



Inspection Report

Nelson Brown

Property Address:
2577 Old Bethlehem Pike
Sellersville Pa 18960



A1 House Prep LLC and Inspections

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

Date: 09/30/20	Time: 12:00 PM	Report ID: 6922 Nelson & Diane Brown
Property: 2577 Old Bethlehem Pike Sellersville Pa 18960	Customer: Nelson Brown	Real Estate Professional: Michelle Hunsberger 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:

Cape Cod

Client Is Present:

Yes

Radon Test:

Yes

Termite Test:

Yes

Mold Test:

No

Water Test:

Yes

Weather:

Clear

Temperature:

Over 65

Rain in last 3 days:

Yes

Age of Home:

22 years old

Summary



A1 House Prep LLC and Inspections

**340 Freed Road
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215-853-8226**

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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

1.5 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

2.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace

The hole in siding needs closing off with sealant or liquid foam at the exterior where compressor lines enter the home.



2.0 Item 1(Picture)

3. Garage

General Summary

3.3 OVERHEAD GARAGE DOOR

Repair or Replace

Missing safety cables inside of garage door springs. Recommend to replace missing safety cables as needed by a qualified person. Potential safety hazard exist.



3.3 Item 1(Picture)



3.3 Item 2(Picture)

3.4 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Repair or Replace

Garage door needed excessive pressure for the auto reverse function to work properly. Recommend to adjust door as needed by a qualified person for auto reverse to work correctly. Potential safety hazard exists.



3.4 Item 1(Picture)

4. Kitchen Components and Appliances

General Summary

4.13 RANGES/OVENS/COOKTOPS

Repair or Replace

Oven was fully functional. Suggest to install an anti tip device as discussed. This is considered an added safety precaution against a potential scalding accident to a small child.



4.13 Item 1(Picture)

Plumbing Summary

4.8 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

Repair or Replace

Loose sprayer connection. Recommend to secure as needed by a qualified person.

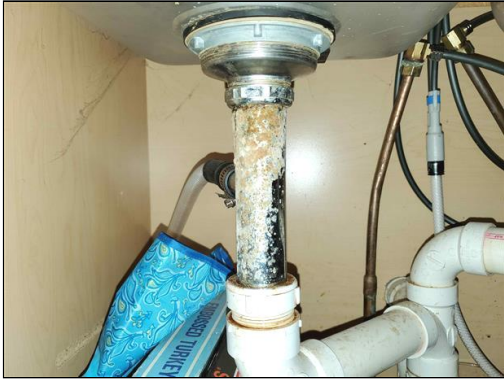


4.8 Item 1(Picture)

4.10 PLUMBING DRAIN AND VENT SYSTEMS

Repair or Replace

Metal drainpipes under the kitchen sink are deteriorated and in need of replacement. Recommend to replace deteriorated pipes as needed before a leak reoccurs. Replace deteriorated pipes by a qualified plumber.



4.10 Item 1(Picture)

5(B) . Great Room

🏠 General Summary

5.9.B FIREPLACE/WOODBURNER

Inspected

Fireplace appeared to be in good condition on the day of the inspection. Recommend to have chimney cleaned and inspected by a qualified chimney sweep before using.

5(C) . Sunroom

🏠 General Summary

5.0.C WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

(1) Missing one window crank in sunroom. Recommend to replace crank hardware as needed by a qualified person.



5.0.C Item 1(Picture)

(2) Water stains on skylight frame in sunroom. Checked with moisture meter and area was dry. **FYI**



5.0.C Item 2(Picture)

5(D) . Loft

General Summary

5.8.D SMOKE ALARMS

Repair or Replace

Missing a smoke detector in the loft area. Recommend to replace smoke detector as needed by a qualified person.



5.8.D Item 1(Picture)

5(F) . Bedroom #2

General Summary

5.8.F SMOKE ALARMS

Inspected

Recommend to replace all older smoke detectors as discussed. Lifespan for smoke detectors is approximately 10 years. FYI

6(B) . Hall Bath

Plumbing Summary

6.8.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

(1) Shower diverter valve in the hall bath is not functioning properly. Recommend to replace diverter valve as needed by a qualified plumber.



6.8.B Item 1(Picture)

(2) Slight leak at the water shut off valve to the toilet. Recommend to replace valve as needed by a qualified person or plumber.



6.8.B Item 2(Picture)

6(C) . Owners Suite Bath

General Summary

6.9.C PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

Both sink stoppers are disconnected in the owners' suite bath. Recommend to connect stoppers as needed by a qualified person or plumber.



6.9.C Item 1(Picture)



6.9.C Item 2(Picture)

7. Laundry Area

General Summary

7.8 DRYER

Repair or Replace

Damaged dryer vent. Suggest to replace vent as needed by a qualified person.

Suggest to clean dryer vent on an annual basis. **FYI**



7.8 Item 1(Picture)

8. Electrical System

General Summary

8.5 LOCATION OF MAIN AND DISTRIBUTION PANELS

Inspected

The main panel box is located in the laundry room.

8.7 CARBON MONOXIDE DETECTORS

Not Present

There is no carbon monoxide detector found in home. It is recommended that carbon monoxide detectors be installed according to the manufacturer's instructions. Potential safety hazard exists.

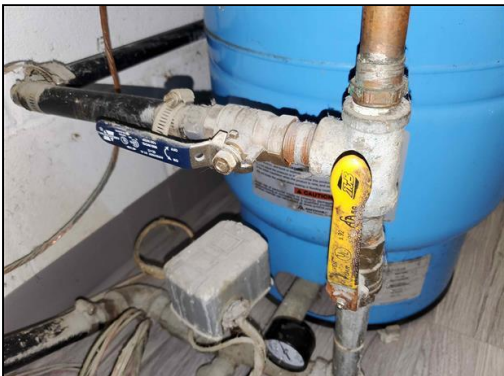
9. Plumbing System

General Summary

9.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Inspected

The main shut off is the blue and yellow lever located in the laundry area. **FYI**



9.3 Item 1(Picture)

9.6 RADON SYSTEM

Not Inspected

View radon report when available.

[RADON INFORMATION](#)

Plumbing Summary

9.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Not Inspected

View septic report when available.

10. Heating / Central Air Conditioning

General Summary

10.0 HEATING EQUIPMENT

Inspected

Heating equipment was fully functional on the day of the inspection. For maximum efficiency and unit longevity suggest to have unit serviced on an annual basis. This would be considered normal maintenance.

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

Inspected

Air filter location. **FYI**



10.3 Item 1(Picture)

10.6 FIREPLACE/WOODBURNER

Inspected

Fireplace appeared to be in good condition on the day of the inspection. Recommend to have chimney cleaned and inspected by a qualified chimney sweep before using.

Heating Cooling / Summary

10.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Not Inspected

The liner for fireplace was not inspected by our company. I recommend a qualified chimney sweep clean and inspect for safety.

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.

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.

11.10 VENTILATION OF FOUNDATION AREA (crawlspce 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.

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