



Inspection Report

Ed Leber

Property Address:
2035 Clover Mill Rd
Quakertown Pa 18951



A1 House Prep LLC and Inspections

Robert L. Johnson ASHI #261998
340 Freed Road
Harleysville, Pa 19438
215-853-8226

Date: 06/05/20	Time: 10:30 AM	Report ID: 6844 Ed & Joann Leber
Property: 2035 Clover Mill Rd Quakertown Pa 18951	Customer: Ed Leber	Real Estate Professional: Michelle Hunsberger Sanford Alderfer Real Estate

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified person or contractor. **All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.**

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified person or contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Style of Home:

Townhome

Client Is Present:

Yes

Radon Test:

Yes

Termite Test:

Yes

Mold Test:

No

Water Test:

No

Weather:

Cloudy

Temperature:

Over 65

Rain in last 3 days:

Yes

Age of Home:

28 years old

Summary



A1 House Prep LLC and Inspections

**340 Freed Road
Harleysville, Pa 19438
215-853-8226**

Customer
Ed Leber

Address
2035 Clover Mill Rd
Quakertown Pa 18951

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing / Chimneys / Roof Structure and Attic

General Summary

1.0 ROOF COVERINGS

Inspected

Roof covering was in very good condition on the day of inspection.

1.3 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

Repair or Replace

Downspouts are not moving water effectively away from the foundation. Suggest to extend downspouts as discussed for better drainage away from the foundation. Saturating foundation walls for extended periods of time can cause potential unseen structural damage from water and insects. Could not determine how long water was flowing towards the foundation.



1.3 Item 1(Picture)



1.3 Item 2(Picture)

1.4 ***** ATTIC VIDEO *****

Inspected

[ATTIC VIDEO](#)

Suggest to view attic video for more information.



1.4 Item 1(Video) *** ATTIC VIDEO ***

1.6 ROOF STRUCTURE AND ATTIC (Report leak signs or condensation)

Inspected

No signs of present water penetration or condensation in the attic area on the day of the inspection.

2. Exterior

 General Summary

2.1 WINDOWS

Inspected

Missing a window well cover. Suggest to install clear plastic well cover over window well to prevent potential well saturation which could overflow window sill and spill into the basement. **This is considered optional.**



2.1 Item 1(Picture)

2.3 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Repair or Replace

(1) Negative grading at the front of home. Highly recommend to correct grading as needed by a qualified person. Negative grading can cause unseen structural issues and water penetration if not corrected.



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)

(2) Shrubberty is growing too close to the siding for proper ventilation. Recommend to trim shrubberty a minimum of of 12 to 16 inches away from the siding to restore proper ventilation. This would be considered normal maintenance.



2.3 Item 4(Picture)



2.3 Item 5(Picture)



2.3 Item 6(Picture)



2.3 Item 7(Picture)

2.4 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Repair or Replace

(1) Front step is considered higher than normal. Recommend to repair as needed by a qualified person. Potential tripping hazard exists.



2.4 Item 1(Picture)

(2) Loose deck post. Recommend to secure as needed by a qualified person.



2.4 Item 2(Picture)

3. Garage

General Summary

3.0 % OF ROOM NOT VISIBLE FOR INSPECTION

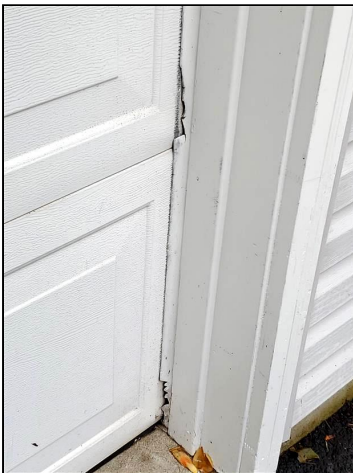
Not Inspected

Approximate 60% of the garage is non visible. Suggest to have the non visible areas inspected when items are removed.

3.4 OVERHEAD GARAGE DOOR

Repair or Replace

(1) Damaged weatherstripping around the garage door and under door. Recommend to replace weatherstripping as needed by a qualified person.



3.4 Item 1(Picture)



3.4 Item 2(Picture)

(2) Suggest to install a handle on the garage door.



3.4 Item 3(Picture)

3.10 OUTLETS SWITCHES AND FIXTURES

Not Inspected

Could not locate a receptacle in the garage. Suggest to locate and test when items are removed from garage.

4. Kitchen Components and Appliances

General Summary

4.0 FLOORS

Repair or Replace

Damaged area in vinyl kitchen floor. Suggest to repair or replace flooring as needed by a qualified person.



4.0 Item 1(Picture)

4.11 DISHWASHER

Repair or Replace

Dishwasher is not secured to the cabinet and missing a coverplate at the bottom. Recommend to secure and replace coverplate as needed by a qualified person.



4.11 Item 1(Picture)



4.11 Item 2(Picture)

4.13 RANGES/OVENS/COOKTOPS

Repair or Replace

- Left front burner was nonfunctional. Recommend to repair left front burner as needed by a qualified person.
- Left rear burner is not fitting properly. Recommend to replace as needed by a qualified person.



4.13 Item 1(Picture)



4.13 Item 2(Picture)

5(A) . Foyer

🏠 General Summary

5.2.A DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

Damaged storm door at the front entrance. Recommend to replace storm door as needed by a qualified person or professional.



5.2.A Item 1(Picture)

5(G) . Bedroom #3

🏠 General Summary

5.4.G CEILING

Inspected

Typical nail pops in bedroom #3 ceiling. Recommend to sand, spackle and paint as needed by a qualified person.

This would be considered normal maintenance.



5.4.G Item 1(Picture)

6(A) . 1/2 Bath

🏠 General Summary

6.5.A OUTLETS SWITCHES AND FIXTURES

Inspected

Reset for GFI in the 1/2 bath is located in the upstairs hall bath. FYI

6.9.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

Leak between the toilet tank and the bowl. Recommend to repair as needed by a qualified person.



6.9.A Item 1(Picture)

6(B) . Hall Bath

🏠 General Summary

6.5.B OUTLETS SWITCHES AND FIXTURES**Inspected**

Reset for exterior receptacles and downstairs 1/2 bath is located in the hall bath. FYI

 Plumbing Summary**6.8.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES****Repair or Replace**

Shower diverter valve is not functioning properly. Recommend to replace diverter valve as needed by a qualified plumber.



6.8.B Item 1(Picture)

6.9.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS**Repair or Replace**

Missing stopper in the hall bath tub. Recommend to repair or replace stopper as needed by a qualified person.



6.9.B Item 1(Picture)

7. Laundry Area

 General Summary**7.6 WASHER AND DRYER CONNECTIONS****Inspected**

Suggest to replace rubber washing machine hose with stainless steel braided burst proof hose. This would be considered optional.



7.6 Item 1(Picture)

7.7 WASHER

Repair or Replace

Washer is very noisy. Recommend to repair or replace as needed by a qualified professional. **View Washer Video.**



7.7 Item 1(Video) *** WASHER VIDEO ***

8. Electrical System

General Summary

8.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Inspected

The main panel box is located in the garage.

8.7 SMOKE DETECTORS

Inspected

Recommend to install and replace all older smoke detectors as suggested by the Fire Protection Association.

Smoke Detector Recommendations (Fire Protection Association)

The **Fire Protection Association recommends** detectors in every room in the house. The simplest rule for locating a basic smoke detector is mount it between the bedrooms and the rest of the house, but closer to the bedrooms. It is better, however, to install multiple detectors and put one near each sleeping area. In multilevel homes, install one on each level. The basement ceiling, near the steps, is a good location for extra protection. But for the best protection, locate a detector in each bedroom. Detectors have additional features to help in warning the family of fire danger and to help them escape from the house. Some are equipped with lights and are suggested for halls and stairways and any

location leading to doors or windows. The idea is to light the escape route. Others have loud sirens to awaken sleeping persons or extra loud horns for use in homes where there are persons with hearing impairment.

Install each detector on the ceiling or on walls between 6" and 12" below the ceiling. Do not put it within 6" of where the wall and ceiling meet on either surface. This is dead air space with little circulation. Do not mount a detector in front of an air supply or return duct.

Test smoke detectors at least once a month.

Replace smoke detector batteries at least annually, such as when resetting clocks in the fall or spring.



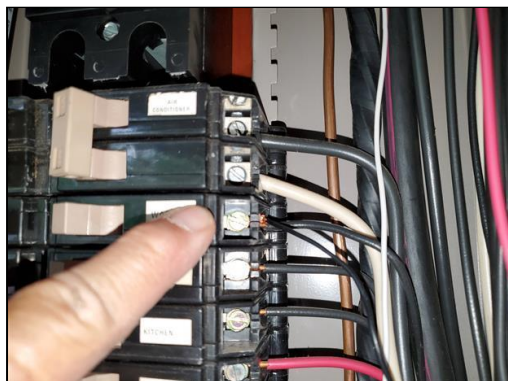
8.7 Item 1(Picture)

Electrical Summary

8.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Repair or Replace

1 double tapped breaker located in the main panel. Recommend to have panel inspected and repaired as needed by a qualified electrician. Potential safety hazard exists.



8.2 Item 1(Picture)

9. Plumbing System

General Summary

9.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Inspected

The main shut off is the green knob located in the basement. This is for your information.



9.3 Item 1(Picture)

9.6 RADON SYSTEM

Not Present

[RADON INFORMATION](#)

View radon report when available.

Plumbing Summary

9.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

Hot water expansion tank is water logged. Recommend to recharge expansion tank as needed by a qualified person or plumber.



9.2 Item 1(Picture)

9.7 SUMP PUMP

Inspected

Sump pump was fully functional on the day of the inspection. Sump pumps can fail without warning. Highly recommend to have sump pump coverage on your homeowners insurance policy for this reason. Suggest to install a back up sump pump in case of power failure.

10. Heating / Central Air Conditioning

General Summary

10.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace

Missing a condensation tray plug. Recommend to replace as needed by a qualified person.



10.3 Item 1(Picture)

Heating Cooling / Summary

10.0 HEATING EQUIPMENT

Not Inspected

Heat pump was not tested in the heating mode. Testing a heat pump in the heating mode in hot weather can cause permanent damage to the compressor. Recommend to have unit serviced on an annual basis.

10.1 NORMAL OPERATING CONTROLS

Not Inspected

Heat pump was not tested in the heating mode. Testing a heat pump in the heating mode in hot weather can cause permanent damage to the compressor.

10.2 AUTOMATIC SAFETY CONTROLS

Not Inspected

Heat pump was not tested in the heating mode. Testing a heat pump in the heating mode in hot weather can cause permanent damage to the compressor.

10.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Not Inspected

Heat pump was not tested in the heating mode. Testing a heat pump in the heating mode in hot weather can cause permanent damage to the compressor.

10.8 COOLING AND AIR HANDLER EQUIPMENT

Inspected

The ambient air test was performed by using a infrared laser thermometer on the air handler of the cooling system to determine if the difference in temperatures of the supply and return air are between 10 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system was in that optimum range indicating that the unit was cooling as intended. Any temperatures higher or lower than that range indicates a possible problem. Contact a heating and cooling professional if temperatures fall out of that range. Not uncommon for a compressor to loose freon between cooling seasons.

Recommend to have the unit and compressor serviced prior to settlement.

For maximum efficiency and longevity of the cooling system suggest to have the unit inspected on an annual basis by a certified cooling specialist.

11. Structural Components

General Summary

11.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected

No signs of harmful water penetration or condensation in the foundation area on the day of the inspection. Recommend to verify that all downspouts are draining properly away from the foundation to prevent potential water penetration to the foundation area.

11.8 INSULATION UNDER FLOOR SYSTEM

Repair or Replace

Areas of loose insulation in the crawlspace. Recommend to secure insulation back into position as needed by a qualified person.



11.8 Item 1(Picture)



11.8 Item 2(Picture)



11.8 Item 3(Picture)

11.10 VENTILATION OF FOUNDATION AREA (crawlspace or basement)

Inspected

Ventilation was acceptable. Recommend to install a dehumidifier to prevent the formation of mold and mildew. Suggest to have a target setting of 45 to 50% relative humidity. This will help prevent the formation of mold and mildew.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Robert L. Johnson