



Home Inspection Report

Prepared for: Sherry Russell Alderfer Auction

323 Applebrook Drive
Malvern, Pa. 19355

Inspected by:
Mike Bilyk
Cornerstone Home Inspection Services Inc

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Sherry Russell Alderfer Auction
323 Applebrook Drive

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 323 Applebrook Drive
City Malvern State Pa. Zip 19355

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@alderferauction.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 1481
Amount Received \$700.00

Conditions

Others Present No one Property Occupied Vacant
Estimated Age 22 Entrance Faces East
Inspection Date 10/07/2024
Start Time 12:00 End Time 3:30
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 76 F
Weather Sunny Soil Conditions Dry
Space Below Grade Basement
Building Type 2 Story Single 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 Seal cracks and top surface as needed to prevent water damage



2. Steps/Stoops: Flagstone Seal the open gap where the steps meet the structure to prevent water damage or a fall



3. Porch: Flagstone

4. Patio: Flagstone Repair uneven areas to prevent a trip hazard



5. Deck: Pressure treated and Vinyl decking Install cross bracing to help prevent swaying.



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Lots and Grounds (Continued)

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

Exterior

A N P N I M D

All Exterior Surface

1. Type: Stucco, ornamental stone and vinyl siding **Stucco exterior finishes are prone to water infiltration and may cause hidden damage to the structure. There is usually no visible evidence of such damage. We recommend a detailed inspection by a qualified specialist prior to settlement. Cracks and staining noted.**



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Exterior (Continued)

Type: (continued)



- 2. Fascia: Aluminum
- 3. Soffits: Vented
- 4. Door Bell: Present
- 5. Entry Doors: Metal entry door
- 6. Patio Door: French door
- 7. Windows: Capped with aluminum did not view the underside wood
- 8. Exterior Lighting: Surface mount
- 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 side 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: Compack Zoom
- 2. Unable to Inspect: 10% **Roof pitch**
- 3. Material: Dimensional Shingles, Average life cycle 30-35 Years **A qualified roofing contractor is recommended to evaluate and estimate repairs, Several missing/damaged shingles,, recommend repairs to prevent water damage, rear roof.**



Roof (Continued)

Material: (continued)



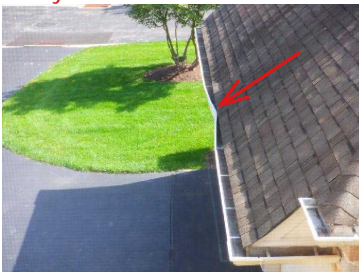
- 4. Type: Gable
- 5. Approximate Age: 22
- 6. Flashing: Covered with shingles and siding
- 7. Skylights: Insulated glass



- 8. Plumbing Vents: PVC **The sanitary sewer vent pipe storm collars have a average life of 15 years , recommend replacement to prevent the risk of water damage.**



- 9. Electrical Mast: Underground utilities
- 10. Gutters: Aluminum **Need cleaning and maintenance to prevent water damage to the home or water entry to the basement or crawl space. Replace damaged gutters at the garage.**



- 11. Downspouts: Aluminum
- 12. Leader/Extension: Underground **Keep clean and monitor underground drains to prevent water related damage.**

Fireplace Chimney

- 13. Chimney: Ornamental stone exterior
- 14. Flue/Flue Cap: 1 flue **Not all of the chimney could be inspected ,further evaluate by a qualified**

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Roof (Continued)

Flue/Flue Cap: (continued)

contractor prior to settlement.

15. Chimney Flashing: Aluminum

Garage/Carport

A NPNI M D

Attached Garage

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



3. Door Operation: Mechanized
4. Door Opener: Lift Master
5. Roof Structure: Rafter
6. Service Doors: Metal
7. Ceiling: Painted Drywall
8. Walls: Painted Drywall
9. Floor/Foundation: Poured concrete
10. Electrical: 110 VAC GFCI outlets and lighting circuit
11. Smoke Detector:
12. Windows: Wood double hung

Electrical

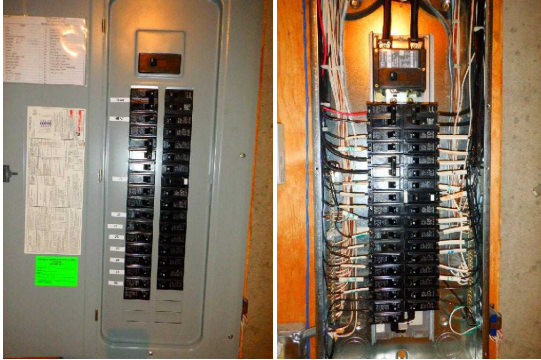
A NPNI M D

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: Cutler-Hammer



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
3. Differential Movement: No movement or displacement noted
4. Beams: Steel I beam
5. Joists/Trusses: I joist
6. Piers/Posts: Steel posts
7. Floor/Slab: Poured Concrete
8. Stairs/Handrails: Metal stairs with wood handrails
9. Subfloor: Plywood

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Attic

A NPNI M D

Main Attic

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



3. Roof Framing: 2x10 Rafter
4. Sheathing: Plywood
5. Ventilation: Ridge and soffit vents
6. Insulation: Fiberglass
7. Insulation Depth: 12"
8. Wiring/Lighting: 110 VAC lighting circuit
9. Moisture Penetration: None noted
10. Bathroom Fan Venting: Electric fan

Basement

A NPNI M D

Main Basement

1. Unable to Inspect: 10% Insulation



2. Floor: Poured concrete
3. Floor Drain: French drain
4. Windows: Wood double hung
5. Electrical: 110 VAC GFCI outlets and lighting circuit
6. Smoke Detector: Present
7. Ventilation: Windows
8. Sump Pump: Pit but no pump,install a sump pump if needed

Basement (Continued)

9. Moisture Location: Window and by the water entry pipe. **Improve grading, maintain gutter systems , rear window by the outdoor a/c condensing unit. Consult the homeowner and monitor water stains at front basement water supply entry pipe.**



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

Air Conditioning

A NPNI M D

Side Yard AC System

1. A/C System Operation: Functional **Clean and service yearly to maintain efficiency, Average life cycle 15 years.**



2. Condensate Removal: Electric pump
3. Exterior Unit: Pad mounted
4. Manufacturer: Lennox
5. Area Served: Whole building, unless stated on the sellers discloser Approximate Age: 12
6. Fuel Type: 120-240 VAC Temperature Differential: 18 Degrees
7. Type: Central A/C Capacity: 5 Ton
8. Visible Coil: Copper core with aluminum fins
9. Refrigerant Lines: Suction line and liquid line
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 maintain efficiency.**
13. Thermostats: 2 Zones

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Fireplace/Wood Stove

A NPNI M D

Master Bedroom Fireplace

1. Fireplace Construction: Prefab



2. Type: Decorative gas appliance
3. Flue: Not inspected ,clean and re inspect prior to use
4. Hearth: Flush mounted

Family Room Fireplace

5. Fireplace Construction: Prefab **Did not light when tested,verify operation , install a spark screen for fire safety.**



6. Type: Decorative gas appliance
7. Smoke Chamber: Brick
8. Flue: Tile
9. Damper: Metal
10. Hearth: Flush mounted

Heating System

A NPNI M D

Basement Heating System

1. Heating System Operation: Functional **Clean and service yearly,average life cycle is 15 years**



Heating System (Continued)

2. Manufacturer: Lennox
3. Type: Gas fired forced draft warm air condensing unit Capacity: 109,000BTU
4. Area Served: Whole building,unless stated on the sellers discloser Approximate Age: 4
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: PVC
10. Devices: UVLight **Consult your HVAC contractor for repair or service , unplugged at the time of the inspection.**



11. Humidifier: April-Aire 600 **Requires Yearly service,Not tested**

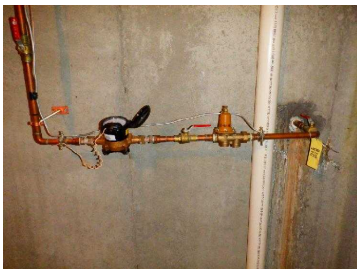


12. Thermostats: 2 Zones

Plumbing

A N P N I M D

1. Service Line: Copper
2. Main Water Shutoff: Basement front

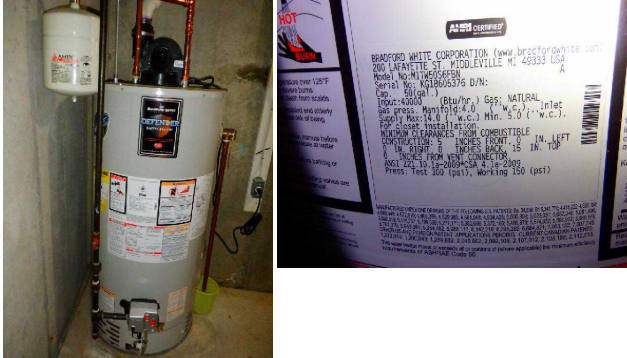


3. Water Lines: Copper
4. Drain Pipes: PVC
5. Service Caps: Accessible
6. Vent Pipes: PVC
7. Gas Service Lines: Steel and flex

Plumbing (Continued)

Basement Water Heater

8. Water Heater Operation: Functional at time of inspection **Average life 8-12 years**



9. Manufacturer: Bradford-White
10. Type: Natural gas Capacity: 50 Gal.
11. Approximate Age: 11 Area Served: Whole building, unless stated on the sellers discloser
12. Flue Pipe: PVC
13. TPRV and Drain Tube: Copper

Bathroom

A N P N I M D

2nd Floor Master Bathroom

1. Ceiling: Painted Drywall
2. Walls: Painted Drywall
3. Floor: Ceramic tile
4. Doors: Wood
5. Windows: Casement
6. Electrical: 110 VAC GFCI outlets and lighting circuit
7. Counter/Cabinet: Acrylic and wood
8. Sink/Basin: Molded dual bowl
9. Faucets/Traps: Unknown faucets with a metal trap
10. Shower/Surround: Ceramic pan and ceramic surround
11. Spa Tub/Surround: Fiberglass tub with ceramic surround **No power to the outlet , gfcı tripped in the main electrical panel for the spa tub, further evaluate by a qualified contractor and repair .**



12. Toilets: Unknown brand
13. HVAC Source: Forced air registers

Bathroom (Continued)

14. Ventilation: Electric ventilation fan with heater **Fan is very loud and faulty operation,replace the bath room main exhaust fan for safety.**



Jack and Jill Bathroom

15. Ceiling: Painted Drywall
16. Walls: Painted Drywall
17. Floor: Ceramic tile
18. Doors: Wood
19. Electrical: 110 VAC GFCI outlets and lighting circuit
20. Counter/Cabinet: Acrylic and wood
21. Sink/Basin: Molded dual bowl
22. Faucets/Traps: Unknown faucets with a metal trap
23. Shower/Surround: Fiberglass pan and ceramic tile surround
24. Toilets: Kohler
25. HVAC Source: Forced air registers
26. Ventilation: Electric ventilation fan

Powder Room Half Bathroom

27. Ceiling: Painted Drywall
28. Walls: Wallpaper
29. Floor: Wood
30. Doors: Wood
31. Electrical: 110 VAC GFCI outlets and lighting circuit
32. Sink/Basin: Pedestal
33. Faucets/Traps: Unknown faucets with a metal trap
34. Toilets: Kohler
35. HVAC Source:
36. Ventilation: Electric ventilation fan

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Kitchen

A NPNI M D

1st Floor Kitchen

1. Cooking Appliances: Thermador gas stove and Thermador electric wall oven



2. Ventilator: Thermador
3. Disposal: Wasktking
4. Dishwasher: Miele
5. Air Gap Present? Yes No
6. Refrigerator: Subzero
7. Microwave: Panasonic
8. Sink: Stainless Steel
9. Electrical: 110 VAC GFCI outlets and lighting circuit
10. Plumbing/Fixtures: Kohler faucets and a metal 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. Windows: Casement and double hung
18. HVAC Source: Forced air registers

Bedroom

A NPNI M D

2nd floor rear left side Bedroom

1. Closet: Walk In
2. Ceiling: Painted Drywall
3. Walls: Painted Drywall
4. Floor: Carpet
5. Doors: Wood
6. Windows: Wood double hung
7. Electrical: 110 Volt electrical outlets
8. HVAC Source: Forced air registers
9. Smoke Detector: Present

2nd Floor Master Bedroom

10. Closet: 2 Walk in
11. Ceiling: Painted Drywall
12. Walls: Painted Drywall
13. Floor: Carpet

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Bedroom (Continued)

- 14. Doors: Wood
- 15. Windows: Wood double hung
- 16. Electrical: Outlets, lighting and a ceiling fan
- 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: Wood
- 24. Windows: Wood double hung
- 25. Electrical: 110 Volt electrical outlets
- 26. HVAC Source: Forced air registers
- 27. Smoke Detector: Present

Living Space

A NPNI M D

Living Room Living Space

- 1. Ceiling: Painted Drywall
- 2. Walls: Painted Drywall
- 3. Floor: Wood
- 4. Windows: Wood double hung
- 5. Electrical: 110 VAC outlets and lighting circuits
- 6. HVAC Source: Forced air registers

Dining Room Living Space

- 7. Ceiling: Painted Drywall
- 8. Walls: Painted Drywall
- 9. Floor: Wood
- 10. Windows: Wood double hung
- 11. Electrical: 110 VAC outlets and lighting circuits
- 12. HVAC Source: Forced air registers
- 13. Smoke Detector:

Family Room Living Space

- 14. Ceiling: Painted Drywall
- 15. Walls: Painted Drywall
- 16. Floor: Wood
- 17. Windows: Wood double hung
- 18. Electrical: 110 VAC outlets and lighting circuits
- 19. HVAC Source: Forced air registers
- 20. Smoke Detector:

Office Living Space

- 21. Ceiling: Painted Drywall
- 22. Walls: Painted Drywall
- 23. Floor: Wood
- 24. Doors: French
- 25. Windows: Wood double hung

Living Space (Continued)

- 26. Electrical: 110 VAC outlets and lighting circuits
- 27. HVAC Source: Forced air registers

Laundry Room/Area

A NPNI M D

1st Floor Laundry Room/Area

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



- 7. Smoke Detector:
- 8. HVAC Source: Forced air registers
- 9. Laundry Tub: PVC
- 10. Laundry Tub Drain: Metal
- 11. Washer Hose Bib: Multi-port **Install metal braided hoses to prevent rubber failure.**
- 12. Washer and Dryer Electrical: 110-240 VAC **Install a wire connector at the service wire to protect the wire from damage or be pulled out.Repair to prevent electrical shock. Washer and dryer are as is condition. Not tested.**
- 13. Dryer Vent: Metal flex **The exterior dryer vent cover is loose or damaged, The dryer vent piping is not properly attached to the dryer , repair.**



- 14. Washer Drain: Wall mounted drain

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 Seal cracks and top surface as needed to prevent water damage



2. Steps/Stoops: Flagstone Seal the open gap where the steps meet the structure to prevent water damage or a fall



3. Patio: Flagstone Repair uneven areas to prevent a trip hazard



4. Deck: Pressure treated and Vinyl decking Install cross bracing to help prevent swaying.



Marginal Summary (Continued)

Roof

5. Plumbing Vents: PVC The sanitary sewer vent pipe storm collars have a average life of 15 years , recommend replacement to prevent the risk of water damage.



6. Gutters: Aluminum Need cleaning and maintenance to prevent water damage to the home or water entry to the basement or crawl space. Replace damaged gutters at the garage.



7. Leader/Extension: Underground Keep clean and monitor underground drains to prevent water related damage.
8. Fireplace Chimney Flue/Flue Cap: 1 flue Not all of the chimney could be inspected ,further evaluate by a qualified contractor prior to settlement.

Electrical

9. 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.

Air Conditioning

10. Side Yard AC System A/C System Operation: Functional Clean and service yearly to maintain efficiency, Average life cycle 15 years.



Fireplace/Wood Stove

11. Master Bedroom Fireplace Flue: Not inspected ,clean and re inspect prior to use

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.

Lots and Grounds

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



Exterior

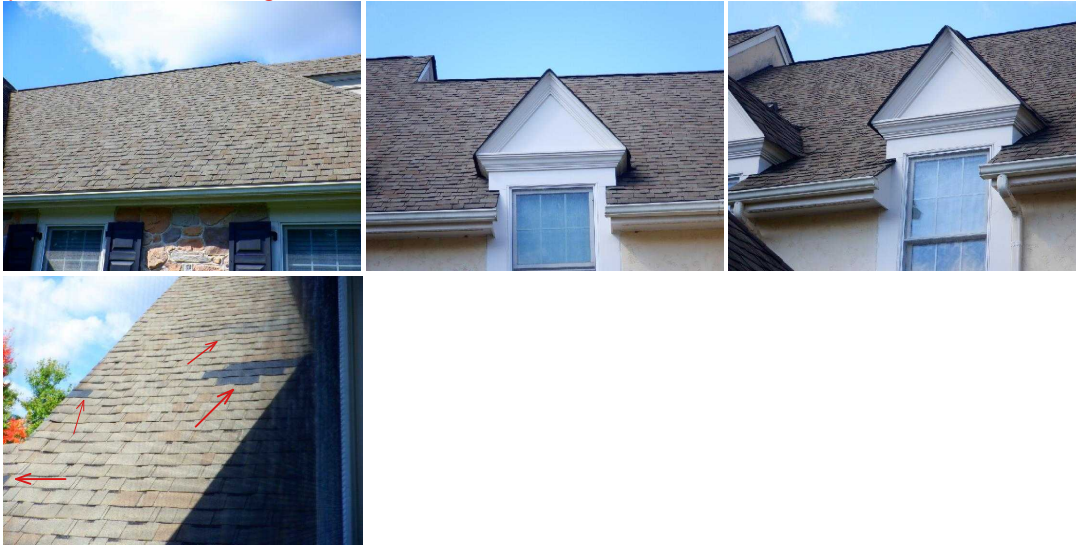
2. All Exterior Surface Type: Stucco, ornamental stone and vinyl siding **Stucco exterior finishes are prone to water infiltration and may cause hidden damage to the structure. There is usually no visible evidence of such damage. We recommend a detailed inspection by a qualified specialist prior to settlement. Cracks and staining noted.**



Defective Summary (Continued)

Roof

3. Main Roof Surface Material: Dimensional Shingles, Average life cycle 30-35 Years **A qualified roofing contractor is recommended to evaluate and estimate repairs, Several missing/damaged shingles,, recommend repairs to prevent water damage, rear roof.**



Basement

4. Main Basement Moisture Location: Window and by the water entry pipe. **Improve grading, maintain gutter systems , rear window by the outdoor a/c condensing unit. Consult the homeowner and monitor water stains at front basement water supply entry pipe.**



Fireplace/Wood Stove

5. Family Room Fireplace Fireplace Construction: Prefab **Did not light when tested, verify operation , install a spark screen for fire safety.**



Defective Summary (Continued)

Heating System

6. Basement Heating System Devices: UVLight Consult your HVAC contractor for repair or service , unplugged at the time of the inspection.



Bathroom

7. 2nd Floor Master Bathroom Spa Tub/Surround: Fiberglass tub with ceramic surround No power to the outlet , gfci tripped in the main electrical panel for the spa tub,further evaluate by a qualified contractor and repair .

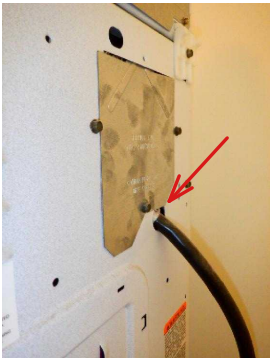


8. 2nd Floor Master Bathroom Ventilation: Electric ventilation fan with heater Fan is very loud and faulty operation,replace the bath room main exhaust fan for safety.



Laundry Room/Area

9. 1st Floor Laundry Room/Area Electrical: 110 VAC outlets and lighting circuits Non-GFCI circuit ,install within 6 feet of a water source for safety



Defective Summary (Continued)

10. 1st Floor Laundry Room/Area Washer and Dryer Electrical: 110-240 VAC Install a wire connector at the service wire to protect the wire from damage or be pulled out. Repair to prevent electrical shock. Washer and dryer are as is condition. Not tested.
11. 1st Floor Laundry Room/Area Dryer Vent: Metal flex The exterior dryer vent cover is loose or damaged, The dryer vent piping is not properly attached to the dryer , repair.

