



Inspection Report

Susan Douglas

Property Address:
124 Fairway Dr
Harleysville Pa 19438



A1 House Prep LLC and Inspections

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

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Date: 09/29/20	Time: 10:00 AM	Report ID: 6921 Susan Douglas
Property: 124 Fairway Dr Harleysville Pa 19438	Customer: Susan Douglas	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:

Colonial

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:

120 years old

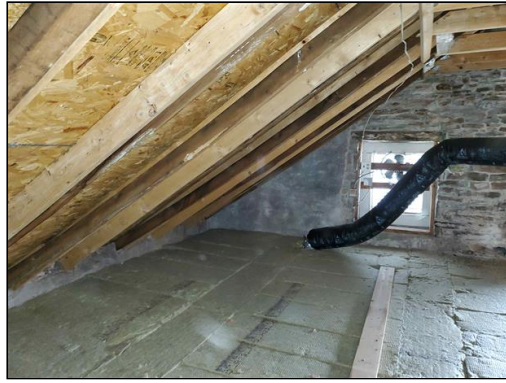
1. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.











Styles & Materials

Viewed roof covering from:

Drone
Ground

Roof Covering:

Architectural
Metal
Roll/Selvage

Chimney (exterior):

BRICK

Sky Light(s):

None

Roof Ventilation:

Ridge vents
Gable vents
Gable Vent Fan
Attic Windows

Method used to observe attic:

Walked

Roof Structure:

2 X 10 Rafters
3 X 3 Rafters
Oriented Strand Board
Sheathing

Ceiling Structure:

2X10

Attic info:

Permanent Steps

Attic Insulation:

R-30 or better
Rock wool

Fire Escape:

No

Items

1.0 ROOF COVERINGS

Comments: Repair or Replace

📌 The tree limbs that are in contact with roof or hanging near roof should be trimmed.



1.0 Item 1(Picture)

1.1 FLASHINGS

Comments: Inspected

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

📌 Capped off chimney in attic. **FYI**



1.2 Item 1(Picture)

1.3 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

Comments: Inspected

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

Comments: Inspected

 **ATTIC VIDEO**

View **ATTIC VIDEO** for more information.



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

1.5 ATTIC VENTILATION

Comments: Inspected

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

Comments: Inspected

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

1.7 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Inspected


1.8 INSULATION IN ATTIC

Comments: Inspected

[Insulation Calculator](#)

1.9 VISIBLE ELECTRIC WIRING IN ATTIC

Comments: Repair or Replace


 Missing a cover plate on one receptacle in the attic. Suggest to install a coverplate as needed by a qualified person.



1.9 Item 1(Picture)

1.10 STEPS, STAIRWAYS AND RAILINGS

Comments: Repair or Replace

 Suggest to install a handrailing at the attic steps. Potential tripping hazard exists. **FYI**



1.10 Item 1(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. All work requiring permits from the township or local authorities should be checked and verified by the potential purchasing party before settlement. The home inspector is not required to check for permits or to see if work was completed as according to township or local authority regulations or specifications.

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2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. If buried tanks are present, highly recommend to have buried fuel tanks tested for condition before settlement by a professional tank testing company. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.





Styles & Materials

Siding Material:

Stucco

Exterior Entry Doors:

Appurtenance:

Covered porch

Patio


Driveway:

Asphalt

Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Repair or Replace

 Typical fractures and cracks in stucco exterior. Recommend to fill or repair cracks as needed by a qualified professional. This will help prevent further deterioration.



2.0 Item 1(Picture)



2.0 Item 2(Picture)

2.1 WINDOWS

2.2 DOORS (Exterior)

Comments: Repair or Replace

🏠 Negative grade at the basement entrance door. Recommend to correct as needed to prevent water penetration.



2.2 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)

Comments: Inspected


🏠 (1) Typical settlement cracks in front concrete patio. Recommend to patch or repair cracks as needed by a qualified person or professional. This would be considered normal maintenance.

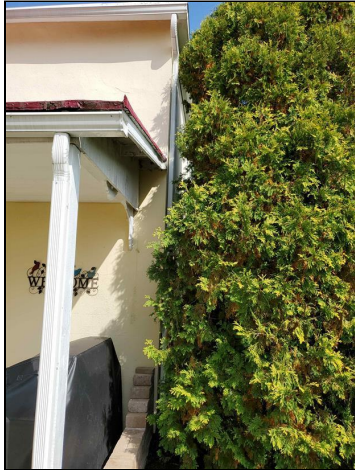


2.3 Item 1(Picture)



2.3 Item 2(Picture)


 (2) Shrubbbery and tree are growing too close to the siding for proper ventilation. Recommend to trim shrubbbery and tree 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 3(Picture)



2.3 Item 4(Picture)

 (3) Loose and rotated pavers at the rear of the house. Recommend to reset pavers as needed by a qualified person. This is considered normal maintenance.



2.3 Item 5(Picture)

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

Comments: Inspected

2.5 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

2.6 PLUMBING WATER FAUCETS (hose bibs)

Comments: Inspected

2.7 RECEPTACLES & LIGHT FIXTURES

Comments: Inspected

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Deck Maintenance

Due to the natural characteristics of wood and metal fastener deterioration, suggest to inspect decks on an annual basis and repair as needed. Decks are prone to deterioration from the natural elements.

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3(A) . MAIN KITCHEN

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



Styles & Materials

Floor Covering(s): Vinyl	Wall Material: Drywall	Ceiling Materials: Drywall
Interior Doors: Wood	Window Types: Thermal/Insulated	Cabinetry: Wood
Countertop: Corian	Disposer Brand: IN SINK ERATOR	Dishwasher Brand: FRIGIDAIRE
Exhaust/Range hood: GENERAL ELECTRIC	Wall Exhaust Fan: No	Built in Microwave: GENERAL ELECTRIC
Range/Oven: GAS SAMSUNG	Refrigerator: WHIRLPOOL	Trash Compactors: NONE

Items

3.0.A FLOORS

Comments: Inspected

3.1.A WALLS

Comments: Inspected

3.2.A WALL EXHAUST FAN

Comments: Not Present

3.3.A DOORS

Comments: Repair or Replace

📌 Missing hardware on one door in the kitchen. Recommend to replace hardware as needed by a qualified person.



3.3.A Item 1(Picture)

3.4.A CEILING

Comments: Inspected

3.5.A WINDOWS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

📌 Broken spring balancer on one kitchen window. Recommend to repair hardware as needed by a qualified person.



3.5.A Item 1(Picture)

3.6.A COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

3.7.A OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

3.8.A PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

Comments: Inspected

3.9.A FOOD WASTE DISPOSER

Comments: Inspected

3.10.A PLUMBING DRAIN AND VENT SYSTEMS

Comments: Inspected

3.11.A DISHWASHER


Comments: Inspected

3.12.A MICROWAVE COOKING EQUIPMENT

Comments: Inspected

3.13.A RANGES/OVENS/COOKTOPS

Comments: Repair or Replace

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



3.13.A Item 1(Picture)

3.14.A RANGE HOOD

Comments: Inspected

3.15.A REFRIGERATOR

Comments: Inspected

3.16.A TRASH COMPACTOR

Comments: Not Present

3.17.A STEPS, STAIRWAYS AND RAILINGS

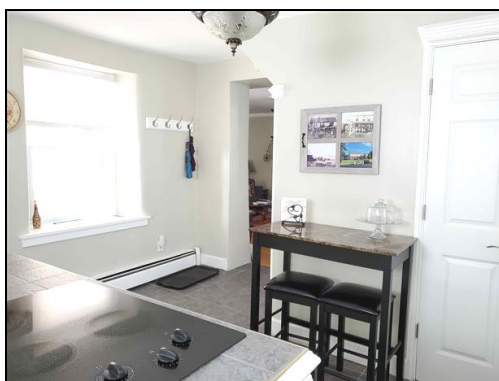
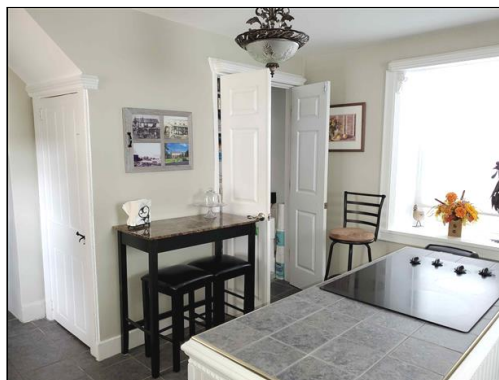
Comments: Not Present

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. All work requiring permits from the township or local authorities should be checked and verified by the potential purchasing party before settlement. The home inspector is not required to check for permits or to see if work was completed as according to township or local authority regulations or specifications.

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3(B) . InLaw Kitchen

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Styles & Materials

Floor Covering(s):

Tile

Wall Material:

Drywall
Plaster

Ceiling Materials:

Drywall

Interior Doors:

Hollow core
Metal
Storm Door
Wood

Window Types:

Thermal/Insulated

Cabinetry:

Wood

Countertop:

Laminate

Disposer Brand:

NONE

Dishwasher Brand:

NONE

Exhaust/Range hood:

NONE

Wall Exhaust Fan:

No

Built in Microwave:

NONE

Range/Oven:

ELECTRIC
WHIRLPOOL

Refrigerator:

FRIGIDAIRE


Trash Compactors:

NONE

Items

3.0.B FLOORS

Comments: Repair or Replace

 One cracked floor tile in the in law suite kitchen. Recommend to replace tile as needed by a qualified person.



3.0.B Item 1(Picture)

3.1.B WALLS

Comments: Inspected

3.2.B WALL EXHAUST FAN

Comments: Not Present

3.3.B DOORS

Comments: Inspected

3.4.B CEILING

Comments: Inspected

3.5.B WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

3.6.B COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

3.7.B OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

3.8.B PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

Comments: Inspected

3.9.B FOOD WASTE DISPOSER

Comments: Not Present

3.10.B PLUMBING DRAIN AND VENT SYSTEMS

Comments: Inspected

3.11.B DISHWASHER

Comments: Not Present

3.12.B MICROWAVE COOKING EQUIPMENT

Comments: Not Present

3.13.B RANGES/OVENS/COOKTOPS

Comments: Inspected

3.14.B RANGE HOOD

Comments: Not Present

3.15.B REFRIGERATOR

Comments: Inspected

3.16.B TRASH COMPACTOR

Comments: Not Present

3.17.B STEPS, STAIRWAYS AND RAILINGS

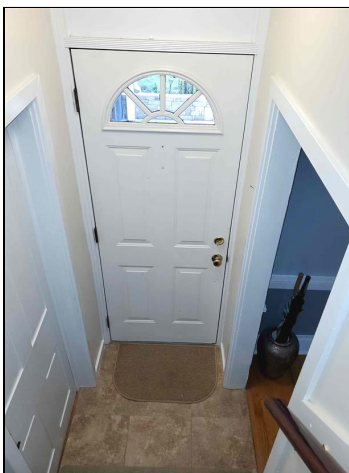
Comments: Not Present

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4(A) . Main Entrance Foyer

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

Floor Covering(s):

Carpet
Vinyl

Wall Material:

Drywall

Ceiling Materials:

Drywall

Ceiling Fan:

No

Interior Doors:

Metal
Storm Door
Wood

Window Types:

None

Smoke Detectors:

No

Heat Source:

Yes

Items

4.0.A WINDOWS (REPRESENTATIVE NUMBER)

Comments: Not Present

4.1.A WALLS

Comments: Inspected

4.2.A DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

4.3.A FLOORS

Comments: Inspected

4.4.A CEILING

Comments: Inspected

4.5.A CEILING FAN

Comments: Not Present

4.6.A STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

4.7.A OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

4.8.A SMOKE ALARMS

Comments: Not Present

4.9.A FIREPLACE/WOODBURNER

Comments: Not Present

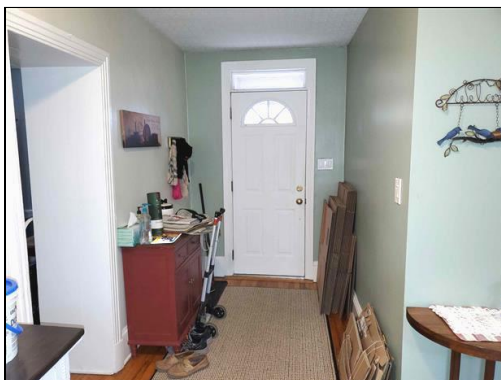
The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. All work requiring permits from the township or local authorities should be checked and verified by the potential purchasing party before settlement. The home inspector is not required to check for permits or to see if work was completed as according to township or local authority regulations or specifications.

Window Safety Warning Two-thirds of falling injuries occurred among children younger than 5. This is the age group that's mobile, curious and does not recognize the danger of falling from a window. The study, appearing in the journal Pediatrics, is the first nationally representative study of such injuries. Researchers analyzed data from emergency departments from 1990 through 2008. An estimated 98,415 children were hurt during that time. Fewer than 1 percent of the cases led to deaths, but the researchers said the tally likely underestimated fatalities because not all children who die from their injuries are brought to the hospital. Summer months, when windows are left open, saw the highest number of injuries. One- and two-story falls made up 94 percent of the cases where the height of the fall was recorded. Injury rates declined slightly over the 19 years, about 4 percent, almost entirely in the under-5 age group. The average yearly injury rate was about 7 injuries per 100,000 children. Increased awareness of the danger, improved window construction and the use of window guards "bars that allow windows to open but keep children from falling" could explain the decrease. New York City requires window guards in apartments with children 10 and younger. Window guards cost about \$20 to \$40 per window. A quick release feature allows escape from a fire or other emergency. Parents also should move furniture away from windows and open windows from the top, if possible. Over 5,000 children a year being rushed to emergency departments because of falls from windows.

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4(B) . Foyer

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

Floor Covering(s):

Vinyl
Wood

Wall Material:

Plaster

Ceiling Materials:

Drywall

Ceiling Fan:

No

Interior Doors:

Metal
Storm Door

Window Types:

None

Smoke Detectors:

No

Heat Source:

Yes

Items

4.0.B WINDOWS (REPRESENTATIVE NUMBER)

Comments: Not Present

4.1.B WALLS

Comments: Inspected

4.2.B DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

4.3.B FLOORS

Comments: Inspected

4.4.B CEILING

Comments: Inspected

4.5.B CEILING FAN

Comments: Not Present

4.6.B STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

4.7.B OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

4.8.B SMOKE ALARMS

Comments: Not Present

4.9.B FIREPLACE/WOODBURNER

Comments: Not Present

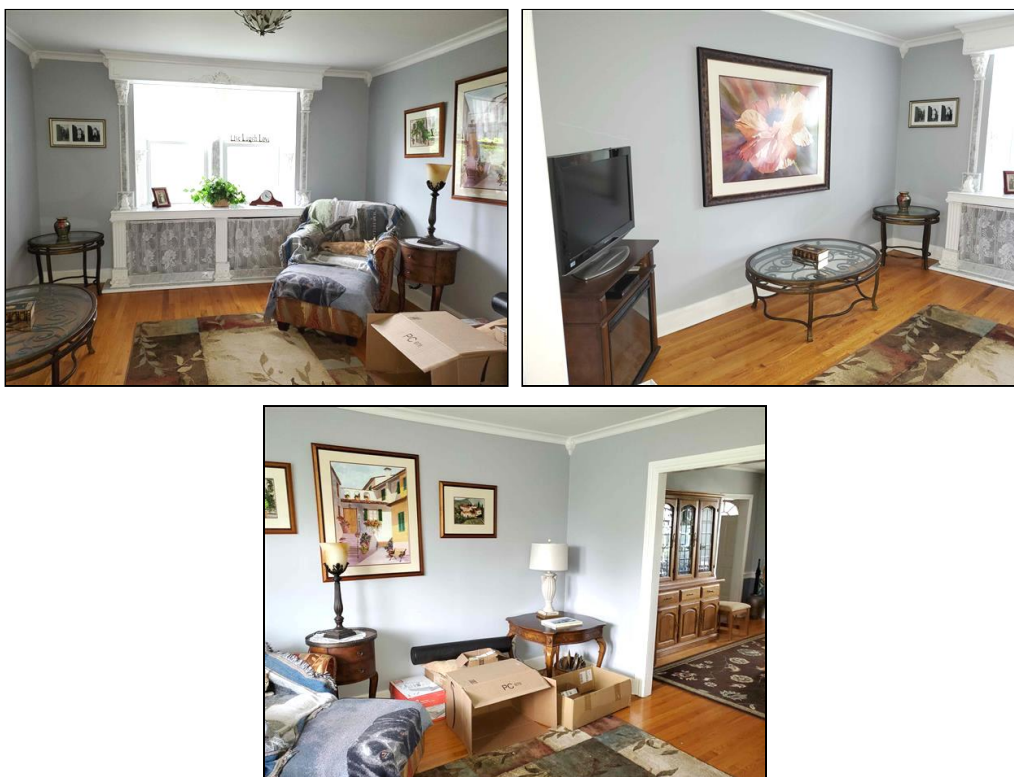
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4(C) . Living Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

Floor Covering(s):

Wood

Wall Material:

Plaster

Ceiling Materials:

Plaster

Ceiling Fan:

Yes

Interior Doors:

None

Window Types:

Thermal/Insulated

Smoke Detectors:

No


Heat Source:

Yes

Items

4.0.C WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

 Windows were functional. Suggest to clean and lubricate as needed for better window function. **This is considered normal maintenance.**

4.1.C WALLS

Comments: Inspected

4.2.C DOORS (REPRESENTATIVE NUMBER)

Comments: Not Present

4.3.C FLOORS

Comments: Inspected

4.4.C CEILING

Comments: Inspected

4.5.C CEILING FAN

Comments: Not Present

4.6.C STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Not Present

4.7.C OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

4.8.C SMOKE ALARMS

Comments: Not Present

4.9.C FIREPLACE/WOODBURNER

Comments: Not Present

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Window Safety Warning Two-thirds of falling injuries occurred among children younger than 5. This is the age group that's mobile, curious and does not recognize the danger of falling from a window. The study, appearing in the journal Pediatrics, is the first nationally representative study of such injuries. Researchers analyzed data from emergency departments from 1990 through 2008. An estimated 98,415 children were hurt during that time. Fewer than 1 percent of the cases led to deaths, but the researchers said the tally likely underestimated fatalities because not all children who die from their injuries are brought to the hospital. Summer months, when windows are left open, saw the highest number of injuries. One- and two-story falls made up 94 percent of the cases where the height of the fall was recorded. Injury rates declined slightly over the 19 years, about 4 percent, almost entirely in the under-5 age group. The average yearly injury rate was about 7 injuries per 100,000 children. Increased awareness of the danger, improved window construction and the use of window guards "bars that allow windows to open but keep children from falling" could explain the decrease. New York City requires window guards in apartments with children 10 and younger. Window guards cost about \$20 to \$40 per window. A quick release feature allows escape from a fire or other emergency. Parents also should move furniture away from windows and open windows from the top, if possible. Over 5,000 children a year being rushed to emergency departments because of falls from windows.

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4(D) . Dining Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

Floor Covering(s):

Wood

Wall Material:

Plaster

Ceiling Materials:

Plaster

Ceiling Fan:

No

Interior Doors:

None

Window Types:

Thermal/Insulated

Smoke Detectors:

No


Heat Source:

Yes

Items

4.0.D WINDOWS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

 One window in the dining room has a broken spring balancer. Recommend to repair spring balancers as needed by a qualified window installer.



4.0.D Item 1(Picture)

4.1.D WALLS

Comments: Inspected

4.2.D DOORS (REPRESENTATIVE NUMBER)

Comments: Not Present

4.3.D FLOORS

Comments: Inspected

4.4.D CEILING

Comments: Inspected

4.5.D CEILING FAN

Comments: Not Present

4.6.D STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Not Present

4.7.D OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

4.8.D SMOKE ALARMS

Comments: Not Present

4.9.D FIREPLACE/WOODBURNER

Comments: Not Present

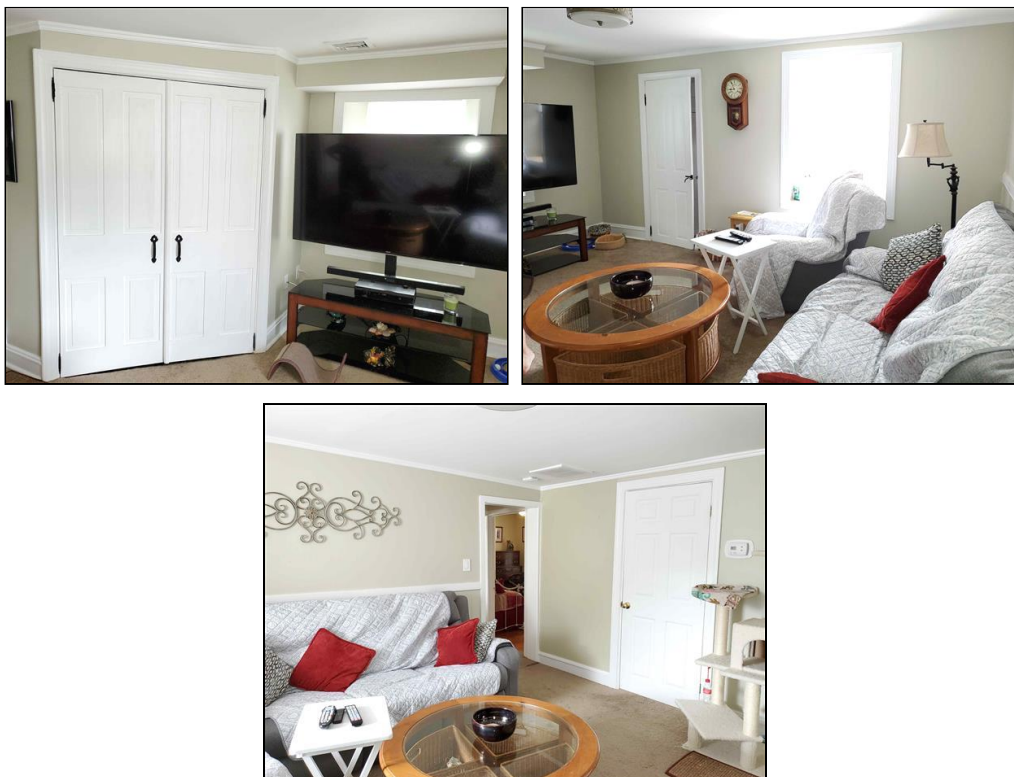
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4(E) . Family Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

Floor Covering(s):

Carpet

Wall Material:

Drywall
Wood

Ceiling Materials:

Drywall

Ceiling Fan:

No

Interior Doors:

Hollow core
Wood

Window Types:

Thermal/Insulated

Smoke Detectors:

Yes

Heat Source:

Yes

Items

4.0.E WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected



Windows were functional. Suggest to clean and lubricate as needed for better window function. **This is considered normal maintenance.**

4.1.E WALLS

Comments: Inspected

4.2.E DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

4.3.E FLOORS

Comments: Inspected

4.4.E CEILING

Comments: Inspected

4.5.E CEILING FAN

Comments: Not Present

4.6.E STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Not Present

4.7.E OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

4.8.E SMOKE ALARMS

Comments: Inspected

4.9.E FIREPLACE/WOODBURNER

Comments: Not Present

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4(F) . Office

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

Floor Covering(s):

Wood

Wall Material:

Plaster

Ceiling Materials:

Plaster

Ceiling Fan:

No

Interior Doors:

Wood

Window Types:

Thermal/Insulated

Smoke Detectors:

No


Heat Source:

Yes

Items

4.0.F WINDOWS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

 Unable to access windows.
Recommend to have windows
inspected for function.



4.0.F Item 1(Picture)

4.1.F WALLS

Comments: Inspected

4.2.F DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

4.3.F FLOORS

Comments: Inspected

4.4.F CEILING

Comments: Inspected

4.5.F CEILING FAN

Comments: Not Present

4.6.F STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Not Present

4.7.F OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

4.8.F SMOKE ALARMS

Comments: Not Present

4.9.F FIREPLACE/WOODBURNER

Comments: Inspected

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Window Safety Warning Two-thirds of falling injuries occurred among children younger than 5. This is the age group that's mobile, curious and does not recognize the danger of falling from a window. The study, appearing in the journal Pediatrics, is the first nationally representative study of such injuries. Researchers analyzed data from emergency departments from 1990 through 2008. An estimated 98,415 children were hurt during that time. Fewer than 1 percent of the cases led to deaths, but the researchers said the tally likely underestimated fatalities because not all children who die from their injuries are brought to the hospital. Summer months, when windows are left open, saw the highest number of injuries. One- and two-story falls made up 94 percent of the cases where the height of the fall was recorded. Injury rates declined slightly over the 19 years, about 4 percent, almost entirely in the under-5 age group. The average yearly injury rate was about 7 injuries per 100,000 children. Increased awareness of the danger, improved window construction and the use of window guards "bars that allow windows to open but keep children from falling" could explain the decrease. New York City requires window guards in apartments with children 10 and younger. Window guards cost about \$20 to \$40 per window. A quick release feature allows escape from a fire or other emergency. Parents also should move furniture away from windows and open windows from the top, if possible. Over 5,000 children a year being rushed to emergency departments because of falls from windows.

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4(G) . Owners Suite

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Styles & Materials

Floor Covering(s):

Carpet

Wall Material:

Drywall

Ceiling Materials:

Drywall

Ceiling Fan:

No

Interior Doors:

Hollow core
Wood

Window Types:

Thermal/Insulated

Smoke Detectors:

Yes


Heat Source:

Yes

Items

4.0.G WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

 Windows were functional. Suggest to clean and lubricate as needed for better window function. **This is considered normal maintenance.**

4.1.G WALLS

Comments: Inspected

4.2.G DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

4.3.G FLOORS

Comments: Inspected

4.4.G CEILING

Comments: Inspected

4.5.G CEILING FAN

Comments: Not Present

4.6.G STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Not Present

4.7.G OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

4.8.G SMOKE ALARMS

Comments: Inspected

4.9.G FIREPLACE/WOODBURNER

Comments: Not Present

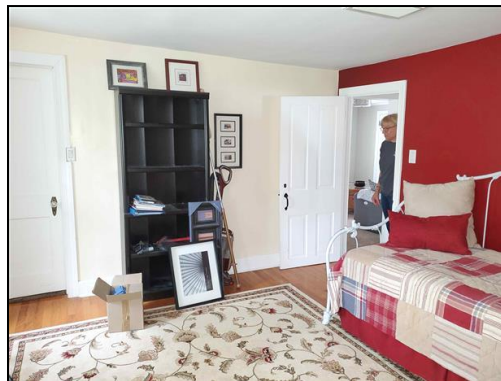
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4(H) . Bedroom #2

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

Floor Covering(s):

Area rug
Wood

Wall Material:

Drywall
Plaster

Ceiling Materials:

Drywall

Ceiling Fan:

No

Interior Doors:

Wood

Window Types:

Thermal/Insulated

Smoke Detectors:

Yes

Heat Source:

Yes


Items

4.0.H WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

4.1.H WALLS

Comments: Repair or Replace


 Recommend to finish drywall in bedroom #2 closet leading to attic.

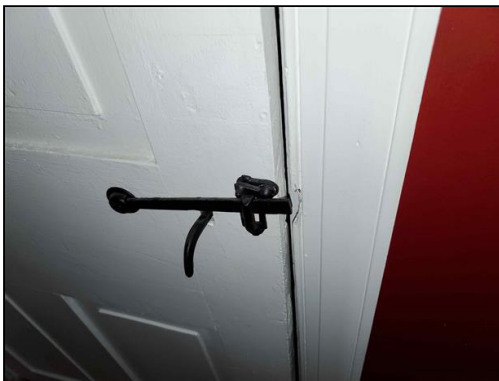


4.1.H Item 1(Picture)

4.2.H DOORS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

 Bedroom #2 door hardware is not latching properly. Recommend to adjust or repair hardware as needed by a qualified person.



4.2.H Item 1(Picture)

4.3.H FLOORS

Comments: Inspected

4.4.H CEILING

Comments: Inspected

4.5.H CEILING FAN

Comments: Not Present

4.6.H STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Not Present

4.7.H OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

4.8.H SMOKE ALARMS

Comments: Inspected

4.9.H FIREPLACE/WOODBURNER

Comments: Not Present

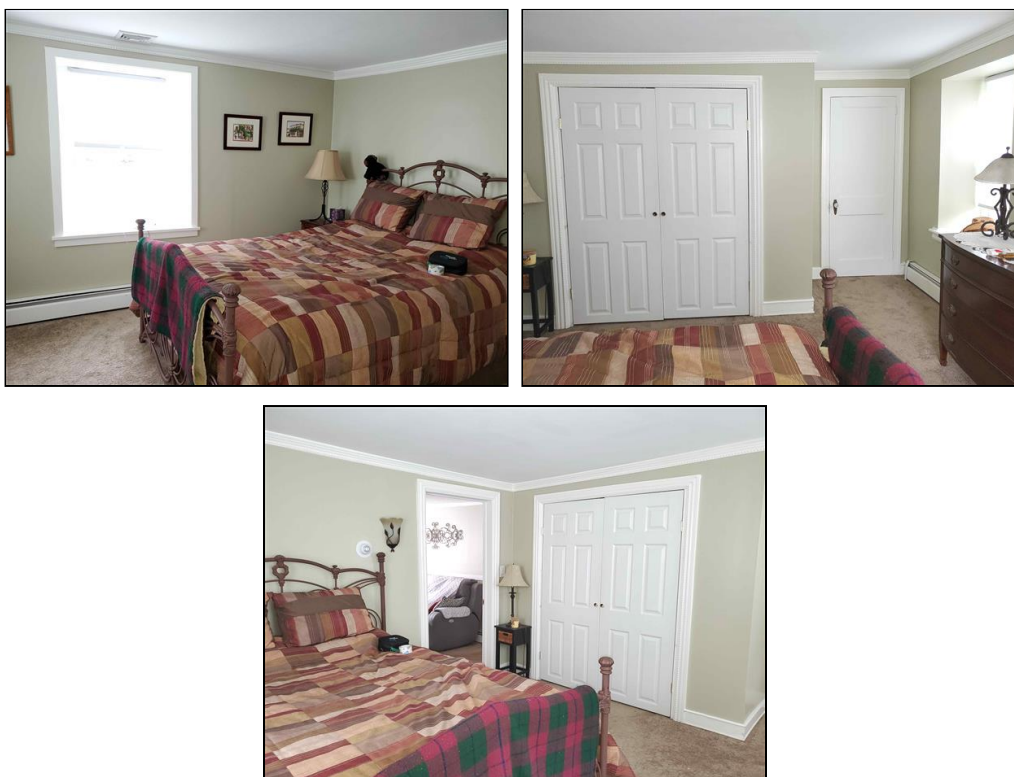
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4(I) . Bedroom #3

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Styles & Materials

Floor Covering(s):

Carpet

Wall Material:

Drywall

Ceiling Materials:

Drywall

Ceiling Fan:

No

Interior Doors:

Hollow core
Wood

Window Types:

Thermal/Insulated

Smoke Detectors:

No

Heat Source:

Yes

Items

4.0.I WINDOWS (REPRESENTATIVE NUMBER)


Comments: Inspected

4.1.I WALLS

Comments: Inspected

4.2.I DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

 Loose hardware on one door in bedroom #3. Suggest to adjust hardware as needed by a qualified person. **FYI**



4.2.I Item 1(Picture)

4.3.I FLOORS

Comments: Inspected

4.4.I CEILING

Comments: Inspected

4.5.I CEILING FAN

Comments: Not Present

4.6.I STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Not Present

4.7.I OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

4.8.I SMOKE ALARMS

Comments: Not Present

4.9.I FIREPLACE/WOODBURNER

Comments: Not Present

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4(J) . In Law Living Room

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

Floor Covering(s):

Wood

Wall Material:

Drywall
Plaster

Ceiling Materials:

Drywall

Ceiling Fan:

No

Interior Doors:

Wood

Window Types:

Thermal/Insulated

Smoke Detectors:

No

Heat Source:

Yes

Items

4.0.J WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

4.1.J WALLS

Comments: Inspected

4.2.J DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

4.3.J FLOORS

Comments: Inspected

4.4.J CEILING

Comments: Inspected

4.5.J CEILING FAN

Comments: Not Present

4.6.J STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Not Present

4.7.J OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

4.8.J SMOKE ALARMS

Comments: Not Present

4.9.J FIREPLACE/WOODBURNER

Comments: Not Present

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4(K) . In Law Bedroom

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

Floor Covering(s):

Wood

Wall Material:

Plaster

Ceiling Materials:

Drywall

Ceiling Fan:

Yes

Interior Doors:

Bi-Fold Doors
Hollow core
Wood

Window Types:

Thermal/Insulated

Smoke Detectors:

Yes

Heat Source:

Yes

Items

4.0.K WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

4.1.K WALLS

Comments: Inspected

4.2.K DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

4.3.K FLOORS

Comments: Inspected

4.4.K CEILING

Comments: Inspected

4.5.K CEILING FAN


Comments: Inspected

4.6.K STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Not Present

4.7.K OUTLETS SWITCHES AND FIXTURES

Comments: Repair or Replace

 1 reverse polarity receptacle located in the inlaw living room. Recommend to repair reverse polarity receptacle as needed by a qualified professional.



4.7.K Item 1(Picture)

4.8.K SMOKE ALARMS

Comments: Inspected

4.9.K FIREPLACE/WOODBURNER

Comments: Not Present

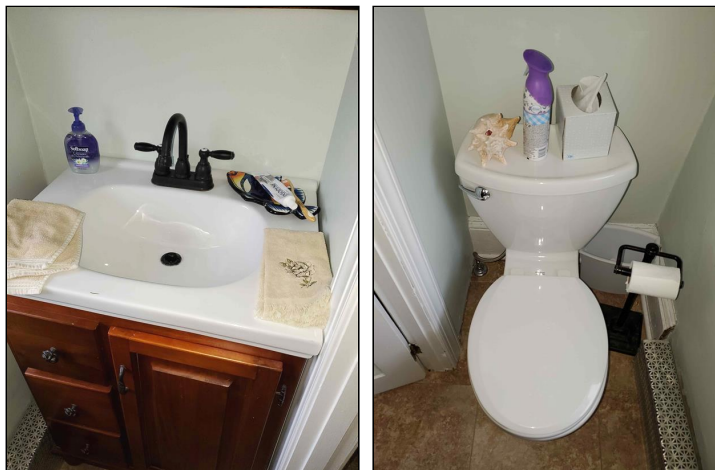
The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. All work requiring permits from the township or local authorities should be checked and verified by the potential purchasing party before settlement. The home inspector is not required to check for permits or to see if work was completed as according to township or local authority regulations or specifications.

Window Safety Warning Two-thirds of falling injuries occurred among children younger than 5. This is the age group that's mobile, curious and does not recognize the danger of falling from a window. The study, appearing in the journal Pediatrics, is the first nationally representative study of such injuries. Researchers analyzed data from emergency departments from 1990 through 2008. An estimated 98,415 children were hurt during that time. Fewer than 1 percent of the cases led to deaths, but the researchers said the tally likely underestimated fatalities because not all children who die from their injuries are brought to the hospital. Summer months, when windows are left open, saw the highest number of injuries. One- and two-story falls made up 94 percent of the cases where the height of the fall was recorded. Injury rates declined slightly over the 19 years, about 4 percent, almost entirely in the under-5 age group. The average yearly injury rate was about 7 injuries per 100,000 children. Increased awareness of the danger, improved window construction and the use of window guards "bars that allow windows to open but keep children from falling" could explain the decrease. New York City requires window guards in apartments with children 10 and younger. Window guards cost about \$20 to \$40 per window. A quick release feature allows escape from a fire or other emergency. Parents also should move furniture away from windows and open windows from the top, if possible. Over 5,000 children a year being rushed to emergency departments because of falls from windows.

All items listed in the report should be addressed as needed by the prospective buyer before settlement. Some unknown issues could exist if not checked by a qualified professional. Home inspector is not responsible for items not addressed before settlement. Home inspection was a non-invasive or visual inspection only.

5(A) . 1/2 Bath

All work requiring permits from the township or local authorities should be checked and verified by the potential purchasing party before settlement. The home inspector is not required to check for permits or to see if work was completed as according to township or local authority regulations or specifications.



Styles & Materials

Exhaust Fans:

None

Window Types:

Thermal/Insulated

Floor Covering(s):

Vinyl

GFI Receptacles:

Yes

Items

5.0.A WINDOWS

Comments: Inspected

5.1.A DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.2.A WALLS

Comments: Inspected

5.3.A FLOORS

Comments: Inspected

5.4.A CEILING

Comments: Inspected

5.5.A OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

5.6.A EXHAUST FAN

Comments: Not Present

5.7.A COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

5.8.A PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

5.9.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

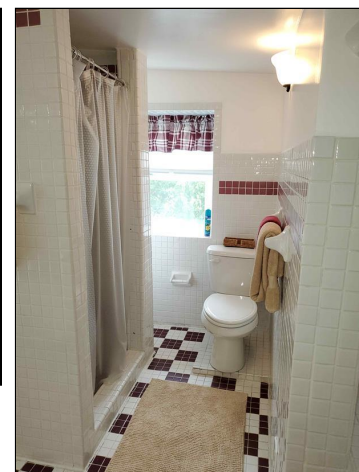
One-third of all falls that happen at home occur in the bath room. Everybody in your family is at risk, regardless of age or health. Recommend to use all appropriate safety devices as needed such as grab bars, non-slip floor tiles and non-slip tub and shower floor surfaces.

Grab bars. Install at least one grab bar in a bathtub or shower. Some recommended locations include: STALL SHOWERS (one horizontal bar on the service wall to facilitate movement within the enclosure) TUB/SHOWER UNITS (one horizontal bar centered on the service wall and a vertical bar near the outside edge where bathers enter and exit.)

All items listed in the report should be addressed as needed by the prospective buyer before settlement. Some unknown issues could exist if not checked by a qualified professional. Home inspector is not responsible for items not addressed before settlement. Home inspection was a non-invasive or visual inspection only.

5(B) . Hall Bath

All work requiring permits from the township or local authorities should be checked and verified by the potential purchasing party before settlement. The home inspector is not required to check for permits or to see if work was completed as according to township or local authority regulations or specifications.



Styles & Materials

Exhaust Fans:

None

Window Types:

Thermal/Insulated

Floor Covering(s):

Tile

GFI Receptacles:

Yes

Items

5.0.B WINDOWS

Comments: Inspected

5.1.B DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.2.B WALLS

Comments: Inspected

5.3.B FLOORS

Comments: Inspected

5.4.B CEILING

Comments: Inspected

5.5.B OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

5.6.B EXHAUST FAN

Comments: Not Present

5.7.B COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

5.8.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

5.9.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

5.10.B TUB AND SHOWER

Comments: Inspected

5.11.B WHIRLPOOL TUB

Comments: Inspected

One-third of all falls that happen at home occur in the bath room. Everybody in your family is at risk, regardless of age or health. Recommend to use all appropriate safety devices as needed such as grab bars, non-slip floor tiles and non-slip tub and shower floor surfaces.

Grab bars. Install at least one grab bar in a bathtub or shower. Some recommended locations include: STALL SHOWERS (one horizontal bar on the service wall to facilitate movement within the enclosure) TUB/SHOWER UNITS (one horizontal bar centered on the service wall and a vertical bar near the outside edge where bathers enter and exit.)

All items listed in the report should be addressed as needed by the prospective buyer before settlement. Some unknown issues could exist if not checked by a qualified professional. Home inspector is not responsible for items not addressed before settlement. Home inspection was a non-invasive or visual inspection only.

5(C) . Owners Suite Bath

All work requiring permits from the township or local authorities should be checked and verified by the potential purchasing party before settlement. The home inspector is not required to check for permits or to see if work was completed as according to township or local authority regulations or specifications.



Styles & Materials

Exhaust Fans:

None

Window Types:

Thermal/Insulated

Floor Covering(s):

Tile

GFI Receptacles:

Yes

Items

5.0.C WINDOWS

Comments: Inspected

5.1.C DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.2.C WALLS

Comments: Inspected

5.3.C FLOORS

Comments: Inspected

5.4.C CEILING

Comments: Inspected

5.5.C OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

5.6.C EXHAUST FAN

Comments: Not Present

5.7.C COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

5.8.C PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

5.9.C PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

5.10.C TUB AND SHOWER

Comments: Inspected

5.11.C WHIRLPOOL TUB

Comments: Not Present

One-third of all falls that happen at home occur in the bath room. Everybody in your family is at risk, regardless of age or health. Recommend to use all appropriate safety devices as needed such as grab bars, non-slip floor tiles and non-slip tub and shower floor surfaces.

Grab bars. Install at least one grab bar in a bathtub or shower. Some recommended locations include: STALL SHOWERS (one horizontal bar on the service wall to facilitate movement within the enclosure) TUB/SHOWER UNITS (one horizontal bar centered on the service wall and a vertical bar near the outside edge where bathers enter and exit.)

All items listed in the report should be addressed as needed by the prospective buyer before settlement. Some unknown issues could exist if not checked by a qualified professional. Home inspector is not responsible for items not addressed before settlement. Home inspection was a non-invasive or visual inspection only.

5(D) . In Law Suite Bath

All work requiring permits from the township or local authorities should be checked and verified by the potential purchasing party before settlement. The home inspector is not required to check for permits or to see if work was completed as according to township or local authority regulations or specifications.



Styles & Materials

Exhaust Fans:

Fan with light

Window Types:

None

Floor Covering(s):

Tile

GFI Receptacles:

Yes

Items

5.0.D WINDOWS

Comments: Not Present

5.1.D DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.2.D WALLS

Comments: Inspected

5.3.D FLOORS

Comments: Inspected

5.4.D CEILING

Comments: Inspected

5.5.D OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

5.6.D EXHAUST FAN

Comments: Inspected

5.7.D COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

5.8.D PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected

5.9.D PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

5.10.D TUB AND SHOWER

Comments: Inspected

5.11.D WHIRLPOOL TUB

Comments: Not Present

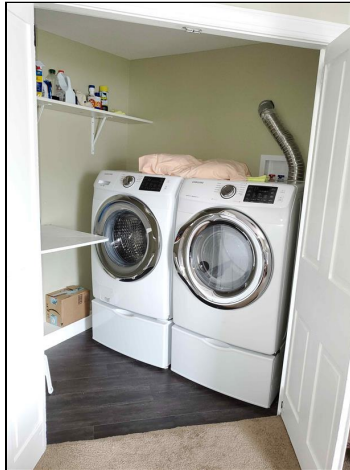
One-third of all falls that happen at home occur in the bath room. Everybody in your family is at risk, regardless of age or health. Recommend to use all appropriate safety devices as needed such as grab bars, non-slip floor tiles and non-slip tub and shower floor surfaces.

Grab bars. Install at least one grab bar in a bathtub or shower. Some recommended locations include: STALL SHOWERS (one horizontal bar on the service wall to facilitate movement within the enclosure) TUB/SHOWER UNITS (one horizontal bar centered on the service wall and a vertical bar near the outside edge where bathers enter and exit.)

All items listed in the report should be addressed as needed by the prospective buyer before settlement. Some unknown issues could exist if not checked by a qualified professional. Home inspector is not responsible for items not addressed before settlement. Home inspection was a non-invasive or visual inspection only.

6. Laundry Area

All work requiring permits from the township or local authorities should be checked and verified by the potential purchasing party before settlement. The home inspector is not required to check for permits or to see if work was completed as according to township or local authority regulations or specifications.



Styles & Materials

Window Types:

None

Interior Doors:

Wood

Washer:

Yes

Dryer:

Yes

Utility Sink:

No

Heat Source:

Yes

Items

6.0 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Not Present

6.1 DOORS

Comments: Inspected

6.2 WALLS

Comments: Inspected

6.3 FLOOR

Comments: Inspected

6.4 CEILINGS

Comments: Inspected

6.5 OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

6.6 WASHER AND DRYER CONNECTIONS

Comments: Inspected

6.7 WASHER

Comments: Not Inspected



Washer was not tested for function. Is not included in home sale.

6.8 DRYER

Comments: Not Inspected



Dryer was not tested for function. Is not included in home sale.

6.9 UTILITY SINK

Comments: Not Present

6.10 CABINETS

Comments: Not Present

#1 cause of house fires in the country is due to DRYER VENT LINT. Recommend that the entire clothes dryer venting system be cleaned of the accumulated lint on a regular basis. Dryer vent lint build-up is known to be a FIRE HAZARD. Highly recommend to install a smoke detector in the laundry area as an added safety precaution from a potential fire.

All items listed in the report should be addressed as needed by the prospective buyer before settlement. Some unknown issues could exist if not checked by a qualified professional. Home inspector is not responsible for items not addressed before settlement. Home inspection was a non-invasive or visual inspection only.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Styles & Materials

Electric Turned On:

Yes

Electrical Service Conductors:

Below ground

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SIEMENS

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Items

7.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected

7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

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

Comments: Inspected

7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected


7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected

See other comments about polarity located in other sections of the report.

7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

 See other comments about GFI's located in other sections of the report.

7.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

 The main panel box is located in the basement.

7.7 SMOKE DETECTORS

Comments: Inspected

Recommend to install 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.

7.8 CARBON MONOXIDE DETECTORS

Comments: Inspected



It is recommended that carbon monoxide detectors be installed according to the manufacturer's instructions. Potential safety hazard exists.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. All work requiring permits from the township or local authorities should be checked and verified by the potential purchasing party before settlement. The home inspector is not required to check for permits or to see if work was completed as according to township or local authority regulations or specifications.

Circuit Breakers & Fuses

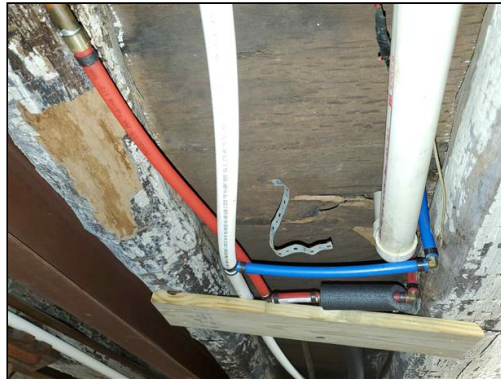
- **If your home has circuit breakers, know how to reset them. After turning off or unplugging appliances on the circuit, push the switch firmly to the OFF position, then back to ON. If the overload is cleared, the electricity will come back on.**
- **To replace a blown fuse, turn off the appliances and lights you were using. Turn off the main switch on the fuse box. Check the fuses to find the blown fuse. Be sure to replace the blown fuse with the proper size, or you may cause a fire.**
- **If your circuit breakers trip off repeatedly, there could be a problem with the appliance(s) on that circuit. If the appliances are unplugged but the circuit breaker trips off again, call an electrician.**
- **If you continually replace fuses, reset circuit breakers, hear unusual buzzing sounds, see sparks or flickering lights, you may have a problem with the electrical wiring in your home. Contact a licensed electrical contractor to perform an inspection and make any necessary repairs.**

Always use the correct ampere rated fuses or circuit breakers. Incorrect amperage can cause power outages or fires in your home. If you do not know the correct size, have an electrician identify and label the sizes to be used.

All items listed in the report should be addressed as needed by the prospective buyer before settlement. Some unknown issues could exist if not checked by a qualified professional. Home inspector is not responsible for items not addressed before settlement. Home inspection was a non-invasive or visual inspection only.

8. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Styles & Materials

Water Turned On:

Yes

Water Heater Manufacturer:

WHIRLPOOL

Water Heater Power Source:

Gas (quick recovery)

Water Heater Capacity:

50 Gallon (2-3 people)

Water Source:

Public

Plumbing Water Supply (into home):

Copper

Plumbing Water Distribution (inside home):

Copper

PEX

Plumbing Waste Line:

Cast iron

PVC

Sump Pump:

Yes

Fire Sprinkler System:

No

Items

8.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

8.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES


Comments: Inspected

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

Comments: Inspected

8.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

 The main shut off is the blue lever located in the basement. This is for your information.




8.3 Item 1(Picture)

8.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

8.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

 The main fuel shut off is at gas meter outside. FYI



8.5 Item 1(Picture)

8.6 RADON SYSTEM


Comments: Not Present

 [RADON INFORMATION](#)

View radon report when available

8.7 SUMP PUMP

Comments: Repair or Replace

 Sump pump is missing a cover plate. Recommend to install a cover plate by a qualified person.



8.7 Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. Recommend to have the waste line scoped with a camera prior to buying the house. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust, deposits within the pipes or tree roots can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. All work requiring permits from the township or local authorities should be checked and verified by the potential purchasing party before settlement. The home inspector is not required to check for permits or to see if work was completed as according to township or local authority regulations or specifications.

The do-it-yourself householder is subject to the same regulations and controls as the professional plumber and everything connected to water supply has to comply with statutory requirements. Minimum standards for sanitary plumbing and drainage installations are laid down by law in the interest of public health and safety. Noncompliance can lead to prosecution and the possible imposition of substantial fines.

All items listed in the report should be addressed as needed by the prospective buyer before settlement. Some unknown issues could exist if not checked by a qualified professional. Home inspector is not responsible for items not addressed before settlement. Home inspection was a non-invasive or visual inspection only.

9. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Styles & Materials

Heat Type:

- Circulating boiler
- Hydronic
- Heat Pump Forced Air (also provides cool air)

Energy Source:

- Electric
- Gas

Fuel For Heat Source Available:

Yes

Number of Heat Systems (excluding wood):
Two

Heat System Brand:
CROWN
MITSUBISHI

Ductwork:
Insulated
and
Non-insulated

Filter Type:
Disposable

Types of Fireplaces:
Conventional
Wood Burning

Number of Woodstoves:
None

Cooling Equipment Energy Source:
Electricity


Central Air Manufacturer:
MITSUBISHI
YORK

Number of AC Only Units:
Two

Items

9.0 HEATING EQUIPMENT

Comments: Inspected

 Heating equipment was functional but has not been professionally serviced within the previous six months. **It should be serviced prior to settlement and that not servicing the equipment could result in equipment damage or failure. Inspect and service as needed by a professional heating/cooling technician.**

Recommend to have heating/cooling unit serviced prior to settlement.

Also recommend to have heater serviced on a regular basis as manufacture specifies on an annual basis. Not servicing can cause premature failure.

9.1 NORMAL OPERATING CONTROLS

Comments: Inspected

9.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

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


Comments: Inspected

9.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

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

Comments: Not Inspected

 The liners for furnace or fireplaces were not inspected by our company. I recommend a qualified chimney sweep clean and inspect for safety.

9.6 FIREPLACE/WOODBURNER

Comments: Inspected



Fireplace in kitchen 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.

9.7 GAS/LP FIRELOGS AND FIREPLACES

Comments: Not Present

9.8 COOLING AND AIR HANDLER EQUIPMENT

Comments: 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.

9.9 NORMAL OPERATING CONTROLS

Comments: Inspected

9.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

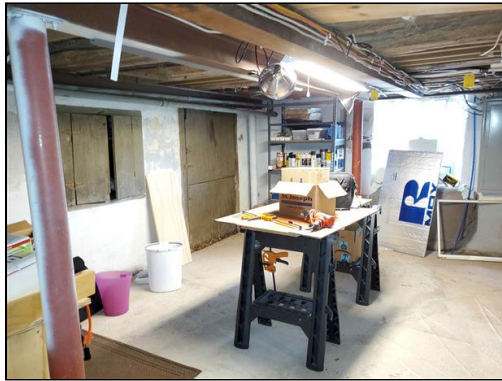
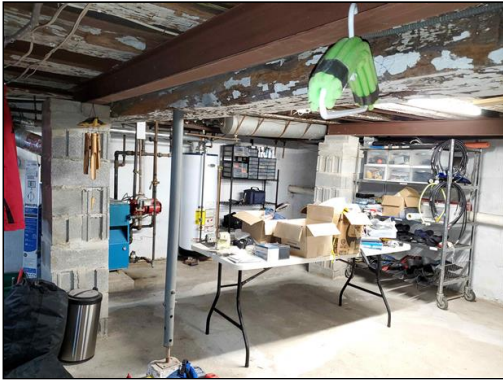
The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. All work requiring permits from the township or local authorities should be checked and verified by the potential purchasing party before settlement. The home inspector is not required to check for permits or to see if work was completed as according to township or local authority regulations or specifications.

All items listed in the report should be addressed as needed by the prospective buyer before settlement. Some unknown issues could exist if not checked by a qualified professional. Home inspector is not responsible for items not addressed before settlement. Home inspection was a non-invasive or visual inspection only.

10. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.







Styles & Materials

Foundation:

Poured concrete
Rock covered with cement

Method used to observe Crawlspace:

From entry

Floor Structure:

2 X12
8" or better
Diameter logs
Slab

Wall Structure:

2 X 4 Wood
Stone

Columns or Piers:

Masonry block
Steel I Beams
Steel lally columns
Wood piers


Floor System Insulation:

NONE

Items

10.0 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.)

Comments: 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.

10.1 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

10.2 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

10.3 WALLS (Structural)

Comments: Inspected

10.4 FLOORS (Structural)

Comments: Inspected

10.5 CEILINGS (structural)

Comments: Inspected

10.6 STEPS, STAIRWAYS, AND RAILINGS

Comments: Inspected

10.7 COLUMNS OR PIERS

Comments: Inspected

10.8 INSULATION UNDER FLOOR SYSTEM


Comments: Not Present

10.9 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

Comments: Inspected

10.10 VENTILATION OF FOUNDATION AREA (crawlspce or basement)

Comments: 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.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. All work requiring permits from the township or local authorities should be checked and verified by the potential purchasing party before settlement. The home inspector is not required to check for permits or to see if work was completed as according to township or local authority regulations or specifications.

Unusual or extreme weather conditions can cause higher than normal ground water saturation. Abnormal water saturation can cause foundation issues such as settlement and structural damage. If such conditions exists suggest to inspect the foundation for structural damage. Also suggest to consult a professional contractor for further consultation.

All items listed in the report should be addressed as needed by the prospective buyer before settlement. Some unknown issues could exist if not checked by a qualified professional. Home inspector is not responsible for items not addressed before settlement. Home inspection was a non-invasive or visual inspection only.

11. IMPORTANT (Note to Buyer)

Note to Buyer: The PA Construction Code Act, and local codes establish standards for building and altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to upgrade or remove changed made by the prior owners. Buyers can have the property inspected by an expert in code compliance to determine if issues exists. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the property by previous owners without a permit or approval.

Note to Buyer: According to the PA Stormwater Management Act, each municipality must enact a Storm Water Management Plan for drainage control and flood reduction. The municipality where the property is located may impose restrictions on impervious or semi-pervious surfaces added to the property. Buyers should contact the local office charged with overseeing the Stormwater Management Plan to determine if the proper addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect your ability to make future changes.

Note to Buyer: if seller becomes aware of additional information about the property, including through inspection reports from a buyer, the seller must update the Seller's Property Disclosure Statement and/or attach the inspection(s). These inspection reports are for informational purposes only.

12. Report Conclusion

Thank you for allowing me to perform your inspection. I trust that you will be happy with the quality of my work. I have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions.

However, I have not tested every outlet, opened every window and door, or identified every minor defect. Also because I am not a specialist and because my inspection is essentially visual, latent defects could exist.

As an owner, you should expect problems to occur. For example, roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current.

Thank you for taking the time to read this report. I strive to provide high quality services while continuing to adhere to the highest ethical standards of our profession.

As a client, you are welcome to call at any time for advice or consultation regarding this property. I appreciate the trust you have placed in me and hope that you will feel confident in referring your family and friends to us when inspection services are needed.

13. ASHI Inspection Regulations

[ASHI Inspection Regulations](#)

14. Lead Based Paint Law

Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. Due to a recent Lead Law that has been enacted in April 2010, any contracting work that is performed on both the interior and exterior of the home will need to be performed by a lead safe working practice certified contractor. You can visit the EPA website for more information <http://www.epa.gov/lead/index.html>. **An evaluation of lead in paint is beyond the scope of this inspection.**

15. Government Mold Information

[Mold Websit](#)

16. Government Radon Information

[Government Radon Websit](#)

17. Self Help Video Library

Items

17.0 ***** BASEMENTS & FOUNDATIONS *****

17.1 Cleaning Up Mold

<http://link.brightcove.com/services/link/bcpid934108518/bclid933742913/bctid933081097>

17.2 Waterproofing a Basement

<http://link.brightcove.com/services/link/bcpid1155281979/bctid1155303071>

17.3 Fixing a Leaky Basement Wall

<http://link.brightcove.com/services/link/bcpid909937781/bclid909880469/bctid909849680>

17.4 Concrete Wall Repairs - Crack Injection

<http://www.radonseal.com/crack-injection/diy-injection.htm?gclid=CNKbzbu09ZcCFQpuGgodkW4RC>

17.5 Installing a Sump Pump

<http://link.brightcove.com/services/link/bcpid910498416/bclid909849738/bctid909960170>

17.6 Water Powered Back Up Sump Pump

<mms://pbs.wmod.llnwd.net/a1863/e1/general/windows/wgbh/thisoldhouse/sump-320.wmv?v1st=none>

17.7 ***** CABINETS & SHELVING *****

17.8 Children's Cabinets In The Kitchen

<http://link.brightcove.com/services/link/bcpid1184866058/bctid1184669388>

17.9 Installing Kitchen Cabinets

<http://link.brightcove.com/services/link/bcpid988327223/bclid987217062/bctid979255283>

17.10 ***** CARPETING *****

17.11 Repairing Squeaky Floor Through Carpet

<http://link.brightcove.com/services/link/bcpid980748119/bclid987200030/bctid987206085>

17.12 Installing Wall-To-Wall Carpet

17.13 *** CEILINGS *******

17.14 Hanging Drywall on a Ceiling

<http://link.brightcove.com/services/link/bcpid987621819/bclid987399437/bctid979509288>

17.15 *** CLINICS *******

17.16 HOME DEPOT CLINICS

<http://www.homedepotclinics.com/>

17.17 *** COOLING *******

17.18 Installing a Ceiling Fan

<http://link.brightcove.com/services/link/bcpid979593934/bclid1039847592/bctid1025135342>

17.19 Installing a Portable Air Conditioner

<http://link.brightcove.com/services/link/bcpid1137998600/bctid1149097254>

17.20 Positioning Mini-Duct Air Conditioning

<http://link.brightcove.com/services/link/bcpid1077030774/bclid1076557354/bctid1076636037>

17.21 Installing a Mini-Split Air Conditioner

<http://link.brightcove.com/services/link/bcpid824504823/bclid824099789/bctid823483088>

17.22 Most Efficient Cooling and Heating Systems

<http://www.lennox.com/commitment/enevation.as>

17.23 *** CROWN MOLDING *******

17.24 Cutting Miters

<http://link.brightcove.com/services/link/bcpid824720728/bclid860202075/bctid823495086>

17.25 Cutting Crown Molding V1

<http://link.brightcove.com/services/link/bcpid1137855814/bctid1150614230>

17.26 Cutting Crown Molding V2

<http://www.youtube.com/watch?v=wdSoq1Aligg>

17.27 Repairing Plaster Moldings

<http://link.brightcove.com/services/link/bcpid1214149020/bctid1222907380>

17.28 Coping a Joint V1

<http://link.brightcove.com/services/link/bcpid932547900/bclid932810546/bctid932508443>

17.29 Coping Corner Joints V2

<http://www.youtube.com/watch?v=54bovMpEF0w>

17.30 *** DECKS *******

17.31 Deck Cleaning

<http://www.youtube.com/watch?v=NXVOJInZi6E>

17.32 Epoxy Deck Stain

<http://www.youtube.com/watch?v=uucjSrdaFpU>

17.33 Installing Composite Decking

<http://link.brightcove.com/services/link/bcpid979593784/bclid979465044/bctid979034197>

17.34 Attaching a Deck to a House

<http://link.brightcove.com/services/link/bcpid980097323/bclid979307884/bctid987241615>

17.35 Decking Over a Concrete Stoop

<http://link.brightcove.com/services/link/bcpid1079012328/bclid1109919531/bctid1109762189>

17.36 Building Deck Stairs

<http://link.brightcove.com/services/link/bcpid978938503/bclid987199039/bctid979465195>

17.37 *** DOORS *******

17.38 Binding Door

<http://homegarden.expertvillage.com/videos/fix-a-stuck-door.htm>

17.39 Exterior Door Removal

<http://www.youtube.com/watch?v=rbcxpd41LN8>

17.40 Exterior Door Installation

<http://www.youtube.com/watch?v=9ZFCtwpYELY>

17.41 Exterior Door Insulation

<http://www.youtube.com/watch?v=cMmmjJT38Ps>

17.42 Repairing Sliding Wood Closet Doors

<http://link.brightcove.com/services/link/bcpid1077038286/bclid1076653044/bctid1076557350>

17.43 Replacing an Interior Door

<http://link.brightcove.com/services/link/bcpid895162758/bclid895238436/bctid894541054>

17.44 Fix a Broken Door Knob

<http://www.youtube.com/watch?v=ygyV8ONqvWY>

17.45 Door Hinge Problems

<http://www.youtube.com/watch?v=7bd4xSx65Vg>

17.46 Installing a Door Lockset

<http://link.brightcove.com/services/link/bcpid958870420/bclid958480161/bctid958541793>

17.47 Replacing The Sidelights on The Front Door

<http://www.youtube.com/watch?v=JxMAWR7n6AQ>

17.48 Replacing a Threshold

<http://link.brightcove.com/services/link/bcpid1077030773/bclid1076667570/bctid1076662055>

17.49 *** DRAINAGE & GUTTERS *******

17.50 Fixing a Leaky Gutter

<http://www.youtube.com/watch?v=gL0NfkwijRU>

17.51 Repairing a Downspout

<http://www.youtube.com/watch?v=v-hnExOBLMM>

17.52 Gutter Cleaning

<http://www.youtube.com/watch?v=gXipMxYcguY>

17.53 Installing a Rain Diverter

<http://link.brightcove.com/services/link/bcpid824493275/bclid860889928/bctid823375798>

17.54 Choosing a Leaf-Proof Gutter

<http://link.brightcove.com/services/link/bcpid910031954/bclid921441306/bctid921441305>

17.55 Gutter Guards

<http://www.youtube.com/watch?v=n8rq725A34I>

17.56 *** DRIVEWAY & WALKWAY *******

17.57 Cleaning Up Oil Spills In Driveways

<http://www.youtube.com/watch?v=pPsFnIKZ6Xw>

17.58 Concrete Driveway Sealing

<http://www.youtube.com/watch?v=ArBhx3npJao>

17.59 Driveway Repair

<http://www.youtube.com/watch?v=TrxDVu-8OV4>

17.60 Patching Asphalt Holes

<http://www.youtube.com/watch?v=oUkjl53fkZw>

17.61 Powerwashing a Walkway

<http://link.brightcove.com/services/link/bcpid909937809/bclid909933507/bctid909937488>

17.62 Laying a Flagstone Walkway

<http://link.brightcove.com/services/link/bcpid958998172/bclid958673040/bctid958525242>

17.63 Laying a Gravel Path

<http://link.brightcove.com/services/link/bcpid1138272148/bclid1151557652/bctid1150941543>

17.64 Designing a Brick Walkway

<http://link.brightcove.com/services/link/bcpid932595490/bclid933051028/bctid932512954>

17.65 *** DRYWALL & PLASTER *******

17.66 Patching Plaster

<http://link.brightcove.com/services/link/bcpid910498426/bclid909837278/bctid909804211>

17.67 Plastering a Wall

<http://link.brightcove.com/services/link/bcpid988218009/bclid987353380/bctid987399441>

17.68 Patching Drywall

<http://link.brightcove.com/services/link/bcpid1126127414/bctid1133276675>

17.69 Making Smooth Drywall Corner Joints

<http://www.youtube.com/watch?v=TCJK4nXf80Y>

17.70 Hanging Drywall on a Ceiling

<http://link.brightcove.com/services/link/bcpid987621819/bclid987399437/bctid979509288>

17.71 Repairing a Plaster Ceiling

<http://link.brightcove.com/services/link/bcpid823331466/bclid860889930/bctid823347228>

17.72 *** ELECTRICAL & LIGHTING *******

17.73 Typical Tools Needed For Electrical Work

<http://www.youtube.com/watch?v=473e3hgbtV8>

17.74 Adding Electrical Outlets

<http://link.brightcove.com/services/link/bcpid769403294/bclid769453072/bctid769702067>

17.75 Light Switch Wiring

<http://www.youtube.com/watch?v=LLPDI3o59iQ>

17.76 Installing a 3 Way Switch

<http://www.youtube.com/watch?v=LDyvcM0gcVs>

17.77 Surge Protectors

<http://www.youtube.com/watch?v=o95RET7gRyw>

17.78 Arc Fault Circuit Interrupter

<http://www.youtube.com/watch?v=N173v3CBfUA>

17.79 Installing a Stand-by Generator

<http://link.brightcove.com/services/link/bcpid909858630/bclid909827694/bctid909894327>

17.80 Wiring Light Fixture

<http://www.youtube.com/watch?v=w2fp5lp4OFk>

17.81 ***** FIREPLACE *****

17.82 Smoke Detectors - Please Watch If You Have Children

<http://www.nahi.org/ChildrenFireAlarms.wmv>

17.83 Direct Vent Gas Fireplace

<http://fireplaces.bobvila.com/Video/21041.html>

17.84 Installing a Gas Fireplace

<http://link.brightcove.com/services/link/bcpid980748082/bclid979724045/bctid979073248>

17.85 ***** FLOORING *****

17.86 Concrete Crack Repair V1

http://www.youtube.com/watch?v=jP_B1Th6QDw

17.87 Concrete Crack Repair V2

http://www.sakrete.com/videos/watch.aspx?Video=Project_CrackRepair

17.88 No Access From Below Subfloor Repair

http://www.youtube.com/watch?v=o1zvWVL5_9w

17.89 Installing Ceramic Tile on Wood Flooring

<http://www.youtube.com/watch?v=Zzq5AGa2PTI>

17.90 BASEMENT OSB SUBFLOOR

http://www.askthebuilder.com/Basement_OSB_Subfloor_Video.shtm

17.91 Attaching Wood To Concrete

<http://www.youtube.com/watch?v=87DNQfFdlbA>

17.92 *** GARAGE *******

17.93 Muffling a Noisy Garage Door Opener

<http://link.brightcove.com/services/link/bcpid909928269/bctid909894413>

17.94 Applying an Epoxy Coating to a Garage Floor

<http://link.brightcove.com/services/link/bcpid1078562343/bclid1078575921/bctid1078575920>

17.95 *** GARDENING *******

17.96 Landscape & Garden Planner

http://www.lowes.com/lowes/lkn?action=pg&p=Down_to_Earth/GardenPlanner/garden_planner_launch.html

17.97 Mulching Plant Beds

<http://link.brightcove.com/services/link/bcpid988221503/bclid987217011/bctid979196098>

17.98 Pruning and Training Roses

<http://link.brightcove.com/services/link/bcpid1127733586/bclid1133262672/bctid1133257147>

17.99 Rototiller

<http://www.youtube.com/watch?v=RGbYLL1BF-4>

17.100 Testing Soil

<http://link.brightcove.com/services/link/bcpid1137733015/bclid1137792313/bctid1143371812>

17.101 *** HEATING *******

17.102 Air Filters

<http://www.youtube.com/watch?v=nppzRsPZrrc>

17.103 Installing a Radiator Thermostat

<http://link.brightcove.com/services/link/bcpid979188970/bclid979307716/bctid979073249>

17.104 Painting a Cast Iron Radiator

<http://link.brightcove.com/services/link/bcpid979585767/bclid979307738/bctid979532693>

17.105 Installing a Programmable Thermostat

<http://link.brightcove.com/services/link/bcpid1138228949/bctid1137712061>

17.106 Replacing a Baseboard Heating Cover

<http://link.brightcove.com/services/link/bcpid979376847/bclid979031182/bctid979509119>

17.107 Gas Fireplaces

<http://www.youtube.com/watch?v=t2pEnh8STuY>

17.108 Heat Saving Tips

<http://www.youtube.com/watch?v=DAuMNB9G8kU>

17.109 *** INSULATION *******

17.110 Expanding Wall Insulation - Walls, Ceilings & Crawlspace

<http://www.tigerfoam.com/?gclid=CJT5J-9ZcCFQkcHgodocFmD>

17.111 Expanding Foam Insulation - Windows and Doors

<http://www.youtube.com/watch?v=Mg8w4HvdLcA>

17.112 Installing Batt Insulation

<http://www.youtube.com/watch?v=lfmez6Ua8Pg>

17.113 Insulating an Attic

<http://link.brightcove.com/services/link/bcpid1126119393/bctid1134775591>

17.114 Mold Problems in Attics

<http://www.youtube.com/watch?v=g-JVIPB3qYY>

17.115 Retrofitting Cellulose Insulation

<http://link.brightcove.com/services/link/bcpid1077057830/bclid1076636045/bctid1076694124>

17.116 *** PAINTING *******

17.117 Masking Tape

<http://www.youtube.com/watch?v=q36d7ig3jO4>

17.118 Caulking Basics V1

<http://www.youtube.com/watch?v=MeWNdijbjo>

17.119 Caulking V2

<http://www.youtube.com/watch?v=6TZL2yipTzE>

17.120 Paint Brushes

<http://www.youtube.com/watch?v=Rq83nsrFmSo>

17.121 Door Painting

<http://www.youtube.com/watch?v=oWw3Wp185wk>

17.122 Exterior Painting

<http://www.youtube.com/watch?v=4F1pq83Jilq>

17.123 Painting Aluminum Siding

<http://link.brightcove.com/services/link/bcpid538679793/bclid537084366/bctid741861956>

17.124 Painting Wood Siding

<http://www.youtube.com/watch?v=HbURjz14eD8>

17.125 Choosing Exterior Paint Schemes

<http://link.brightcove.com/services/link/bcpid1076670050/bclid1076656035/bctid1076963663>

17.126 Lifetime Warranty Paints

17.127 Paint Strippers

<http://www.youtube.com/watch?v=Pv7XABZbwO0>

17.128 *** PATIO *******

17.129 Concrete Repair

http://www.sakrete.com/videos/watch.aspx?Video=Project_CrackRepair

17.130 Pouring Concrete Sidewalks

http://www.sakrete.com/videos/watch.aspx?Video=Project_SlabConstruction

17.131 Mixing Concrete in a Wheelbarrel

<http://www.taunton.com/finehomebuilding/how-to/video/mixing-concrete-in-a-wheelbarrow.aspx>

17.132 Jacking or Leveling Concrete Slabs

<http://www.keystonefoundationrepair.com/slab.html?gclid=CNnrls-pgpACFQZTHgod4VjRpA>

17.133 Brick Patio Cleaning

<http://www.youtube.com/watch?v=WEIUX26LmQI>

17.134 Repairing a Brick Patio

<http://link.brightcove.com/services/link/bcpid958992164/bclid958983666/bctid959016217>

17.135 Laying a Bluestone Patio

<http://link.brightcove.com/services/link/bcpid979054705/bclid978988083/bctid979171961>

17.136 *** PLUMBING *******

17.137 Troubleshooting a Leaky Shower

<http://link.brightcove.com/services/link/bcpid1077003221/bclid1076653050/bctid1076805344>

17.138 Soldering Copper Tubings & Fittings

<http://www.youtube.com/watch?v=LDzd2ghYXHO>

17.139 Working With PEX Piping

<http://link.brightcove.com/services/link/bcpid900819545/bclid900672263/bctid900744403>

17.140 PVC Fittings

http://www.youtube.com/watch?v=IWpH_iJNH34

17.141 Kitchen Sink Back Up

<http://www.youtube.com/watch?v=3vwCKIH3gyQ>

17.142 Sink Installation

<http://www.youtube.com/watch?v=uWxvMCqN6vl>

17.143 Water Faucet Installation

http://www.youtube.com/watch?v=EDZeO_Wek5U

17.144 Installing a Kitchen Sink Strainer

<http://www.youtube.com/watch?v=K3tB34H-Q84>

17.145 Installing an Under Sink Water Filter

<http://link.brightcove.com/services/link/bcpid909966838/bclid909952945/bctid909837207>

17.146 Installing Easy Cleaning Drains

<http://www.youtube.com/watch?v=alkbJVbusmw>

17.147 Working With PVC Pipes

<http://link.brightcove.com/services/link/bcpid1126070791/bctid1134933368>

17.148 Soldering Copper Pipe

<http://www.youtube.com/watch?v=doqoEJJOdYA>

17.149 Copper Fittings With Solder

<http://www.youtube.com/watch?v=6yigt3czOIk>

17.150 ***** PORCH *****

17.151 Replacing Exterior Columns

<http://link.brightcove.com/services/link/bcpid1213893988/bctid1217632614>

17.152 Animal-proofing a Porch

<http://link.brightcove.com/services/link/bcpid900874157/bclid900740895/bctid900701316>

17.153 ***** ROOFING *****

17.154 Removing Roof Moss

<http://link.brightcove.com/services/link/bcpid824577947/bclid823382878/bctid823321671>

17.155 Asphalt Shingle Replacement

<http://www.youtube.com/watch?v=liRi0DIUcnY>

17.156 Reshingling a Roof

<http://link.brightcove.com/services/link/bcpid824250802/bclid823382879/bctid823367921>

17.157 Rubber Boot Flashing Repair

http://www.ehow.com/video_115930_repair-roof-flashing.htm

17.158 Flat Roofing Repair Methods

<http://www.webconroof.com/video.htm>

17.159 *** RADON *********17.160 Radon Averages Per Zip Code**

http://www.dep.state.pa.us/RadiationProtection_Apps/Radon/

17.161 Radon Video #1

http://www.dep.state.pa.us/brp/Radon_Division/RadonVideo/AboutRadon/RadonVideoPart1.html

17.162 Radon Video #2

http://www.dep.state.pa.us/brp/Radon_Division/RadonVideo/RadonTestEquip/RadonVideoPart2.html

17.163 Radon Video #3

http://www.dep.state.pa.us/brp/Radon_Division/RadonVideo/RadonPrevention/RadonVideoPart3.html

17.164 Radon Video #4

http://www.dep.state.pa.us/brp/Radon_Division/RadonVideo/FactsQuestions/RadonVideoPart4.html

17.165 Radon In Granite Countertops

<http://www.wcco.com/video/?id=50466@wcco.dayport.com>

17.166 Installing Radon Mitigation

<http://link.brightcove.com/services/link/bcpid980097315/bclid979509243/bctid979724162>

17.167 *** SIDING *******

17.168 Installing Vinyl Siding

<http://roofingandsiding.bobvila.com/Video/270.html>

17.169 Repairing Vinyl Siding V1

<http://link.brightcove.com/services/link/bcpid824731257/bclid823481578/bctid823380283>

17.170 Repairing Vinyl Siding V2

<http://www.hammerzone.com/archives/exterior/siding/repair/vinyl/panel/replace.ht>

17.171 Matching Vinyl Siding

<http://www.sidingmatch.com/about/index.html>

17.172 Working With Fiber-Cement Board

<http://link.brightcove.com/services/link/bcpid1214136985/bctid1214063122>

17.173 Wood Siding Preparation and Installation

<http://www.youtube.com/watch?v=80FvsqydsFs>

17.174 Repairing Clapboards

<http://link.brightcove.com/services/link/bcpid987453476/bclid987199027/bctid987241599>

17.175 Patching Stucco

<http://link.brightcove.com/services/link/bcpid1078549901/bclid1076694120/bctid1076667574>

17.176 *** STAIRS *********17.177 Building Wooden Landscape Steps**

<http://link.brightcove.com/services/link/bcpid823425671/bclid823374399/bctid823361887>

17.178 Adding Stairway Headroom

<http://link.brightcove.com/services/link/bcpid1076743700/bclid1076674588/bctid1076788830>

17.179 Installing Attic Stairs

<http://link.brightcove.com/services/link/bcpid1078986799/bclid1078951009/bctid1109182048>

17.180 Installing a Stair Handrail

<http://link.brightcove.com/services/link/bcpid894676293/bclid894287039/bctid894297565>

17.181 *** TILE *********17.182 Grout Sealing**

<http://www.youtube.com/watch?v=FtEJm2mGa7g>

17.183 Setting Tile

<http://link.brightcove.com/services/link/bcpid980289706/bclid987239116/bctid987200041>

17.184 Replacing a Wall Tile

<http://link.brightcove.com/services/link/bcpid823619024/bclid853723610/bctid823347227>

17.185 Working With Glass Tile

<http://link.brightcove.com/services/link/bcpid980748106/bclid979465130/bctid987241558>

17.186 Glass Block Windows & Walls

http://www.youtube.com/watch?v=B_LJFC9PYtc

17.187 Cutting Stone Tile

<http://link.brightcove.com/services/link/bcpid958559802/bclid959014223/bctid958645497>

17.188 *** TOILETS *******

17.189 Toilet Supply Fittings

<http://www.youtube.com/watch?v=coxv5lBeOWg>

17.190 Repairing a Pressure Assisted Toilet

<http://link.brightcove.com/services/link/bcpid901263432/bclid900668255/bctid900668254>

17.191 Fixing a Wobbly Toilet - Wax Ring

<http://link.brightcove.com/services/link/bcpid909824544/bclid909827657/bctid909837160>

17.192 Unclogging a Toilet

<http://link.brightcove.com/services/link/bcpid1155838590/bctid1155080131>

17.193 Clearing a Clogged Drain

<http://link.brightcove.com/services/link/bcpid979585766/bclid978961049/bctid978988098>

17.194 *** VENTILATION *******

17.195 Adding a Humidifier to a Forced-air System

<http://link.brightcove.com/services/link/bcpid1138430387/bctid1137687625>

17.196 Venting a Bathroom Fan

<http://link.brightcove.com/services/link/bcpid823453704/bclid823375882/bctid823347225>

17.197 Installing Roof Flashing For Bathroom Fan

<http://www.youtube.com/watch?v=gee3itzjOG0>

17.198 Quiet Bathroom Fans

<http://www.youtube.com/watch?v=B-qWg60xFtY>

17.199 *** WALLPAPER *******

17.200 Wallpaper Tools

<http://www.youtube.com/watch?v=HrPozvZuCfo>

17.201 Hanging Wallpaper

<http://link.brightcove.com/services/link/bcpid1137998598/bctid1150941439>

17.202 Stripping Wallpaper

<http://link.brightcove.com/services/link/bcpid909844610/bclid909849801/bctid909923460>

17.203 ***** WATER HEATERS *****

17.204 Choosing a Water Heater

http://webapps.easy2.com/cm/flash/lowe_iv_index_v3.asp?page_id=35710318&host=lowe

17.205 Water Heater Installation Tips

<http://www.youtube.com/watch?v=pVxPt6rwHn8>

17.206 Changing a Water Heater Anode Rod

<http://link.brightcove.com/services/link/bcpid1077043297/bclid1076636042/bctid1076667577>

17.207 Installing a Air Valve for Hot-water Heating System

<http://link.brightcove.com/services/link/bcpid1138272043/bctid1137834792>

17.208 Flushing a Water Heater

<http://link.brightcove.com/services/link/bcpid1078617560/bclid1078635434/bctid1078602376>

17.209 Installing an Instantaneous Water Heater

<http://link.brightcove.com/services/link/bcpid823453726/bclid824098880/bctid823749161>

17.210 ***** WINDOWS *****

17.211 Check Windows For Proper Function

http://www.expertvillage.com/video/75140_add-windows-house-checking.htm

17.212 Remove An Old Window

<http://www.youtube.com/watch?v=Q46SURotwII>

17.213 Replacing a Window

<http://www.youtube.com/watch?v=8KLMlpcTBhw>

17.214 Glass Block Windows & Walls

http://www.youtube.com/watch?v=B_LJFC9PYtc

17.215 Sanded Grout For Glass Block Or Flooring

<http://www.youtube.com/watch?v=Js4Jm1yhUBQ>

17.216 Repairing Exterior Shutters

<http://link.brightcove.com/services/link/bcpid959009697/bclid958607907/bctid958645496>

17.217 Replacing Wood Sash Cords

<http://link.brightcove.com/services/link/bcpid910498397/bclid909804104/bctid909960098>

17.218 Replacing Sash Weights With Spring Balances

<http://link.brightcove.com/services/link/bcpid1127798219/bclid1134933352/bctid1134982456>

17.219 Installing a Storm Window

<http://link.brightcove.com/services/link/bcpid1137855743/bctid1143359282>

17.220 Insulating Window Weight Pockets

<http://link.brightcove.com/services/link/bcpid1137815754/bctid1149286124>

17.221 *** WOOD FLOORS *******

17.222 Patching Strip Flooring

<http://link.brightcove.com/services/link/bcpid900834075/bctid900609632>

17.223 Filling Gaps In a Wide-Plank Wood Floor

<http://link.brightcove.com/services/link/bcpid910031956/bclid909886761/bctid909829655>

17.224 Sanded Grout For Glass Block or Flooring

<http://www.youtube.com/watch?v=Js4Jm1yhUBQ>

17.225 Basement OSB Subfloor

<http://www.youtube.com/watch?v=JqK1DyKfB0Q>

17.226 Quarter Round Installation

http://www.youtube.com/watch?v=R_AnWWK2rng

General Summary



A1 House Prep LLC and Inspections

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

Customer
Susan Douglas


Address
124 Fairway Dr
Harleysville Pa 19438

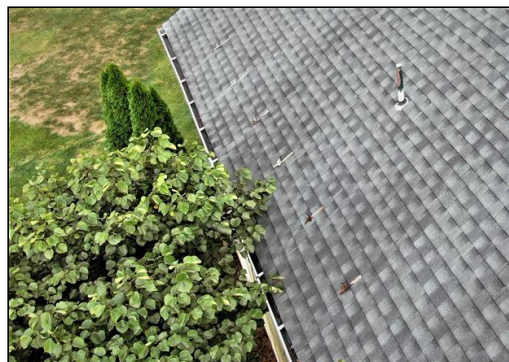
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1. Roofing / Chimneys / Roof Structure and Attic

1.0 ROOF COVERINGS

Repair or Replace

 The tree limbs that are in contact with roof or hanging near roof should be trimmed.



1.0 Item 1(Picture)

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected



Capped off chimney in attic. **FYI**



1.2 Item 1(Picture)

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

Inspected



ATTIC VIDEO

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



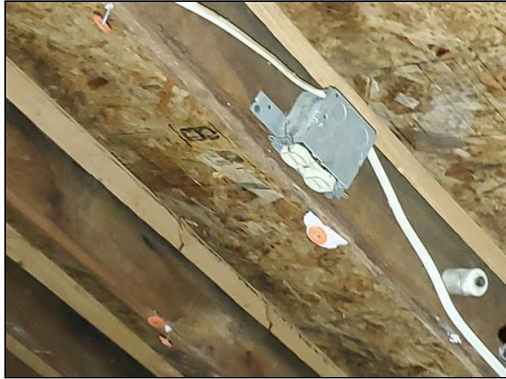
No signs of present water penetration or condensation in the attic area on the day of the inspection.

1.9 VISIBLE ELECTRIC WIRING IN ATTIC

Repair or Replace




Missing a cover plate on one receptacle in the attic. Suggest to install a coverplate as needed by a qualified person.



1.9 Item 1(Picture)

1.10 STEPS, STAIRWAYS AND RAILINGS

Repair or Replace

 Suggest to install a handrailing at the attic steps. Potential tripping hazard exists. **FYI**




1.10 Item 1(Picture)

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace

 Typical fractures and cracks in stucco exterior. Recommend to fill or repair cracks as needed by a qualified professional. This will help prevent further deterioration.



2.0 Item 1(Picture)



2.0 Item 2(Picture)

2.2 DOORS (Exterior)

Repair or Replace



Negative grade at the basement entrance door. Recommend to correct as needed to prevent water penetration.



2.2 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)

Inspected



(1) Typical settlement cracks in front concrete patio. Recommend to patch or repair cracks as needed by a qualified person or professional. This would be considered normal maintenance.



2.3 Item 1(Picture)



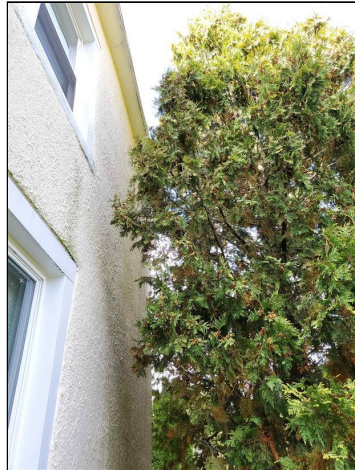
2.3 Item 2(Picture)



(2) Shrubbery and tree are growing too close to the siding for proper ventilation. Recommend to trim shrubbery and tree a minimum of 12 to 16 inches away from the siding to restore proper ventilation. This would be considered normal maintenance.



2.3 Item 3(Picture)



2.3 Item 4(Picture)



(3) Loose and rotated pavers at the rear of the house. Recommend to reset pavers as needed by a qualified person. This is considered normal maintenance.



2.3 Item 5(Picture)

3(A) . MAIN KITCHEN

3.3.A DOORS

Repair or Replace



Missing hardware on one door in the kitchen. Recommend to replace hardware as needed by a qualified person.



3.3.A Item 1(Picture)

3.5.A WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace



Broken spring balancer on one kitchen window. Recommend to repair hardware as needed by a qualified person.



3.5.A Item 1(Picture)

3.13.A RANGES/OVENS/COOKTOPS

Repair or Replace



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



3.13.A Item 1(Picture)

3(B) . InLaw Kitchen

3.0.B FLOORS

Repair or Replace



One cracked floor tile in the in law suite kitchen. Recommend to replace tile as needed by a qualified person.



3.0.B Item 1(Picture)

4(C) . Living Room

4.0.C WINDOWS (REPRESENTATIVE NUMBER)

Inspected



Windows were functional. Suggest to clean and lubricate as needed for better window function. **This is considered normal maintenance.**

4(D) . Dining Room

4.0.D WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace



One window in the dining room has a broken spring balancer. Recommend to repair spring balancers as needed by a qualified window installer.



4.0.D Item 1(Picture)

4(E) . Family Room

4.0.E WINDOWS (REPRESENTATIVE NUMBER)

Inspected



Windows were functional. Suggest to clean and lubricate as needed for better window function. **This is considered normal maintenance.**

4(F) . Office

4.0.F WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace



Unable to access windows. Recommend to have windows inspected for function.



4.0.F Item 1(Picture)

4(G) . Owners Suite

4.0.G WINDOWS (REPRESENTATIVE NUMBER)

Inspected



Windows were functional. Suggest to clean and lubricate as needed for better window function. **This is considered normal maintenance.**

4(H) . Bedroom #2

4.1.H WALLS

Repair or Replace



Recommend to finish drywall in bedroom #2 closet leading to attic.



4.1.H Item 1(Picture)

4.2.H DOORS (REPRESENTATIVE NUMBER)

Repair or Replace



Bedroom #2 door hardware is not latching properly. Recommend to adjust or repair hardware as needed by a qualified person.



4.2.H Item 1(Picture)

4(I) . Bedroom #3

4.2.I DOORS (REPRESENTATIVE NUMBER)

Inspected



Loose hardware on one door in bedroom #3. Suggest to adjust hardware as needed by a qualified person. **FYI**



4.2.I Item 1(Picture)

6. Laundry Area

6.7 WASHER

Not Inspected



Washer was not tested for function. Is not included in home sale.

6.8 DRYER

Not Inspected



Dryer was not tested for function. Is not included in home sale.

7. Electrical System

7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)


Inspected



See other comments about GFI's located in other sections of the report.


7.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Inspected

 The main panel box is located in the basement.

7.8 CARBON MONOXIDE DETECTORS

Inspected

 It is recommended that carbon monoxide detectors be installed according to the manufacturer's instructions. Potential safety hazard exists.

8. Plumbing System

8.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Inspected


 The main shut off is the blue lever located in the basement. This is for your information.



8.3 Item 1(Picture)

8.5 MAIN FUEL SHUT OFF (Describe Location)

Inspected

 The main fuel shut off is at gas meter outside. FYI



8.5 Item 1(Picture)

8.6 RADON SYSTEM

Not Present

 [RADON INFORMATION](#)

View radon report when available

9. Heating / Central Air Conditioning

9.6 FIREPLACE/WOODBURNER

Inspected

Fireplace in kitchen 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.

10. Structural Components

10.0 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.

10.10 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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Electrical Summary



A1 House Prep LLC and Inspections

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Susan Douglas


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Harleysville Pa 19438

The following **Electrical** 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.

4(K) . In Law Bedroom

4.7.K OUTLETS SWITCHES AND FIXTURES

Repair or Replace

-  1 reverse polarity receptacle located in the inlaw living room. Recommend to repair reverse polarity receptacle as needed by a qualified professional.



4.7.K Item 1(Picture)

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Plumbing Summary



A1 House Prep LLC and Inspections

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Customer
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The following **Plumbing** 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.

8. Plumbing System

8.7 SUMP PUMP

Repair or Replace

 Sump pump is missing a cover plate. Recommend to install a cover plate by a qualified person.



8.7 Item 1(Picture)

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Heating Cooling / Summary



A1 House Prep LLC and Inspections

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Harleysville Pa 19438

The following **Heating and Cooling** 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.

9. Heating / Central Air Conditioning

9.0 HEATING EQUIPMENT

Inspected



Heating equipment was functional but has not been professionally serviced within the previous six months. **It should be serviced prior to settlement and that not servicing the equipment could result in equipment damage or failure. Inspect and service as needed by a professional heating/cooling technician.**

Recommend to have heating/cooling unit serviced prior to settlement.

Also recommend to have heater serviced on a regular basis as manufacture specifies on an annual basis. Not servicing can cause premature failure.

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

Not Inspected



The liners for furnace or fireplaces were not inspected by our company. I recommend a qualified chimney sweep clean and inspect for safety.

9.8 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.

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