas stove



2. Ventilator: General Electric

Kitchen (Continued)

3. Disposal: In-Sinkerator **Install a wire connector to protect the wire from damage or be pulled out ,or causing electrical shock.**



4. Dishwasher: Whirlpool
 5. Air Gap Present? Yes No
 6. Refrigerator: Whirlpool
 7. Microwave: General Electric
 8. Sink: Farm
 9. Electrical: 110 VAC GFCI outlets and lighting circuit **Ceiling fan has a rubbing sound.further evaluate and repair for safety.**
 10. Plumbing/Fixtures: Moen with a PVC trap
 11. Counter Tops: Granit
 12. Cabinets: Laminate and wood
 13. Pantry: Single small
 14. Ceiling: Painted Drywall
 15. Walls: Painted Drywall
 16. Floor: Wood
 17. Doors: PVC
 18. Windows: Vinyl single hung **Repair broken sash cords to prevent injury , 1 window.**
 19. HVAC Source:

Bedroom

A NPNI M D

2nd floor rear left side Bedroom

1. Closet: Single small
 2. Ceiling: Painted Drywall
 3. Walls: Painted Drywall **Cracks present above the door is a sign of settlement , further evaluate repair and monitor.**



4. Floor: Carpet
 5. Doors: PVC **Doors stick,need trimming/adjustment,fire safety**
 6. Windows: Vinyl single hung
 7. Electrical: 110 Volt electrical outlets
 8. HVAC Source: Forced air registers

Bedroom (Continued)

9. Smoke Detector: Present

2nd floor rear right side Bedroom

10. Closet: Single small

11. Ceiling: Painted Drywall

12. Walls: Painted Drywall **Cracks present below the rear window , further evaluate , repair and monitor**



13. Floor: Carpet

14. Doors: PVC

15. Windows: Vinyl single hung

16. Electrical: 110 Volt electrical outlets

17. HVAC Source: Forced air registers

18. Smoke Detector: Present

2nd floor front left side Bedroom

19. Closet: Single small

20. Ceiling: Painted Drywall

21. Walls: Painted Drywall

22. Floor: Carpet

23. Doors: PVC

24. Windows: Vinyl single hung **Locks do not align/lock-need correction , 1 window.**

25. Electrical: 110 Volt electrical outlets

26. HVAC Source: Forced air registers

27. Smoke Detector: Present

2nd Floor Master Bedroom

28. Closet: Small & Walk-in

29. Ceiling: Painted Drywall **Water stains present , Checked with a moisture meter,no high level of moisture noted , Consult the home owner for details of the staining,if no explanation is given further evaluate by a qualified contractor to prevent water related damage.**



30. Walls: Paint

31. Floor: Carpet

32. Doors: PVC **Lockset(s) not latching-requires adjustment**

33. Windows: Vinyl single hung

34. Electrical: 110 Volt electrical outlets

35. HVAC Source: Forced air registers

Bedroom (Continued)

36. Smoke Detector: Present

Living Space

A NPNI M D

Living Room Living Space

1. Closet: Single small
2. Ceiling: Painted Drywall
3. Walls: Painted Drywall
4. Floor: Carpet
5. Doors: PVC
6. Windows: Vinyl single hung
7. Electrical: 110 Volt electrical outlets
8. HVAC Source: Forced air registers

Dining Room Living Space

9. Ceiling: Painted Drywall
10. Walls: Painted Drywall
11. Floor: Wood
12. Windows: Vinyl single hung
13. Electrical: 110 VAC outlets and lighting circuits
14. HVAC Source: Forced air registers
15. Smoke Detector:

Family Room Living Space

16. Ceiling: Painted Drywall
17. Walls: Painted Drywall
18. Floor: Wood
19. Windows: Vinyl single hung
20. Electrical: 110 Volt electrical outlets
21. HVAC Source: Forced air registers

Laundry Room/Area

A NPNI M D

2nd Floor Laundry Room/Area

1. Ceiling: Painted Drywall
2. Walls: Painted Drywall
3. Floor: Vinyl floor covering
4. Doors: PVC
5. Electrical: 110 VAC outlets and lighting circuits **Non-GFCI circuit ,install within 6 feet of a water source for safety**



Laundry Room/Area (Continued)

- 6. Smoke Detector:
- 7. HVAC Source: Forced air registers
- 8. Washer Hose Bib: Ball valves **Install metal braided hoses to prevent rubber failure.**
- 9. Washer and Dryer Electrical: 110-240 VAC **Washer and dryer are as is condition. Not tested.**
- 10. Dryer Vent: Metal flex **The clothes dryer vent and piping needs cleaning now and yearly for fire safety.**
- 11. Washer Drain: Wall mounted drain
- 12. Floor Drain: Pan under washer **Pan is cracked,replace to prevent water related damage.**



Marginal Summary

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

Lots and Grounds

1. Driveway: Asphalt and Concrete Seal cracks and top surface as needed to prevent water damage, Repair uneven areas to prevent a trip hazard. Fill low area where the driveway meets the garage.



2. Walks: Concrete Repair hole and uneven areas to maintain safe walk ways.



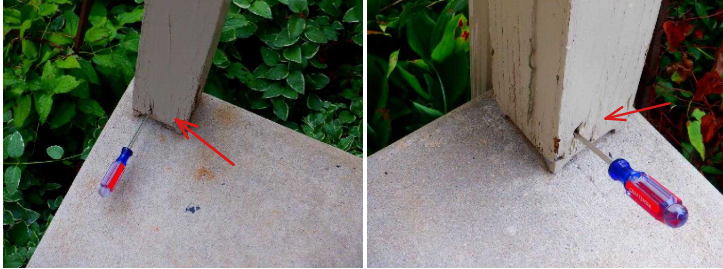
3. Steps/Stoops: Concrete Seal the open gap where the steps meet the structure to prevent water damage. Install a grip type hand rail with openings in the railings no more than 4 inches to prevent a fall.



4. Porch: Concrete Water damage noted to the front porch roof support post, repair to maintain support.

Lots and Grounds (Continued)

Porch: (continued)



5. Vegetation: Shrubs and trees **Cut back trees and bushes to 12 inches of the structure to prevent water or insect damage.**
6. Window Wells: Metal **Install a window well cover to help prevent basement moisture.**



Exterior

7. All Exterior Surface Type: Brick and vinyl siding **Gaps not properly sealed at front left side , repair to prevent water damage. Caulk where the brick wall meets the siding to prevent water related damage. Repair the holes in the siding to prevent water entry.**



Exterior (Continued)

Type: (continued)



8. Entry Doors: Fiberglass entry door **Caulk the open gaps at the lower frame to prevent water related damage.**



9. Patio Door: Metal entry door **Water damage noted to the exterior wood trim of the deck sliding glass door. Repair to prevent water damage.**



10. Windows: Capped with aluminum did not view the underside wood **Caulk around windows and doors to prevent water related damage**

Electrical

11. Smoke Detectors: Present **Install smoke detectors in any bedroom with a closing door, smoke and carbon monoxide detectors on each floor, Replace detectors that are more than 7 years old. Replace batteries now and test all for fire safety.**

Structure

12. Foundation: Poured concrete **Obtain documentation for the foundation repairs and monitor for wall movement or water entry.**

Structure (Continued)

Foundation: (continued)



13. Piers/Posts: Wood **Attach the supporting post to prevent movement.**



Basement

14. Main Basement Moisture Location: Windows **Install window well covers**

Air Conditioning

15. Rear Yard AC System A/C System Operation: Functional **Clean and service yearly to maintain efficiency , The unit is currently in service beyond the manufactures stated design life,budget for replacement , No recent service tags noted,Recommend servicing by a qualified contractor.**
16. Rear Yard AC System Visible Coil: Copper core with aluminum fins **Cut back bushes to maintain air flow 1 foot at sides 6 feet above. Fins damaged, repair to maintain efficiency.**



17. Rear Yard AC System Refrigerant Lines: Suction line and liquid line **Replace missing or damaged insulation to prevent heat transfer/condensation/water damage.**



Marginal Summary (Continued)

Heating System

18. Basement Heating System Heating System Operation: Functional Furnace existing beyond design life,budget for replacement. No recent service tag noted,recommend cleaning and servicing needed

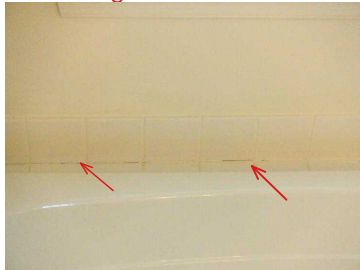


Plumbing

19. Basement Water Heater Water Heater Operation: Functional at time of inspection Average life 8-12 years , Install a bonding wire between the water pipes and the gas line for proper bonding. Consult a local electrical contractor for compliance/safety.

Bathroom

20. 2nd Floor Master Bathroom Doors: PVC Lockset(s) not latching-requires adjustment
21. 2nd Floor Master Bathroom Tub/Surround: Fiberglass tub with ceramic surround Caulk where the wall tiles meet the tub to prevent water related damage



22. 2nd floor main Bathroom Faucets/Traps: Moen fixtures with a PVC trap Sink stopper not operating, repair



23. Powder Room Half Bathroom Doors: PVC Lockset(s) not latching-requires adjustment

Bedroom

24. 2nd floor rear left side Bedroom Walls: Painted Drywall Cracks present above the door is a sign of settlement , further evaluate repair and monitor.

Bedroom (Continued)

Walls: (continued)



25. 2nd floor rear right side Bedroom Walls: Painted Drywall Cracks present below the rear window , further evaluate , repair and monitor



26. 2nd Floor Master Bedroom Doors: PVC Lockset(s) not latching-requires adjustment

Laundry Room/Area

27. 2nd Floor Laundry Room/Area Washer Hose Bib: Ball valves Install metal braided hoses to prevent rubber failure.
28. 2nd Floor Laundry Room/Area Washer and Dryer Electrical: 110-240 VAC Washer and dryer are as is condition. Not tested.
29. 2nd Floor Laundry Room/Area Dryer Vent: Metal flex The clothes dryer vent and piping needs cleaning now and yearly for fire safety.
30. 2nd Floor Laundry Room/Area Floor Drain: Pan under washer Pan is cracked,replace to prevent water related damage.



Defective Summary

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

Roof

1. Main Roof Surface Material: Dimensional Shingles, Average life cycle 30-35 Years **A qualified roofing contractor is recommended to evaluate and estimate repairs , water stains noted above window at the master bedroom. Recommend a roof certification.**



2. Heater Chimney Chimney: Metal pipe **Rust noted, repair or replace to prevent deterioration/water damage. Consult a heating contractor.**



Electrical

3. Basement Electric Panel Manufacturer: Seimens **Double taps are present at breakers. These circuits need to be moved to their own circuit breaker and cannot share a breaker. It is recommended that a qualified electrician inspect the new circuits and properly connect the new circuits to an individual breaker for each circuit.**



Defective Summary (Continued)

Basement

4. Main Basement Sump Pump: Submerged Recommend install the sump pump on a dedicated GFCI protected outlet. Recommend installation of water-powered back-up sump pump to protect basement finishes if the electrical power was were off. Diaphragm type pump switch,no water in the crock,fill crock and verify operation.



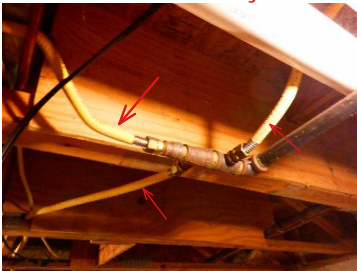
Heating System

5. Basement Heating System Flue Pipe: Double wall Repair loose fire space blocker to close off the open chase to prevent a fire from passing into the attic.



Plumbing

6. Gas Service Lines: Steel and flex Ground gas lines as per local codes , consult a Electrical contractor for safety, Csst yellow flex gas lines have been experienced pin holes if a lightning strikes the property , consult a qualified contractor for safety.



Bathroom

7. 2nd Floor Master Bathroom Shower/Surround: Fiberglass pan and fiberglass surround Repair loose faucets to prevent water related damage.

Bathroom (Continued)

Shower/Surround: (continued)



8. 2nd floor main Bathroom Ventilation: Electric ventilation fan **Fan is very loud and faulty operation,replace the bath room exhaust fan.**

Kitchen

9. Main Level Kitchen Disposal: In-Sinkerator **Install a wire connector to protect the wire from damage or be pulled out ,or causing electrical shock.**



10. Main Level Kitchen Electrical: 110 VAC GFCI outlets and lighting circuit **Ceiling fan has a rubbing sound.further evaluate and repair for safety.**

11. Main Level Kitchen Windows: Vinyl single hung **Repair broken sash cords to prevent injury , 1 window.**

Bedroom

12. 2nd floor rear left side Bedroom Doors: PVC **Doors stick,need trimming/adjustment,fire safety**
13. 2nd floor front left side Bedroom Windows: Vinyl single hung **Locks do not align/lock-need correction , 1 window.**
14. 2nd Floor Master Bedroom Ceiling: Painted Drywall **Water stains present , Checked with a moisture meter,no high level of moisture noted , Consult the home owner for details of the staining,if no explanation is given further evaluate by a qualified contractor to prevent water related damage.**



Laundry Room/Area

15. 2nd Floor Laundry Room/Area Electrical: 110 VAC outlets and lighting circuits **Non-GFCI circuit ,install within 6 feet of a water source for safety**

Laundry Room/Area (Continued)

Electrical: (continued)

