



# Inspection Report

**Merv Zook**

**Property Address:**  
390 Salford Station Rd  
Schwenksville Pa 19473



**A1 House Prep LLC and Inspections**

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

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<b>Date:</b> 02/13/20	<b>Time:</b> 09:30 AM	<b>Report ID:</b> 6800 Merv & Lois Zook
<b>Property:</b> 390 Salford Station Rd Schwenksville Pa 19473	<b>Customer:</b> Merv Zook	<b>Real Estate Professional:</b> Lon Clemmer Sanford Alderfer Real Estate

### **Comment Key or Definitions**

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

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

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

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

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

**Style of Home:**

Colonial

**Client Is Present:**

Yes

**Radon Test:**

Yes

**Termite Test:**

Yes

**Mold Test:**

No

**Water Test:**

No

**Weather:**

Cloudy, Light Rain

**Temperature:**

Below 45

**Rain in last 3 days:**

Yes

**Age of Home:**

41 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

**Chimney (exterior):**

BRICK

**Sky Light(s):**

One

**Roof Ventilation:**

Ridge vents  
Soffit Vents

**Method used to observe attic:**

From entry

**Roof Structure:**

Engineered wood trusses  
Plywood  
Sheathing

**Ceiling Structure:**

2X4

**Attic info:**

Scuttle hole

**Attic Insulation:**

Blown  
Cellulose  
R-30 or better

**Fire Escape:**

No

*Items*



**1.0 ROOF COVERINGS**

Comments: Repair or Replace

↑ (1) 2 areas of buckled shingles on each side of the chimney. Recommend to repair as needed by a qualified person or professional. Potential for water penetration exists.



1.0 Item 1(Picture)



1.0 Item 2(Picture)

↑ (2) The tree limbs that are in contact with roof or hanging near roof should be trimmed.



1.0 Item 3(Picture)



1.0 Item 4(Picture)




1.0 Item 5(Picture)

**1.1 FLASHINGS**

Comments: Inspected

**1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS**


Comments: Inspected

 Patched chimney crown.  
Recommend to monitor for potential leaks in the future. Further maintenance may be required. FYI



1.2 Item 1(Picture)

### 1.3 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

 The gutters are full of debris in areas and needs to be cleaned.  
Recommend to clean gutters on an annual basis. **This would be considered normal maintenance.**



1.3 Item 1(Picture)

### 1.4 \*\*\*\*\* ATTIC VIDEO \*\*\*\*\*

Comments: Inspected

#### ATTIC VIDEO

**Suggest to 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: Repair or Replace

 Leak in bedroom #4 storage area. Recommend to repair as needed by a qualified person or professional.



1.6 Item 1(Picture)

**1.7 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)**

Comments: Not Present

**1.8 INSULATION IN ATTIC**

Comments: Inspected

[Insulation Calculator](#)

**1.9 VISIBLE ELECTRIC WIRING IN ATTIC**

Comments: Inspected

**1.10 STEPS, STAIRWAYS AND RAILINGS**

Comments: Inspected

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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:

Aluminum

Exterior Entry Doors:

Metal

Appurtenance:

Patio

Driveway:

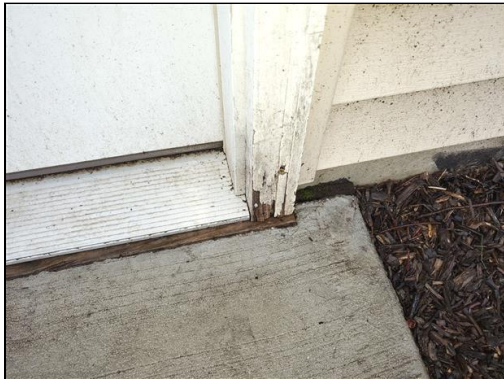
Asphalt

Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Repair or Replace

🏠 (1) Deteriorated exterior trim at the bottom of door at left side of house. Recommend to repair trim as needed by a qualified person.



2.0 Item 1(Picture)



2.0 Item 2(Picture)

🏠 (2) Gap between door frame and siding. Recommend to fill or caulk all gaps as needed by a qualified person or professional. Potential for water penetration exists.



2.0 Item 3(Picture)

📍 (3) Loose aluminum rake trim at the left rear side of the house. Recommend to secure as needed by a qualified person or professional.



2.0 Item 4(Picture)

**2.1 WINDOWS**

Comments: Repair or Replace

📍 Damaged window trim at the left side of the house. Recommend to repair or replace trim as needed by a qualified person or professional.



2.1 Item 1(Picture)

**2.2 DOORS (Exterior)**

Comments: Inspected

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

Comments: Repair or Replace


📍 (1) Mulch is covering siding at the front of the house. Recommend to pull back mulch to prevent insect penetration.



2.3 Item 1(Picture)



2.3 Item 2(Picture)

 (2) Shrubbery and vegetation is growing too close to the siding for proper ventilation. Recommend to trim shrubbery and vegetation 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)



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: Repair or Replace

 Nonfunctional GFI receptacle at the rear of the house. Recommend to replace Nonfunctional receptacle as needed by a qualified electrician. Potential safety hazard exist.



2.7 Item 1(Picture)

The exterior 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.

#### 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. Garage

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

**Garage Door Type:**

Two automatic

**Garage Door Material:**

Metal  
Insulated

**Auto-opener Manufacturer:**

GENIE

**Window Types:**

Thermal/Insulated

**GFI Receptacles:**

Yes

**Exterior Garage Door:**

Yes

#### Items

**3.0 WINDOWS (REPRESENTATIVE NUMBER)**

Comments: Inspected

**3.1 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME**

Comments: Inspected

**3.2 GARAGE DOOR (S) TO EXTERIOR**


Comments: Inspected

**3.3 OVERHEAD GARAGE DOOR**

Comments: Inspected

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

Comments: Repair or Replace

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

[ADJUSTING GARAGE DOOR OPENER VIDEO](#)



3.4 Item 1(Picture)




3.4 Item 2(Picture)

### 3.5 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments: Inspected

### 3.6 GARAGE FLOOR

Comments: Inspected

 Typical hairline cracks located in the garage floor. Recommend to seal all cracks as discussed using a hydraulic cement as a way of monitoring floor for potential further movement. Repair as needed by a qualified person. This would be considered normal maintenance.



3.6 Item 1(Picture)

### 3.7 STEPS & RAILINGS

Comments: Inspected

### 3.8 CEILING

Comments: Inspected

### 3.9 OUTLETS SWITCHES AND FIXTURES

Comments: Inspected



Generator hook up in the garage.

FYI



3.9 Item 1(Picture)

### Automatic Garage Door Safety Features

In 1993, a law was passed regarding garage door safety. It requires that any automatic door have one of the following features: a button that needs to be continually pressed for the door to close, an electric eye sensor, or a door edge sensor. A safe and well functioning garage door will also reverse when it comes into contact with an object in its path or whenever a sensor registers something in the path of the door. Modern garage doors should all contain some or all of these features. If your current door was installed prior to 1982, it may pose a risk to small children, pets, or property.

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## 4. Kitchen Components and Appliances

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):**

Wood

**Interior Doors:**

Hollow core

**Countertop:**

Corian

**Exhaust/Range hood:**

YES

**Range/Oven:**

ELECTRIC  
KITCHEN AIDE

**Wall Material:**

Drywall

**Window Types:**

Thermal/Insulated

**Disposer Brand:**

NONE

**Wall Exhaust Fan:**

No

**Refrigerator:**

KENMORE

**Ceiling Materials:**

Drywall

**Cabinetry:**

Wood

**Dishwasher Brand:**

KITCHEN AIDE

**Built in Microwave:**

NONE

**Trash Compactors:**

NONE

### Items

**4.0 FLOORS**

Comments: Inspected

**4.1 WALLS**


Comments: Inspected

**4.2 WALL EXHAUST FAN**

Comments: Not Present

#### 4.3 DOORS

Comments: Repair or Replace

 Hollowcore kitchen door hardware is not latching properly. Recommend to adjust or repair hardware as needed by a qualified person.



4.3 Item 1(Picture)

#### 4.4 CEILING

Comments: Inspected

#### 4.5 WINDOWS (REPRESENTATIVE NUMBER)


Comments: Inspected

#### 4.6 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

#### 4.7 OUTLETS SWITCHES AND FIXTURES

Comments: Repair or Replace


 Recommend to replace conventional outlets under kitchen cabinets with GFI receptacles as discussed. This would be considered an added safety precaution against a potential severe electrical shock.



4.7 Item 1(Picture)

#### 4.8 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

Comments: Repair or Replace

 Loose water faucet at the kitchen sink. Recommend to secure or repair as needed by a qualified person.



4.8 Item 1(Picture)

#### 4.9 FOOD WASTE DISPOSER

Comments: Not Present

#### 4.10 PLUMBING DRAIN AND VENT SYSTEMS

Comments: Inspected

#### 4.11 DISHWASHER

Comments: Inspected

#### 4.12 MICROWAVE COOKING EQUIPMENT

Comments: Not Present

#### 4.13 RANGES/OVENS/COOKTOPS

Comments: Inspected

#### 4.14 RANGE HOOD

Comments: Inspected

#### 4.15 REFRIGERATOR

Comments: Inspected

#### 4.16 TRASH COMPACTOR

Comments: Not Present

#### 4.17 STEPS, STAIRWAYS AND RAILINGS

Comments: Not Present

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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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## 5(A) . Breakfast Area

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

**Ceiling Materials:**

Drywall

**Ceiling Fan:**

Yes

**Interior Doors:**

French doors  
Hollow core  
Wood

**Window Types:**

None

**Smoke Detectors:**

No

**Heat Source:**

Yes

### Items

**5.0.A WINDOWS (REPRESENTATIVE NUMBER)**

Comments: Not Present

**5.1.A WALLS**

Comments: Inspected

**5.2.A DOORS (REPRESENTATIVE NUMBER)**

Comments: Inspected

**5.3.A FLOORS**

Comments: Inspected

**5.4.A CEILING**

Comments: Inspected

**5.5.A CEILING FAN**

Comments: Inspected

**5.6.A STEPS, STAIRWAYS, BALCONIES AND RAILINGS**

Comments: Not Present

**5.7.A OUTLETS SWITCHES AND FIXTURES**

Comments: Inspected

**5.8.A SMOKE ALARMS**

Comments: Not Present

**5.9.A FIREPLACE/WOODBURNER**

Comments: Not Present

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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.

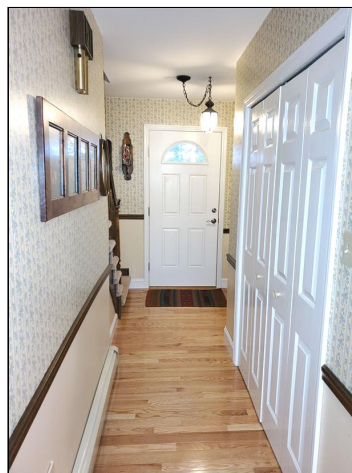
Window Safety Warning Two-thirds of falling injuries occurred among children younger than 5. This is the age group that's mobile, curious and does not recognize the danger of falling from a window. The study, appearing in the journal Pediatrics, is the first nationally representative study of such injuries. 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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## 5(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):**

Wood

**Wall Material:**

Drywall

**Ceiling Materials:**

Drywall

**Ceiling Fan:**

No

**Interior Doors:**

Hollow core  
Metal  
Storm Door

**Window Types:**

None

**Smoke Detectors:**

Yes

**Heat Source:**

Yes

### Items

**5.0.B WINDOWS (REPRESENTATIVE NUMBER)**

Comments: Not Present

**5.1.B WALLS**

Comments: Inspected

**5.2.B DOORS (REPRESENTATIVE NUMBER)**

Comments: Inspected

**5.3.B FLOORS**

Comments: Inspected

**5.4.B CEILING**

Comments: Inspected

**5.5.B CEILING FAN**

Comments: Not Present

**5.6.B STEPS, STAIRWAYS, BALCONIES AND RAILINGS**


Comments: Inspected

**5.7.B OUTLETS SWITCHES AND FIXTURES**

Comments: Inspected

**5.8.B SMOKE ALARMS**

Comments: Repair or Replace

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



5.8.B Item 1(Picture)

**5.9.B FIREPLACE/WOODBURNER**

Comments: Not Present

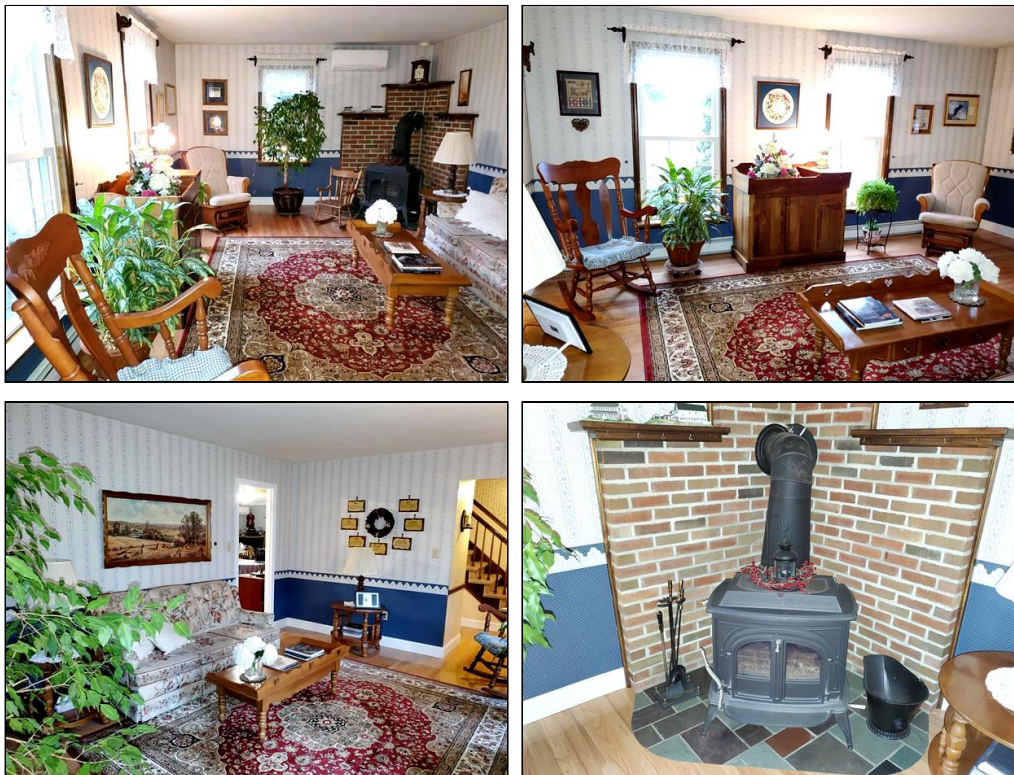
The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. 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 â bars that allow windows to open but keep children from falling â 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(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  
Area rug

**Wall Material:**

Drywall

**Ceiling Materials:**

Drywall

**Ceiling Fan:**

No

**Interior Doors:**

None

**Window Types:**

Thermal/Insulated

**Smoke Detectors:**

Yes

**Heat Source:**

Yes

### Items

**5.0.C WINDOWS (REPRESENTATIVE NUMBER)**

Comments: Repair or Replace

🏠 1 windowpane in the living room has a broken thermo seal. Recommend to repair or replace windowpane as needed by a qualified window installer.



5.0.C Item 1(Picture)

**5.1.C WALLS**

Comments: Inspected

**5.2.C DOORS (REPRESENTATIVE NUMBER)**

Comments: Not Present

**5.3.C FLOORS**

Comments: Inspected

**5.4.C CEILING**

Comments: Inspected

🏠 Water stain located in the living room ceiling. Checked stained area with a moisture meter and stain was completely dry. Recommend to apply a stain sealer and paint as needed by a qualified person or professional.



5.4.C Item 1(Picture)

**5.5.C CEILING FAN**

Comments: Not Present

**5.6.C STEPS, STAIRWAYS, BALCONIES AND RAILINGS**

Comments: Not Present

**5.7.C OUTLETS SWITCHES AND FIXTURES**

Comments: Inspected

**5.8.C SMOKE ALARMS**

Comments: Inspected



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

### 5.9.C FIREPLACE/WOODBURNER

Comments: Not Inspected



Woodburner was not tested, but appears to be installed properly. Recommend to have chimney cleaned by a qualified chimney sweep before using.

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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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## 5(D) . 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  
Stone

**Wall Material:**

Drywall  
Wood  
Brick

**Ceiling Materials:**

Drywall

**Ceiling Fan:**

No

**Interior Doors:**

Metal

**Window Types:**

Thermal/Insulated

**Smoke Detectors:**

No

**Heat Source:**

Yes

### Items

**5.0.D WINDOWS (REPRESENTATIVE NUMBER)**

Comments: Inspected

**5.1.D WALLS**

Comments: Inspected

**5.2.D DOORS (REPRESENTATIVE NUMBER)**

Comments: Inspected

**5.3.D FLOORS**

Comments: Inspected

**5.4.D CEILING**

Comments: Inspected

**5.5.D CEILING FAN**

Comments: Not Present

**5.6.D STEPS, STAIRWAYS, BALCONIES AND RAILINGS**

Comments: Not Present

**5.7.D OUTLETS SWITCHES AND FIXTURES**

Comments: Inspected

**5.8.D SMOKE ALARMS**

Comments: Not Present

**5.9.D FIREPLACE/WOODBURNER**

Comments: Not Inspected



Woodburner was not tested, but appears to be installed properly. Recommend to have chimney cleaned by a qualified chimney sweep before using.

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## 5(E) . Sunroom

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:**

Wood

**Ceiling Materials:**

Wood

**Ceiling Fan:**

No

**Interior Doors:**

French doors  
Storm Door

**Window Types:**

Storm windows  
Sky Light

**Smoke Detectors:**

No

**Heat Source:**

No

### Items

**5.0.E WINDOWS (REPRESENTATIVE NUMBER)**

Comments: Inspected

**5.1.E WALLS**

Comments: Inspected

**5.2.E DOORS (REPRESENTATIVE NUMBER)**

Comments: Inspected

**5.3.E FLOORS**

Comments: Inspected



**5.4.E CEILING**

Comments: Inspected

**5.5.E CEILING FAN**

Comments: Not Present

**5.6.E STEPS, STAIRWAYS, BALCONIES AND RAILINGS**

Comments: Not Present

**5.7.E OUTLETS SWITCHES AND FIXTURES**

Comments: Inspected

**5.8.E SMOKE ALARMS**

Comments: Not Present

**5.9.E 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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## 5(F) . Owners Suite

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

**Ceiling Materials:**

Drywall

**Ceiling Fan:**

No

**Interior Doors:**

Bi-Fold Doors  
Hollow core

**Window Types:**

Thermal/Insulated

**Smoke Detectors:**

No

**Heat Source:**

Yes

### Items

**5.0.F WINDOWS (REPRESENTATIVE NUMBER)**

Comments: Inspected

**5.1.F WALLS**

Comments: Inspected

**5.2.F DOORS (REPRESENTATIVE NUMBER)**

Comments: Repair or Replace



Owners' suite entrance door hardware is not latching properly. Recommend to adjust or repair hardware as needed by a qualified person.



5.2.F Item 1(Picture)

### 5.3.F FLOORS

Comments: Inspected

### 5.4.F CEILING

Comments: Inspected

### 5.5.F CEILING FAN

Comments: Not Present

### 5.6.F STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Not Present

### 5.7.F OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

### 5.8.F SMOKE ALARMS

Comments: Not Present

### 5.9.F FIREPLACE/WOODBURNER

Comments: Not Present

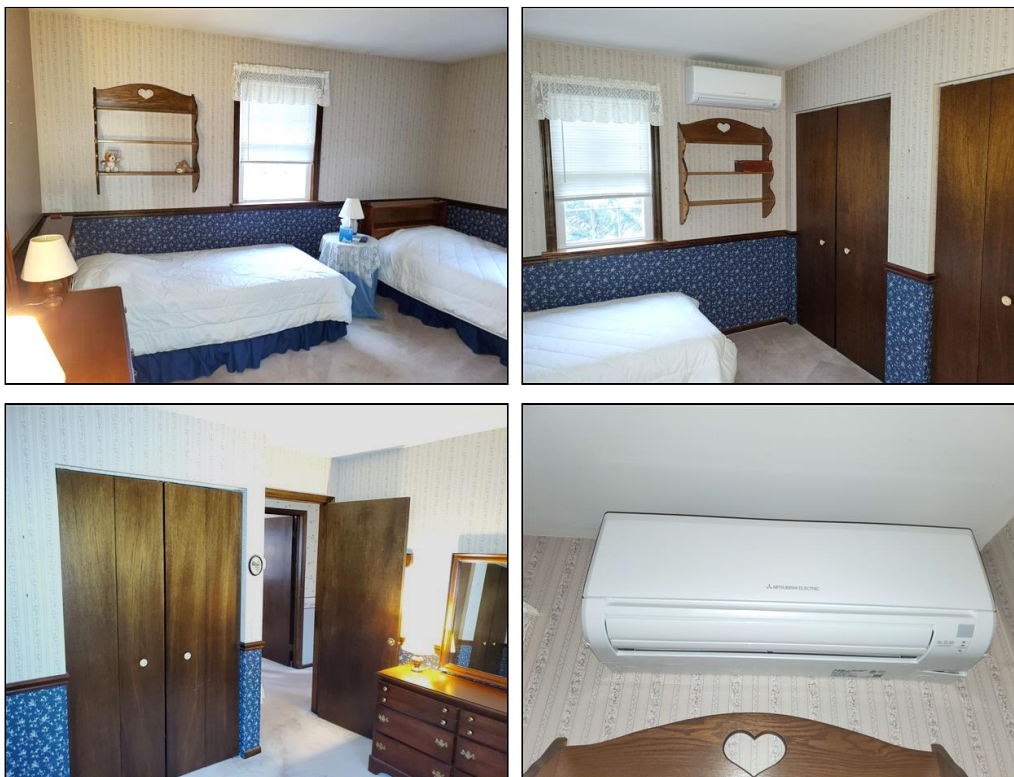
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## 5(G) . Bedroom #2

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):**

Carpet

**Wall Material:**

Drywall

**Ceiling Materials:**

Drywall

**Ceiling Fan:**

No

**Interior Doors:**

Bi-Fold Doors  
Hollow core

**Window Types:**

Thermal/Insulated

**Smoke Detectors:**

No

**Heat Source:**

Yes

### Items

**5.0.G WINDOWS (REPRESENTATIVE NUMBER)**

Comments: Inspected

**5.1.G WALLS**

Comments: Inspected

**5.2.G DOORS (REPRESENTATIVE NUMBER)**

Comments: Inspected

**5.3.G FLOORS**

Comments: Inspected

**5.4.G CEILING**

Comments: Inspected

**5.5.G CEILING FAN**

Comments: Not Present

**5.6.G STEPS, STAIRWAYS, BALCONIES AND RAILINGS**

Comments: Not Present

**5.7.G OUTLETS SWITCHES AND FIXTURES**

Comments: Inspected

**5.8.G SMOKE ALARMS**

Comments: Not Present

**5.9.G FIREPLACE/WOODBURNER**

Comments: Not Present

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## 5(H) . 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

**Window Types:**

Thermal/Insulated

**Smoke Detectors:**

No

**Heat Source:**

Yes

### Items

**5.0.H WINDOWS (REPRESENTATIVE NUMBER)**


Comments: Inspected

**5.1.H WALLS**

Comments: Inspected

**5.2.H DOORS (REPRESENTATIVE NUMBER)**

Comments: Repair or Replace

 Bedroom # 3 entrance door hardware is not latching properly. Recommend to adjust or repair hardware as needed by a qualified person.



5.2.H Item 1(Picture)

### 5.3.H FLOORS

Comments: Inspected

### 5.4.H CEILING

Comments: Inspected

### 5.5.H CEILING FAN

Comments: Not Present

### 5.6.H STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Not Present

### 5.7.H OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

### 5.8.H SMOKE ALARMS

Comments: Not Present

### 5.9.H FIREPLACE/WOODBURNER

Comments: Not Present

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## 5(I) . Bedroom #4

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### Styles & Materials

**Floor Covering(s):**

Carpet

**Wall Material:**

Drywall

**Ceiling Materials:**

Drywall

**Ceiling Fan:**

No

**Interior Doors:**

Hollow core

**Window Types:**

Thermal/Insulated

**Smoke Detectors:**

No

**Heat Source:**

Yes

### Items

**5.0.I WINDOWS (REPRESENTATIVE NUMBER)**

Comments: Inspected

**5.1.I WALLS**

Comments: Inspected

**5.2.I DOORS (REPRESENTATIVE NUMBER)**

Comments: Inspected

**5.3.I FLOORS**

Comments: Inspected

**5.4.I CEILING**

Comments: Inspected



**5.5.I CEILING FAN**

Comments: Not Present

**5.6.I STEPS, STAIRWAYS, BALCONIES AND RAILINGS**

Comments: Not Present

**5.7.I OUTLETS SWITCHES AND FIXTURES**

Comments: Inspected

**5.8.I SMOKE ALARMS**

Comments: Not Present

**5.9.I FIREPLACE/WOODBURNER**

Comments: Not Present

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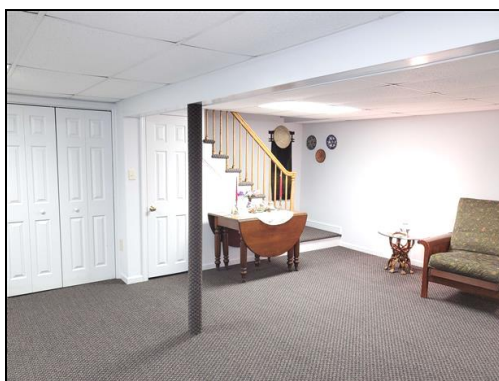
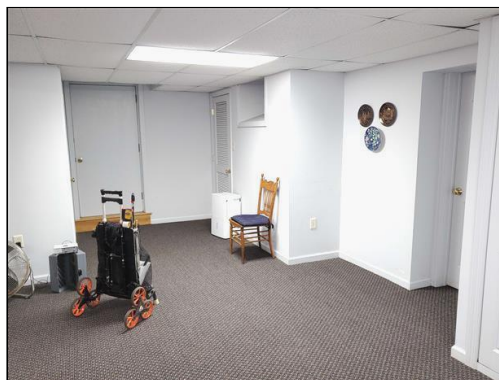
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# 5(J) . Finished Basement

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### Styles & Materials

**Floor Covering(s):**

Carpet

**Wall Material:**

Drywall

**Ceiling Materials:**

Suspended ceiling panels

**Ceiling Fan:**

No

**Interior Doors:**

Hollow core  
Wood  
Wooden Louvered Doors

**Window Types:**

Jalousie

**Smoke Detectors:**

No

**Heat Source:**

No

### Items

**5.0.J WINDOWS (REPRESENTATIVE NUMBER)**

Comments: Inspected

**5.1.J WALLS**

Comments: Inspected

**5.2.J DOORS (REPRESENTATIVE NUMBER)**

Comments: Inspected

**5.3.J FLOORS**

Comments: Inspected

**5.4.J CEILING**

Comments: Inspected

**5.5.J CEILING FAN**

Comments: Not Present

**5.6.J STEPS, STAIRWAYS, BALCONIES AND RAILINGS**

Comments: Inspected

**5.7.J OUTLETS SWITCHES AND FIXTURES**

Comments: Inspected

**5.8.J SMOKE ALARMS**

Comments: Not Present

**5.9.J FIREPLACE/WOODBURNER**

Comments: Not Present

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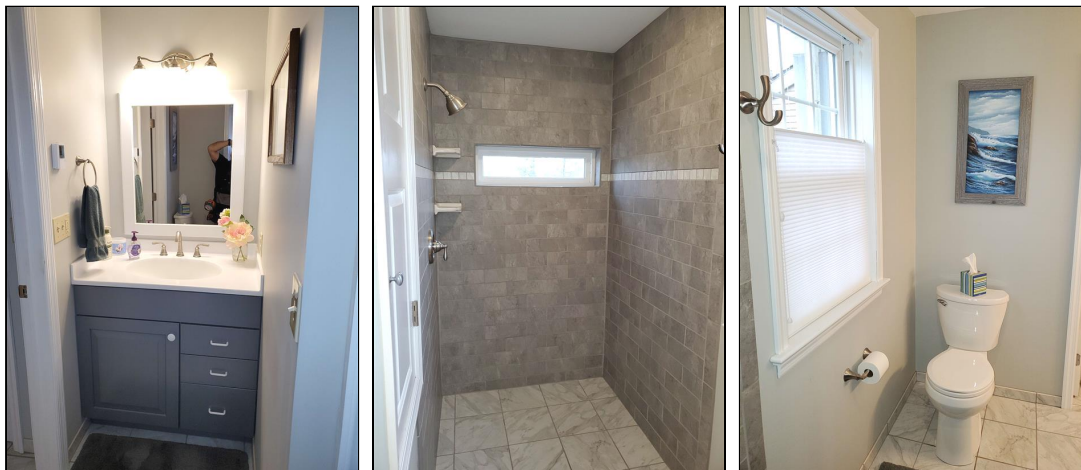
The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. 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.**

## 6(A) . Downstairs 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:**

Fan

**Window Types:**

Thermal/Insulated

**Floor Covering(s):**

Tile

**GFI Receptacles:**

Yes

### Items

**6.0.A WINDOWS**

Comments: Inspected

**6.1.A DOORS (REPRESENTATIVE NUMBER)**

Comments: Inspected

**6.2.A WALLS**

Comments: Inspected

**6.3.A FLOORS**

Comments: Inspected

**6.4.A CEILING**

Comments: Inspected

**6.5.A OUTLETS SWITCHES AND FIXTURES**

Comments: Inspected

**6.6.A EXHAUST FAN**

Comments: Inspected

**6.7.A COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS**


Comments: Inspected

**6.8.A PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**

Comments: Inspected

**6.9.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS**

Comments: Repair or Replace

 The toilet is loose at floor at the downstairs bath. Repairs may involve re-setting the toilet on a new wax seal. Recommend a qualified plumber repair or correct as needed.



6.9.A Item 1(Picture)

**6.10.A TUB AND SHOWER**

Comments: Inspected

**6.11.A WHIRLPOOL TUB**

Comments: Not Present

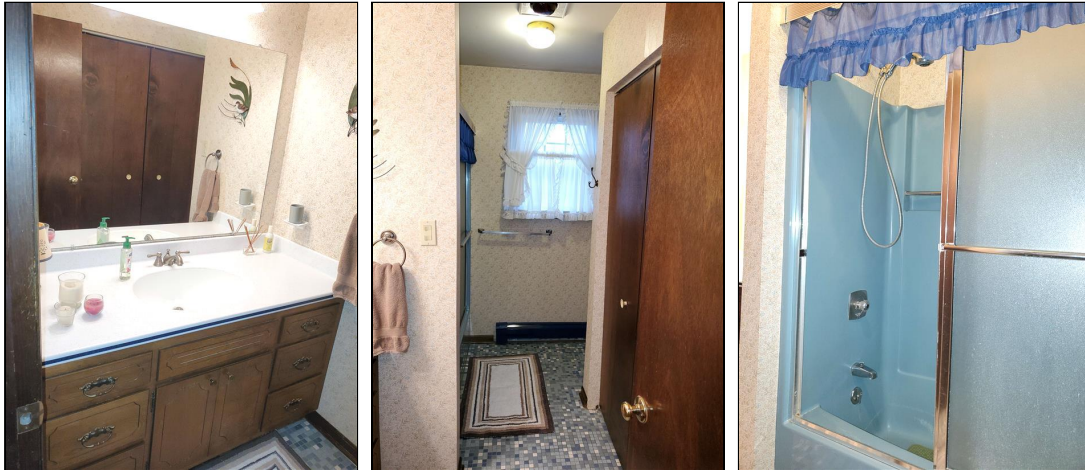
**One-third of all falls that happen at home occur in the bath room. Everybody in your family is at risk, regardless of age or health. Recommend to use all appropriate safety devices as needed such as grab bars, non-slip floor tiles and non-slip tub and shower floor surfaces.**

**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(B) . Upstairs 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/Heater

**Window Types:**

Thermal/Insulated

**Floor Covering(s):**

Tile

**GFI Receptacles:**

No

### Items

**6.0.B WINDOWS**

Comments: Inspected

**6.1.B DOORS (REPRESENTATIVE NUMBER)**

Comments: Inspected

**6.2.B WALLS**

Comments: Inspected

**6.3.B FLOORS**


Comments: Inspected

**6.4.B CEILING**

Comments: Inspected

**6.5.B OUTLETS SWITCHES AND FIXTURES**

Comments: Repair or Replace

 Recommend to replace conventional outlet in the upstairs hall bath with a GFI receptacle as discussed. This would be considered an added safety precaution against a potential severe electrical shock.



6.5.B Item 1(Picture)

### 6.6.B EXHAUST FAN


Comments: Inspected

### 6.7.B COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

### 6.8.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Repair or Replace


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



6.8.B Item 1(Picture)


### 6.9.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Repair or Replace

 (1) Deteriorated drainpipes below sink in the upstairs hall bath. Recommend to replace deteriorated plumbing as needed before leak occurs. Repair as needed by a qualified plumber.



6.9.B Item 1(Picture)

 (2) The toilet is loose at floor at the upstairs hall bath. Repairs may involve re-setting the toilet on a new wax seal. Recommend a qualified plumber to repair or correct as needed.



6.9.B Item 2(Picture)

#### 6.10.B TUB AND SHOWER

Comments: Inspected

#### 6.11.B 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(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:**

Fan with light

**Window Types:**

Thermal/Insulated

**Floor Covering(s):**

Tile

**GFI Receptacles:**

Yes

### Items

#### 6.0.C WINDOWS


Comments: Inspected

#### 6.1.C DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

#### 6.2.C WALLS

Comments: Repair or Replace


 Wet deteriorated drywall next to the shower area. Recommend to repair as needed by a qualified person or professional. This is located in the owners' suite bath.



6.2.C Item 1(Picture)

#### 6.3.C FLOORS

Comments: Repair or Replace

 Cracked floor tile in the owners' suite bath. Recommend to repair cracked tile as needed by a qualified person.



6.3.C Item 1(Picture)

#### 6.4.C CEILING

Comments: Inspected

#### 6.5.C OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

 GFI reset for the owners' suite bath is at the front porch. FYI

#### 6.6.C EXHAUST FAN


Comments: Inspected

#### 6.7.C COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

#### 6.8.C PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Repair or Replace


 Shower diverter valve in the owners' suite bath is not functioning properly. Recommend to replace diverter valve as needed by a qualified plumber.



6.8.C Item 1(Picture)

#### 6.9.C PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Repair or Replace

 Excessive moisture at the base of the toilet in the owners' suite bath. Recommend to replace the wax ring by a qualified person to prevent potential floor damage or possible mold and mildew problems.




6.9.C Item 1(Picture)

### 6.10.C TUB AND SHOWER

Comments: Inspected

### 6.11.C WHIRLPOOL TUB

Comments: Repair or Replace

 The off/ on switch at the jacuzzi tub was not functioning properly. Recommend to replace switch as needed by a qualified person or professional.



6.11.C Item 1(Picture)

**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.**

## 7. 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:**

Bi-Fold  
Hollow core  
Metal  
Storm Door

**Washer:**

Yes

**Dryer:**

Yes

**Utility Sink:**

Yes

**Heat Source:**

Yes


### Items

#### 7.0 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Not Present

#### 7.1 DOORS

Comments: Repair or Replace

 Peeling paint on exterior door in the laundry area. Recommend to scrape and paint as needed by a qualified person.




7.1 Item 1(Picture)

#### 7.2 WALLS

Comments: Inspected

**7.3 FLOOR**

Comments: Repair or Replace

 Suggest to grout tile floor between laundry area and bathroom.




7.3 Item 1(Picture)

**7.4 CEILINGS**

Comments: Inspected

**7.5 OUTLETS SWITCHES AND FIXTURES**

Comments: Inspected

 Recommend to replace conventional receptacle in the laundry area with a GFI receptacle. This would be considered an added safety precaution against a potential severe electrical shock. Replace as needed by a qualified person.



7.5 Item 1(Picture)

**7.6 WASHER AND DRYER CONNECTIONS**

Comments: Inspected

**7.7 WASHER**

Comments: Not Inspected

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

**7.8 DRYER**

Comments: Not Inspected

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

**7.9 UTILITY SINK**

Comments: Inspected

**7.10 CABINETS**

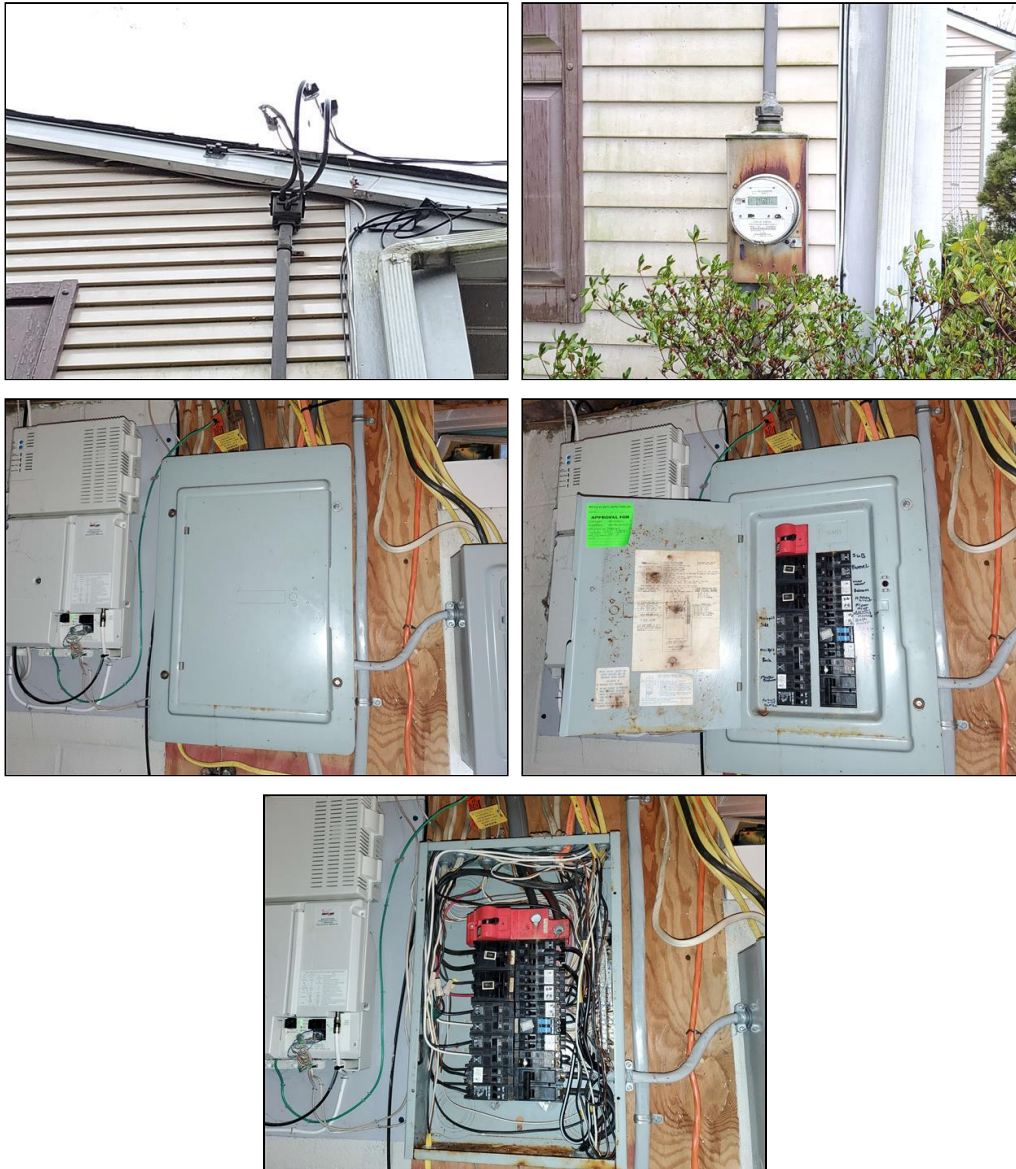
Comments: Inspected

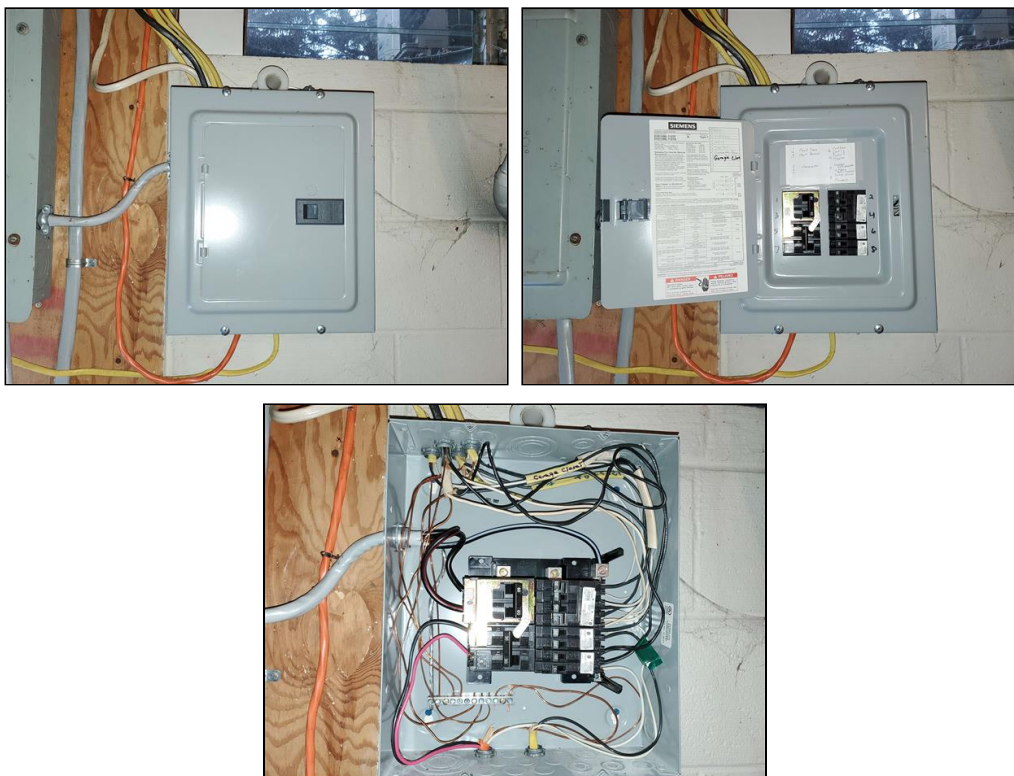
**#1 cause of house fires in the country is due to DRYER VENT LINT.** Recommend that the entire clothes dryer venting system be cleaned of the accumulated lint on a regular basis. Dryer vent lint build-up is known to be a FIRE HAZARD. Highly recommend to install a smoke detector in the laundry area as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

## 8. 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:**

Overhead service

**Panel capacity:**

(1) 100 AMP Sub Panel  
200 AMP

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

MURRAY  
SIEMENS

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

*Items*

**8.0 SERVICE ENTRANCE CONDUCTORS**

Comments: Inspected

**8.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS**

Comments: Inspected

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

Comments: Inspected

**8.3 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

**8.4 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




### 8.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

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

### 8.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

 The main panel box and sub panel are located in the basement.

### 8.7 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.**

### 8.8 CARBON MONOXIDE DETECTORS

Comments: Not Present

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

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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**

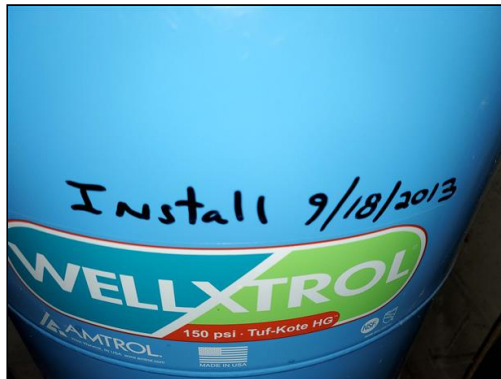
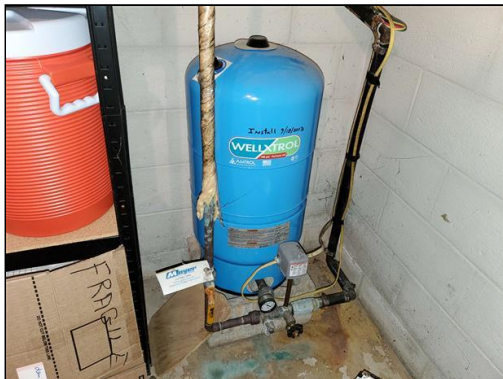
- **If your home has circuit breakers, know how to reset them. After turning off or unplugging appliances on the circuit, push the switch firmly to the OFF position, then back to ON. If the overload is cleared, the electricity will come back on.**
- **To replace a blown fuse, turn off the appliances 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.**

# 9. 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

<b>Water Turned On:</b> Yes	<b>Water Heater Manufacturer:</b> BURNHAM SUMMER/WINTER HOOKUP	<b>Water Heater Power Source:</b> Oil
<b>Water Heater Capacity:</b> Tankless	<b>Water Source:</b> Well	<b>Plumbing Water Supply (into home):</b> Black hose
<b>Plumbing Water Distribution (inside home):</b> Copper	<b>Plumbing Waste Line:</b> Cast iron PVC	<b>Sump Pump:</b> Yes
<b>Fire Sprinkler System:</b> No		

### Items

**9.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS**

Comments: Inspected

**9.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**


Comments: Inspected

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

Comments: Inspected

**9.3 MAIN WATER SHUT-OFF DEVICE (Describe location)**

Comments: Inspected


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

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

Comments: Inspected

**9.5 MAIN FUEL SHUT OFF (Describe Location)**

Comments: Inspected

 Main fuel shut off is located next to the bottom of the oil tank. Recommend to turn knob clockwise to completely stop oil flow. This is for your information.



9.5 Item 1(Picture)

**9.6 RADON SYSTEM**


Comments: Not Present

 [RADON INFORMATION](#)

View radon report when available.


**9.7 SUMP PUMP**

Comments: Repair or Replace

 (1) Sump pump cover did not fit properly. Recommend to install a proper fitting cover as needed by a qualified person.



9.7 Item 1(Picture)

 (2) Sump pump hose is leaking. Recommend to replace hose as needed by a qualified person.



9.7 Item 2(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.**

# 10. 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:**

- Forced Air
- Heat Pump Forced Air (also provides cool air)
- Radiant Floor

**Energy Source:**

- Electric
- Oil

**Fuel For Heat Source Available:**

- Yes

**Number of Heat Systems (excluding wood):**

- Seven

**Heat System Brand:**

- BURNHAM
- mitsubishi

**Ductwork:**

- Non-insulated

**Filter Type:**

- Disposable
- Cartridge

**Number of Woodstoves:**

- Two

**Cooling Equipment Type:**

- Heat Pump Forced Air (also provides cold air)

**Cooling Equipment Energy Source:**

- Electricity

**Central Air Manufacturer:**

- MITSUBISHI

Items

**10.0 HEATING EQUIPMENT**

Comments: Inspected



- Heating equipment was functional but has not been professionally serviced within the previous six months. **Inspect and service as needed by a professional heating/cooling technician.**
- Heat pumps were tested in the heating mode only. Testing heat pumps in air conditioning mode can do permanent damage.
- **Also recommend to have heater serviced on a regular basis as manufacture specifies on an annual basis. Not servicing can cause premature failure.**

#### 10.1 NORMAL OPERATING CONTROLS

Comments: Inspected

#### 10.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

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

Comments: Repair or Replace



Radiator heating on second floor did not appear to be functioning properly. Recommend to have heating system evaluated and repaired as needed to restore normal function.

#### 10.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected



No permanent heat source in the finished basement. FYI

#### 10.5 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.

#### 10.6 FIREPLACE/WOODBURNER

Comments: Not Inspected

See fireplace comments.

#### 10.7 COOLING AND AIR HANDLER EQUIPMENT

Comments: Repair or Replace



(1) Compressor is not level.  
Recommend to level compressor as needed. Poor lubrication from being out of level can cause premature wear. Can not tell how many years the unit was not level or how long unit will last. Contact a professional cooling expert for more information.



10.7 Item 1(Picture)



(2) Air-conditioning was not tested on the day of the inspection. Testing air conditioning in colder weather can do permanent damage to the air-conditioning system.

**The main obstacle in testing the A/C is the outdoor temperature. You should not operate an a/c unit (or heat pump in the cooling mode) when the outdoor temperature is below about 60°F or risk damaging or slugging the compressor. The problem is that the refrigerant may begin to condense (become liquid) within the compressor and damage or ruin the valves, piston, etc. Liquids are not compressible and the compressor is designed to compress gaseous refrigerant not liquid refrigerant.**

## 10.8 NORMAL OPERATING CONTROLS

Comments: Not Inspected



Air-conditioning was not tested on the day of the inspection. Testing air conditioning in colder weather 65 degrees or less can do permanent damage to the air-conditioning system.

## 10.9 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Not Inspected



Air-conditioning was not tested on the day of the inspection. Testing air conditioning in colder weather can do permanent damage to the air-conditioning system.

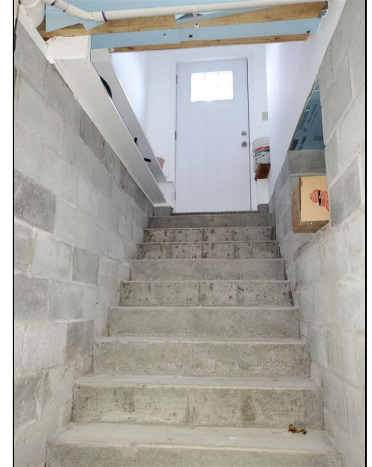
The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and 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.**



# 11. 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:**

Masonry block

**Method used to observe Crawlspace:**

From entry

**Floor Structure:**

2 X12  
Slab

**Wall Structure:**

2 X 4 Wood

**Columns or Piers:**

Steel lally columns

**Floor System Insulation:**

NONE

### Items

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

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.

**11.1 WINDOWS (REPRESENTATIVE NUMBER)**

Comments: Inspected

**11.2 DOORS (REPRESENTATIVE NUMBER)**

Comments: Inspected

**11.3 WALLS (Structural)**

Comments: Inspected

**11.4 FLOORS (Structural)**

Comments: Inspected

**11.5 CEILINGS (structural)**

Comments: Inspected

**11.6 STEPS, STAIRWAYS, AND RAILINGS**

Comments: Inspected

**11.7 COLUMNS OR PIERS**

Comments: Inspected

**11.8 INSULATION UNDER FLOOR SYSTEM**

Comments: Not Present

**11.9 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)**

Comments: Inspected

**11.10 VENTILATION OF FOUNDATION AREA (crawlspac 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.**

## 12. IMPORTANT (Note to Buyer)

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**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.

## 13. Report Conclusion

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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.

# 14. ASHI Inspection Regulations

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[ASHI Inspection Regulations](#)

## 15. Lead Based Paint Law

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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.**

## 16. Government Mold Information

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[Mold Websit](#)

## 17. Government Radon Information

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[Government Radon Websit](#)



# General Summary



**A1 House Prep LLC and Inspections**

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

**Customer**  
Merv Zook

**Address**  
390 Salford Station Rd  
Schwenksville Pa 19473

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

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## 1. Roofing / Chimneys / Roof Structure and Attic

---

### 1.0 ROOF COVERINGS

#### Repair or Replace




(1) 2 areas of buckled shingles on each side of the chimney. Recommend to repair as needed by a qualified person or professional. Potential for water penetration exists.



1.0 Item 1(Picture)



1.0 Item 2(Picture)

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



1.0 Item 3(Picture)




1.0 Item 4(Picture)



1.0 Item 5(Picture)

**1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS**


**Inspected**

 Patched chimney crown. Recommend to monitor for potential leaks in the future. Further maintenance may be required. FYI



1.2 Item 1(Picture)

**1.3 ROOF DRAINAGE SYSTEMS (gutters and downspouts)**


 The gutters are full of debris in areas and needs to be cleaned. Recommend to clean gutters on an annual basis. **This would be considered normal maintenance.**



1.3 Item 1(Picture)

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

**Repair or Replace**

 Leak in bedroom #4 storage area. Recommend to repair as needed by a qualified person or professional.



1.6 Item 1(Picture)


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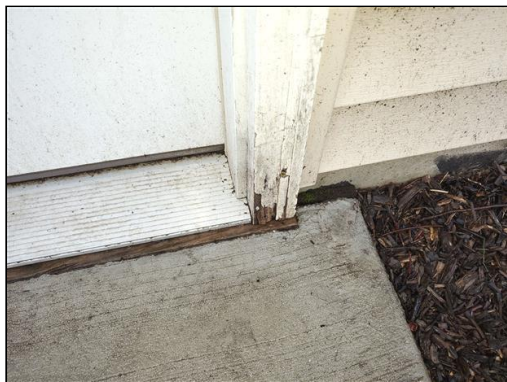
**2. Exterior**

---

**2.0 WALL CLADDING FLASHING AND TRIM**

**Repair or Replace**


 (1) Deteriorated exterior trim at the bottom of door at left side of house. Recommend to repair trim as needed by a qualified person.



2.0 Item 1(Picture)



2.0 Item 2(Picture)

 (2) Gap between door frame and siding. Recommend to fill or caulk all gaps as needed by a qualified person or professional. Potential for water penetration exists.



2.0 Item 3(Picture)



(3) Loose aluminum rake trim at the left rear side of the house. Recommend to secure as needed by a qualified person or professional.



2.0 Item 4(Picture)

**2.1 WINDOWS**

**Repair or Replace**



Damaged window trim at the left side of the house. Recommend to repair or replace trim as needed by a qualified person or professional.



2.1 Item 1(Picture)

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

**Repair or Replace**



(1) Mulch is covering siding at the front of the house. Recommend to pull back mulch to prevent insect penetration.



2.3 Item 1(Picture)



2.3 Item 2(Picture)



(2) Shrubbery and vegetation is growing too close to the siding for proper ventilation. Recommend to trim shrubbery and vegetation 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)



2.3 Item 5(Picture)

---

### 3. Garage

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

##### Repair or Replace



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

[ADJUSTING GARAGE DOOR OPENER VIDEO](#)




3.4 Item 1(Picture)



3.4 Item 2(Picture)

**3.6 GARAGE FLOOR**

**Inspected**

 Typical hairline cracks located in the garage floor. Recommend to seal all cracks as discussed using a hydraulic cement as a way of monitoring floor for potential further movement. Repair as needed by a qualified person. This would be considered normal maintenance.



3.6 Item 1(Picture)

**3.9 OUTLETS SWITCHES AND FIXTURES**

**Inspected**

 Generator hook up in the garage. FYI



3.9 Item 1(Picture)

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**4. Kitchen Components and Appliances**

---

**4.3 DOORS**

**Repair or Replace**



Hollowcore kitchen door hardware is not latching properly. Recommend to adjust or repair hardware as needed by a qualified person.



4.3 Item 1(Picture)

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## 5(B) . Foyer

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### 5.8.B SMOKE ALARMS

#### Repair or Replace



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



5.8.B Item 1(Picture)

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## 5(C) . Living Room

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### 5.0.C WINDOWS (REPRESENTATIVE NUMBER)

#### Repair or Replace



1 windowpane in the living room has a broken thermo seal. Recommend to repair or replace windowpane as needed by a qualified window installer.



5.0.C Item 1(Picture)

**5.4.C CEILING****Inspected**

Water stain located in the living room ceiling. Checked stained area with a moisture meter and stain was completely dry. Recommend to apply a stain sealer and paint as needed by a qualified person or professional.



5.4.C Item 1(Picture)

**5.8.C SMOKE ALARMS****Inspected**

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

**5.9.C FIREPLACE/WOODBURNER****Not Inspected**

Woodburner was not tested, but appears to be installed properly. Recommend to have chimney cleaned by a qualified chimney sweep before using.

---

**5(D) . Family Room**

---

**5.9.D FIREPLACE/WOODBURNER****Not Inspected**

Woodburner was not tested, but appears to be installed properly. Recommend to have chimney cleaned by a qualified chimney sweep before using.

---

**5(F) . Owners Suite**

---

**5.2.F DOORS (REPRESENTATIVE NUMBER)**

Repair or Replace





Owners' suite entrance door hardware is not latching properly. Recommend to adjust or repair hardware as needed by a qualified person.



5.2.F Item 1(Picture)

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## 5(H) . Bedroom #3

---

### 5.2.H DOORS (REPRESENTATIVE NUMBER)

#### Repair or Replace



Bedroom # 3 entrance door hardware is not latching properly. Recommend to adjust or repair hardware as needed by a qualified person.



5.2.H Item 1(Picture)

---

## 6(C) . Owners Suite Bath

---

### 6.2.C WALLS

#### Repair or Replace



Wet deteriorated drywall next to the shower area. Recommend to repair as needed by a qualified person or professional. This is located in the owners' suite bath.



6.2.C Item 1(Picture)

### 6.3.C FLOORS

#### Repair or Replace



Cracked floor tile in the owners' suite bath. Recommend to repair cracked tile as needed by a qualified person.



6.3.C Item 1(Picture)

### 6.5.C OUTLETS SWITCHES AND FIXTURES

#### Inspected



GFI reset for the owners' suite bath is at the front porch. FYI

### 6.11.C WHIRLPOOL TUB

#### Repair or Replace



The off/ on switch at the jacuzzi tub was not functioning properly. Recommend to replace switch as needed by a qualified person or professional.



6.11.C Item 1(Picture)

---

## 7. Laundry Area

---

### 7.1 DOORS

#### Repair or Replace



Peeling paint on exterior door in the laundry area. Recommend to scrape and paint as needed by a qualified person.



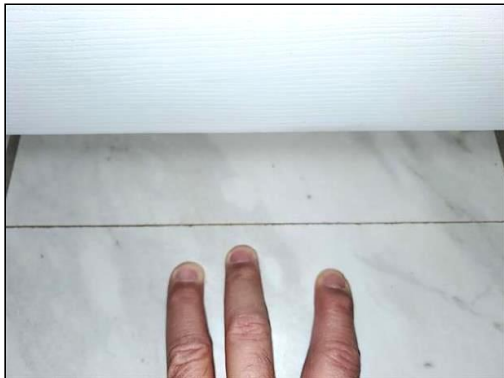
7.1 Item 1(Picture)

### 7.3 FLOOR

#### Repair or Replace



Suggest to grout tile floor between laundry area and bathroom.



7.3 Item 1(Picture)

### 7.7 WASHER

#### Not Inspected



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

### 7.8 DRYER

#### Not Inspected



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

---

## 8. Electrical System

---

### 8.6 LOCATION OF MAIN AND DISTRIBUTION PANELS


#### Inspected



The main panel box and sub panel are located in the basement.

### 8.8 CARBON MONOXIDE DETECTORS

#### Not Present

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

---

## 9. Plumbing System

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### 9.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

**Inspected**

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

### 9.5 MAIN FUEL SHUT OFF (Describe Location)

**Inspected**

-  Main fuel shut off is located next to the bottom of the oil tank. Recommend to turn knob clockwise to completely stop oil flow. This is for your information.



9.5 Item 1(Picture)

### 9.6 RADON SYSTEM

**Not Present**

-  [RADON INFORMATION](#)

View radon report when available.


---

## 10. Heating / Central Air Conditioning

---

### 10.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

**Inspected**

-  No permanent heat source in the finished basement. FYI


---

## 11. Structural Components

---

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

**Inspected**

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

### 11.10 VENTILATION OF FOUNDATION AREA (crawlspce or basement)

**Inspected**



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

---

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

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

## Electrical Summary



**A1 House Prep LLC and Inspections**

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

**Customer**  
Merv Zook

**Address**  
390 Salford Station Rd  
Schwenksville Pa 19473

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.

---

## 2. Exterior

---

### 2.7 RECEPTACLES & LIGHT FIXTURES

#### Repair or Replace

- ⚡ Nonfunctional GFI receptacle at the rear of the house. Recommend to replace Nonfunctional receptacle as needed by a qualified electrician. Potential safety hazard exist.



2.7 Item 1(Picture)


---

## 4. Kitchen Components and Appliances

---

### 4.7 OUTLETS SWITCHES AND FIXTURES

#### Repair or Replace

-  Recommend to replace conventional outlets under kitchen cabinets with GFI receptacles as discussed. This would be considered an added safety precaution against a potential severe electrical shock.



4.7 Item 1(Picture)


---

## 6(B) . Upstairs Bath

---

### 6.5.B OUTLETS SWITCHES AND FIXTURES

#### Repair or Replace

-  Recommend to replace conventional outlet in the upstairs hall bath with a GFI receptacle as discussed. This would be considered an added safety precaution against a potential severe electrical shock.



6.5.B Item 1(Picture)


---

## 7. Laundry Area

---

### 7.5 OUTLETS SWITCHES AND FIXTURES

#### Inspected

-  Recommend to replace conventional receptacle in the laundry area with a GFI receptacle. This would be considered an added safety precaution against a potential severe electrical shock. Replace as needed by a qualified person.



7.5 Item 1(Picture)

---

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## Plumbing Summary



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Harleysville, Pa 19438  
215-853-8226**

**Customer**  
Merv Zook

**Address**  
390 Salford Station Rd  
Schwenksville Pa 19473

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.

---

### 4. Kitchen Components and Appliances

---

#### 4.8 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

##### Repair or Replace



Loose water faucet at the kitchen sink. Recommend to secure or repair as needed by a qualified person.



4.8 Item 1(Picture)

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## 6(A) . Downstairs Hall Bath

---

### 6.9.A PLUMBING DRAIN, WASTE AND VENT SYSTEMS

#### Repair or Replace



The toilet is loose at floor at the downstairs bath. Repairs may involve re-setting the toilet on a new wax seal. Recommend a qualified plumber repair or correct as needed.



6.9.A Item 1(Picture)

---

## 6(B) . Upstairs Bath

---

### 6.8.B PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

#### Repair or Replace



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



6.8.B Item 1(Picture)

### 6.9.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS

#### Repair or Replace



(1) Deteriorated drainpipes below sink in the upstairs hall bath. Recommend to replace deteriorated plumbing as needed before leak occurs. Repair as needed by a qualified plumber.



6.9.B Item 1(Picture)



(2) The toilet is loose at floor at the upstairs hall bath. Repairs may involve re-setting the toilet on a new wax seal. Recommend a qualified plumber to repair or correct as needed.



6.9.B Item 2(Picture)

## 6(C) . Owners Suite Bath

### 6.8.C PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

#### Repair or Replace



Shower diverter valve in the owners' suite bath is not functioning properly. Recommend to replace diverter valve as needed by a qualified plumber.



6.8.C Item 1(Picture)

### 6.9.C PLUMBING DRAIN, WASTE AND VENT SYSTEMS

#### Repair or Replace



Excessive moisture at the base of the toilet in the owners' suite bath. Recommend to replace the wax ring by a qualified person to prevent potential floor damage or possible mold and mildew problems.



6.9.C Item 1(Picture)

---

## 9. Plumbing System

---

### 9.7 SUMP PUMP

#### Repair or Replace



(1) Sump pump cover did not fit properly. Recommend to install a proper fitting cover as needed by a qualified person.



9.7 Item 1(Picture)



(2) Sump pump hose is leaking. Recommend to replace hose as needed by a qualified person.



9.7 Item 2(Picture)

## Heating Cooling / Summary



**A1 House Prep LLC and Inspections**

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

**Customer**  
Merv Zook

**Address**  
390 Salford Station Rd  
Schwenksville Pa 19473

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.

### 10. Heating / Central Air Conditioning

#### 10.0 HEATING EQUIPMENT

##### Inspected



- Heating equipment was functional but has not been professionally serviced within the previous six months. **Inspect and service as needed by a professional heating/cooling technician.**
- Heat pumps were tested in the heating mode only. Testing heat pumps in air conditioning mode can do permanent damage.
- **Also recommend to have heater serviced on a regular basis as manufacture specifies on an annual basis. Not servicing can cause premature failure.**

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


##### Repair or Replace



Radiator heating on second floor did not appear to be functioning properly. Recommend to have heating system evaluated and repaired as needed to restore normal function.


#### 10.5 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.


## 10.7 COOLING AND AIR HANDLER EQUIPMENT

### Repair or Replace

 (1) Compressor is not level. Recommend to level compressor as needed. Poor lubrication from being out of level can cause premature wear. Can not tell how many years the unit was not level or how long unit will last. Contact a professional cooling expert for more information.




10.7 Item 1(Picture)

 (2) Air-conditioning was not tested on the day of the inspection. Testing air conditioning in colder weather can do permanent damage to the air-conditioning system.

**The main obstacle in testing the A/C is the outdoor temperature. You should not operate an a/c unit (or heat pump in the cooling mode) when the outdoor temperature is below about 60°F or risk damaging or slugging the compressor. The problem is that the refrigerant may begin to condense (become liquid) within the compressor and damage or ruin the valves, piston, etc. Liquids are not compressible and the compressor is designed to compress gaseous refrigerant not liquid refrigerant.**


## 10.8 NORMAL OPERATING CONTROLS

### Not Inspected

 Air-conditioning was not tested on the day of the inspection. Testing air conditioning in colder weather 65 degrees or less can do permanent damage to the air-conditioning system.

## 10.9 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

### Not Inspected

 Air-conditioning was not tested on the day of the inspection. Testing air conditioning in colder weather can do permanent damage to the air-conditioning system.

---

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## A1 House Prep LLC and Inspections

Robert L. Johnson

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