



Inspection Report

Nelson Brown

Property Address:
2577 Old Bethlehem Pike
Sellersville Pa 18960



A1 House Prep LLC and Inspections

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

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

Comment Key or Definitions

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

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

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

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

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

Style of Home:

Cape Cod

Client Is Present:

Yes

Radon Test:

Yes

Termite Test:

Yes

Mold Test:

No

Water Test:

Yes

Weather:

Clear

Temperature:

Over 65

Rain in last 3 days:

Yes

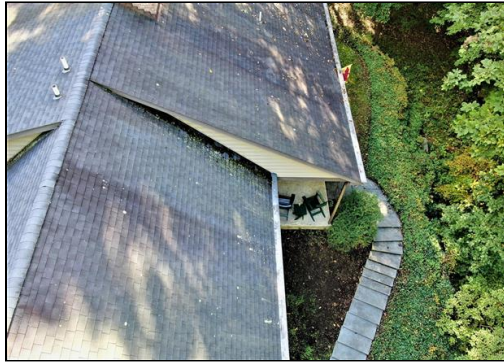
Age of Home:

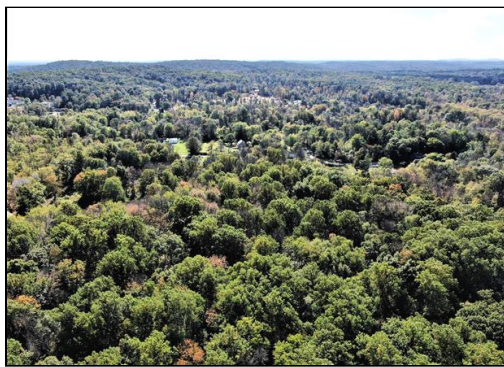
22 years old

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
Metal Flue Pipe

Sky Light(s):

Roof Ventilation:

Ridge vents

Method used to observe attic:

Mostly Finished Attic

Roof Structure:

2 X 12 Rafters
Not visible
Sheathing

Ceiling Structure:

2X8

Attic info:

Scuttle hole

Attic Insulation:

Polyurethane foam
R-19 or better

Fire Escape:

No

Items

1.0 ROOF COVERINGS

Comments: Inspected

[Roof Cleaners](#)

1.1 FLASHINGS

Comments: Inspected

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

1.3 ROOF DRAINAGE SYSTEMS (gutters and downspouts)

Comments: Inspected

1.4 ATTIC VENTILATION

Comments: Inspected

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

Comments: Inspected



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

1.6 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

Comments: Not Present

1.7 INSULATION IN ATTIC

Comments: Inspected

[Insulation Calculator](#)

1.8 VISIBLE ELECTRIC WIRING IN ATTIC

Comments: Inspected

1.9 STEPS, STAIRWAYS AND RAILINGS

Comments: Not Present

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:

- Stone
- Stucco
- Vinyl

Exterior Entry Doors:

- Insulated glass
- Metal
- Slider

Appurtenance:

- Deck with steps


Driveway:

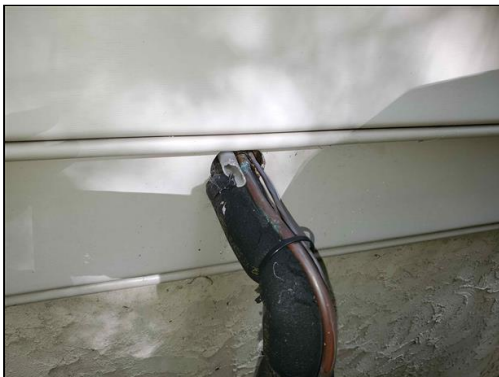
- Asphalt

Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Repair or Replace

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



2.0 Item 1(Picture)

2.1 WINDOWS

Comments: Inspected

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: Inspected

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

Comments: Inspected

2.5 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

2.6 PLUMBING WATER FAUCETS (hose bibs)

Comments: Inspected

2.7 RECEPTACLES & LIGHT FIXTURES

Comments: Inspected

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

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Styles & Materials

Garage Door Type:

- One automatic
- One manual

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

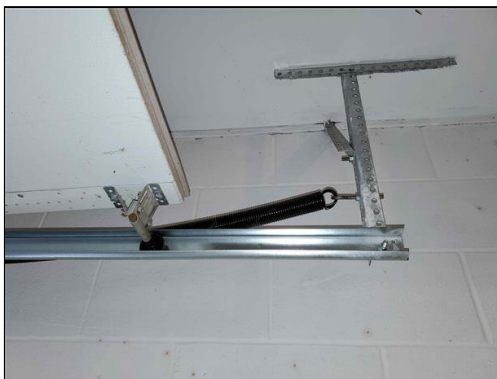
3.3 OVERHEAD GARAGE DOOR

Comments: Repair or Replace

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




3.3 Item 1(Picture)



3.3 Item 2(Picture)

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

Comments: Repair or Replace

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



3.4 Item 1(Picture)

3.5 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments: Inspected

3.6 GARAGE FLOOR

Comments: Inspected

3.7 STEPS & RAILINGS

Comments: Not Present

3.8 CEILING

Comments: Inspected

3.9 OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

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):

Vinyl

Wall Material:

Drywall
Brick

Ceiling Materials:

Drywall

Interior Doors:

Wood

Window Types:

Thermal/Insulated

Cabinetry:

Wood

Countertop:

Laminate

Disposer Brand:

NONE

Dishwasher Brand:

GENERAL ELECTRIC

Exhaust/Range hood:

GENERAL ELECTRIC

Wall Exhaust Fan:

No

Built in Microwave:

GENERAL ELECTRIC

Range/Oven:

ELECTRIC
WHIRLPOOL

Refrigerator:

KENMORE

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: Inspected

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: Inspected

4.8 PLUMBING WATER SUPPLY FAUCETS AND FIXTURES

Comments: Repair or Replace

 Loose sprayer connection.
Recommend to secure 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: Repair or Replace

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



4.10 Item 1(Picture)

4.11 DISHWASHER


Comments: Inspected

4.12 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

4.13 RANGES/OVENS/COOKTOPS

Comments: Repair or Replace

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



4.13 Item 1(Picture)

4.14 RANGE HOOD

Comments: Inspected

4.15 REFRIGERATOR

Comments: Inspected

4.16 TRASH COMPACTOR

Comments: Not Present

4.17 STEPS, STAIRWAYS AND RAILINGS

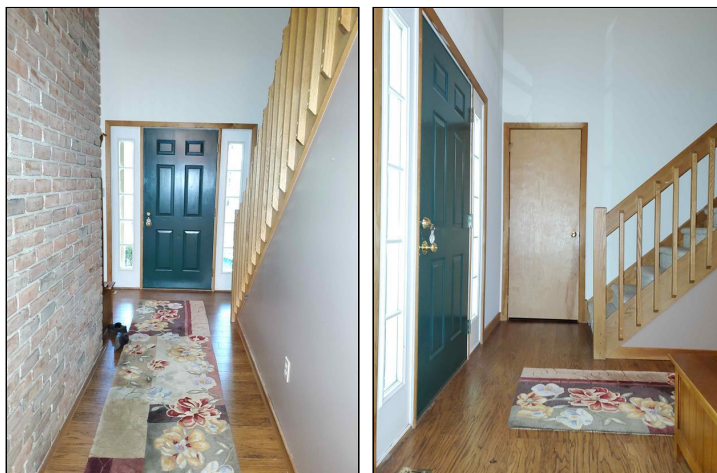
Comments: Not Present

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) . 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):

Pergo Type

Wall Material:

Drywall
Brick

Ceiling Materials:

Wood

Ceiling Fan:

No

Interior Doors:

Metal
Hollow core
Storm Door

Window Types:

Window Lights

Smoke Detectors:

No

Heat Source:

Yes

Items

5.0.A WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

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: Not Present

5.6.A STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

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

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) . Great 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):

Pergo Type

Wall Material:

Drywall

Ceiling Materials:

Wood

Ceiling Fan:

Yes

Interior Doors:

None

Window Types:

Thermal/Insulated
Sky Light

Smoke Detectors:

No

Heat Source:

Yes

Items

5.0.B WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.1.B WALLS

Comments: Inspected

5.2.B DOORS (REPRESENTATIVE NUMBER)

Comments: Not Present

5.3.B FLOORS

Comments: Inspected

5.4.B CEILING

Comments: Inspected

5.5.B CEILING FAN

Comments: Inspected

5.6.B STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Not Present

5.7.B OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

5.8.B SMOKE ALARMS

Comments: Not Present

5.9.B FIREPLACE/WOODBURNER

Comments: Inspected



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

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5(C) . 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:

Drywall

Ceiling Materials:

Wood

Ceiling Fan:

No

Interior Doors:

Thermo/Slider

Window Types:

Thermal/Insulated

Smoke Detectors:

No

Heat Source:

Yes

Items

5.0.C WINDOWS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

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



5.0.C Item 1(Picture)

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



5.0.C Item 2(Picture)

5.1.C WALLS

Comments: Inspected

5.2.C DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

5.3.C FLOORS

Comments: Inspected

5.4.C CEILING

Comments: Inspected

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: Not Present

5.9.C FIREPLACE/WOODBURNER

Comments: Not Present

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5(D) . Loft

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
Brick

Ceiling Materials:

Drywall
Wood

Ceiling Fan:

No

Interior Doors:

None

Window Types:

Thermal/Insulated

Smoke Detectors:

Yes

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: Repair or Replace

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



5.8.D Item 1(Picture)

5.9.D FIREPLACE/WOODBURNER

Comments: Not Present

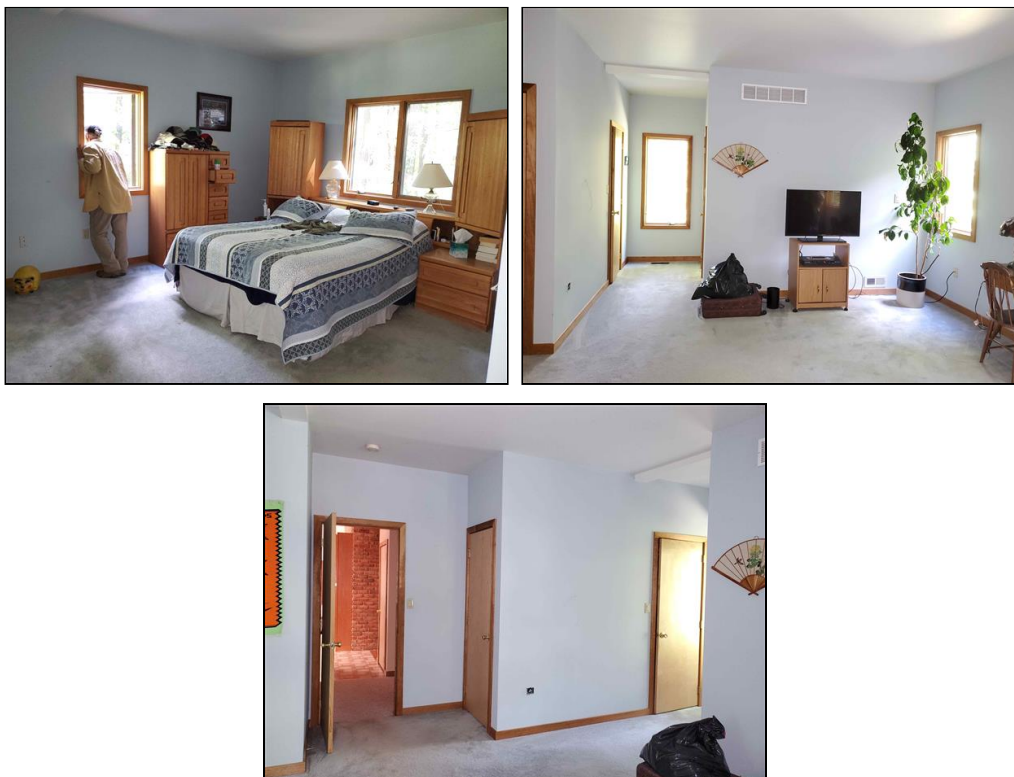
The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view.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

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5(E) . 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:

Hollow core

Window Types:

Thermal/Insulated

Smoke Detectors:

Yes

Heat Source:

Yes

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

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.

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5(F) . 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:

Hollow core

Window Types:

Thermal/Insulated

Smoke Detectors:

Yes

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: Inspected

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: Inspected



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

5.9.F 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(G) . Finished Basement

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
Block
Stone

Ceiling Materials:

Drywall

Ceiling Fan:

No

Interior Doors:

Metal
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: Inspected

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

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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6(A) . 1/2 Bath

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



Styles & Materials

Exhaust Fans:

Fan

Window Types:

None

Floor Covering(s):

Vinyl

GFI Receptacles:

Yes

Items

6.0.A WINDOWS

Comments: Not Present

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: Inspected

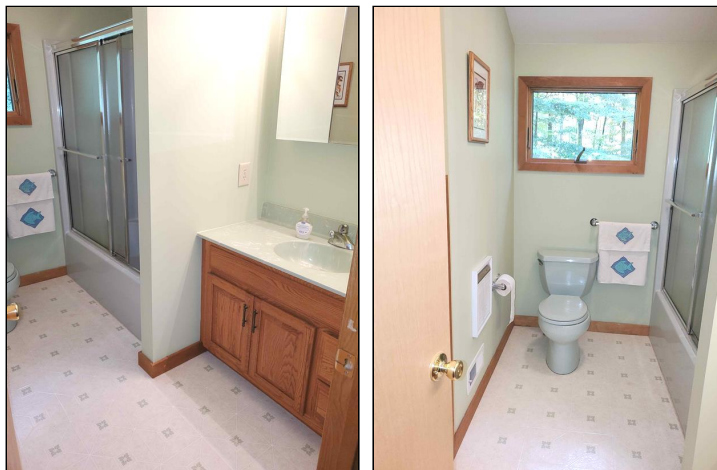
One-third of all falls that happen at home occur in the bath room. Everybody in your family is at risk, regardless of age or health. Recommend to use all appropriate safety devices as needed such as grab bars, non-slip floor tiles and non-slip tub and shower floor surfaces.

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

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

6(B) . Hall Bath

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



Styles & Materials

Exhaust Fans:

Fan with light

Window Types:

Thermal/Insulated

Floor Covering(s):

Vinyl

GFI Receptacles:

Yes

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: Inspected

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

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



6.8.B Item 1(Picture)

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



6.8.B Item 2(Picture)

6.9.B PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected

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.)

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6(C) . Owners Suite Bath

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Styles & Materials

Exhaust Fans:

Fan with light

Window Types:

Sky Light
Thermal/Insulated

Floor Covering(s):

Vinyl

GFI Receptacles:

Yes

Items

6.0.C WINDOWS

Comments: Inspected

6.1.C DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

6.2.C WALLS

Comments: Inspected

6.3.C FLOORS

Comments: Inspected

6.4.C CEILING

Comments: Inspected

6.5.C OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

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: Inspected

6.9.C PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Repair or Replace

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



6.9.C Item 1(Picture)



6.9.C Item 2(Picture)

6.10.C TUB AND SHOWER

Comments: Inspected

6.11.C WHIRLPOOL TUB

Comments: Inspected

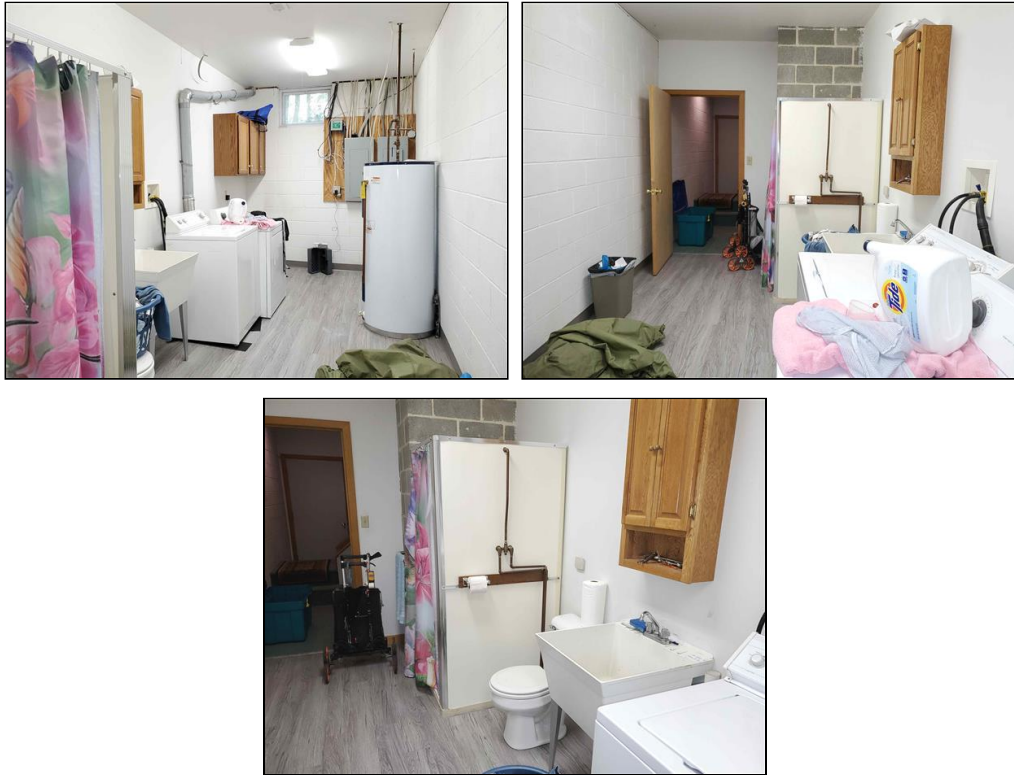
One-third of all falls that happen at home occur in the bath room. Everybody in your family is at risk, regardless of age or health. Recommend to use all appropriate safety devices as needed such as grab bars, non-slip floor tiles and non-slip tub and shower floor surfaces.

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

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7. Laundry Area

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Styles & Materials

Window Types:

Thermal/Insulated

Interior Doors:

Hollow core

Washer:

Yes

Dryer:

Yes

Utility Sink:

Yes

Heat Source:

Yes

Items

7.0 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected

7.1 DOORS

Comments: Inspected

7.2 WALLS

Comments: Inspected

7.3 FLOOR

Comments: Inspected

7.4 CEILINGS

Comments: Inspected

7.5 OUTLETS SWITCHES AND FIXTURES

Comments: Inspected

7.6 WASHER AND DRYER CONNECTIONS


Comments: Inspected

7.7 WASHER

Comments: Inspected

7.8 DRYER

Comments: Repair or Replace

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

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



7.8 Item 1(Picture)

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:

Below ground

Panel capacity:

(2) 200 AMP service panel

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

CUTLER HAMMER

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Items

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

Comments: Inspected

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

Comments: Inspected

8.2 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

8.3 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


8.4 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

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

8.5 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

 The main panel box is located in the laundry room.

8.6 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.

8.7 CARBON MONOXIDE DETECTORS

Comments: Not Present

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

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.

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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

Water Turned On:

Yes

Water Heater Manufacturer:

WHIRLPOOL

Water Heater Power Source:

Electric

Water Heater Capacity:

80 Gallon (plenty)

Water Source:

Well

Plumbing Water Supply (into home):

Black hose

Plumbing Water Distribution (inside home):

Copper

Plumbing Waste Line:

PVC

Sump Pump:

No

Fire Sprinkler System:

No

Items

9.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Not Inspected

 View septic report when available.

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 blue and yellow lever located in the laundry area. **FYI**



9.3 Item 1(Picture)

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

Comments: Not Present

9.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Not Present

9.6 RADON SYSTEM

Comments: Not Inspected

 View radon report when available.

[RADON INFORMATION](#)

9.7 SUMP PUMP

Comments: Not Present

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: Heat Pump Forced Air (also provides cool air) Electric heat Radiant Wall	Energy Source: Electric Gas	Number of Heat Systems (excluding wood): Two
Heat System Brand: AMERICAN STANDARD COMFORT GLOW	Ductwork: Insulated and Non-insulated	Filter Type: Disposable
Types of Fireplaces: Prefabricated Wood Burning	Number of Woodstoves: None	Cooling Equipment Type: Heat Pump Forced Air (also provides cold air)
Cooling Equipment Energy Source: Electricity	Central Air Manufacturer: AMERICAN STANDARD	

Items

10.0 HEATING EQUIPMENT

Comments: Inspected

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

10.1 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: Inspected

 Air filter location. **FYI**




10.3 Item 1(Picture)

10.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected


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

Comments: Not Inspected

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

10.6 FIREPLACE/WOODBURNER

Comments: Inspected

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

10.7 GAS/LP FIRELOGS AND FIREPLACES

Comments: Not Present

10.8 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected



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

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

10.9 NORMAL OPERATING CONTROLS

Comments: Inspected

10.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

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

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

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: No crawlspace	Floor Structure: 2 X12 Slab
Wall Structure: 2 X 4 Wood	Columns or Piers: Steel I Beams 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 (crawlspce or basement)

Comments: Inspected



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

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

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

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

12. IMPORTANT (Note to Buyer)

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

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

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

13. Report Conclusion

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

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

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

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

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

14. ASHI Inspection Regulations

[ASHI Inspection Regulations](#)

15. Lead Based Paint Law

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

16. Government Mold Information

[Mold Websit](#)

17. Government Radon Information

[Government Radon Websit](#)

General Summary



A1 House Prep LLC and Inspections

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

Customer
Nelson Brown

Address
2577 Old Bethlehem Pike
Sellersville Pa 18960

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

1. Roofing / Chimneys / Roof Structure and Attic

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


Inspected

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

2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace

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



2.0 Item 1(Picture)

3. Garage

3.3 OVERHEAD GARAGE DOOR

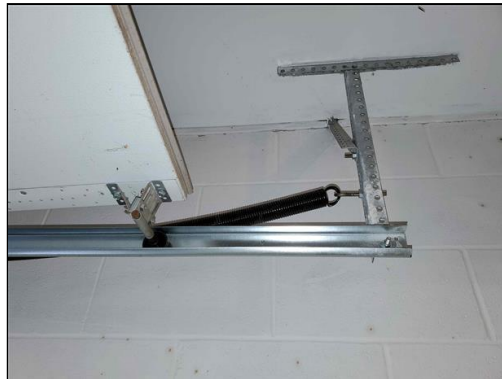
Repair or Replace



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



3.3 Item 1(Picture)



3.3 Item 2(Picture)

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

Repair or Replace



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



3.4 Item 1(Picture)

4. Kitchen Components and Appliances

4.13 RANGES/OVENS/COOKTOPS

Repair or Replace



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



4.13 Item 1(Picture)

5(B) . Great Room

5.9.B FIREPLACE/WOODBURNER

Inspected



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

5(C) . Sunroom

5.0.C WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace



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



5.0.C Item 1(Picture)



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



5.0.C Item 2(Picture)

5(D) . Loft

5.8.D SMOKE ALARMS

Repair or Replace



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



5.8.D Item 1(Picture)

5(F) . Bedroom #2

5.8.F SMOKE ALARMS

Inspected



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

6(C) . Owners Suite Bath

6.9.C PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace



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



6.9.C Item 1(Picture)



6.9.C Item 2(Picture)

7. Laundry Area

7.8 DRYER

Repair or Replace

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

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




7.8 Item 1(Picture)

8. Electrical System


8.5 LOCATION OF MAIN AND DISTRIBUTION PANELS

Inspected

 The main panel box is located in the laundry room.

8.7 CARBON MONOXIDE DETECTORS

Not Present

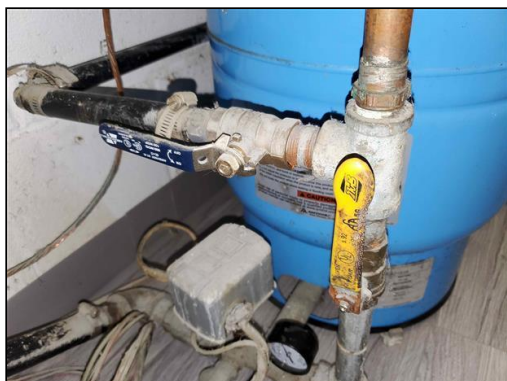
 There is no carbon monoxide detector found in home. It is recommended that carbon monoxide detectors be installed according to the manufacturer's instructions. Potential safety hazard exists.

9. Plumbing System

9.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Inspected

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



9.3 Item 1(Picture)

9.6 RADON SYSTEM

Not Inspected


-  View radon report when available.

[RADON INFORMATION](#)

10. Heating / Central Air Conditioning

10.0 HEATING EQUIPMENT

Inspected

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

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

Inspected


-  Air filter location. **FYI**



10.3 Item 1(Picture)

10.6 FIREPLACE/WOODBURNER

Inspected

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

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 (crawlspac 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

Plumbing Summary



A1 House Prep LLC and Inspections

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

Customer
Nelson Brown

Address
2577 Old Bethlehem Pike
Sellersville Pa 18960

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

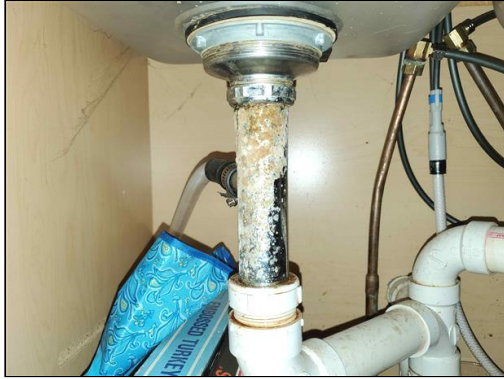
 Loose sprayer connection. Recommend to secure as needed by a qualified person.



4.8 Item 1(Picture)

4.10 PLUMBING DRAIN AND VENT SYSTEMS**Repair or Replace**

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



4.10 Item 1(Picture)

6(B) . Hall Bath

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

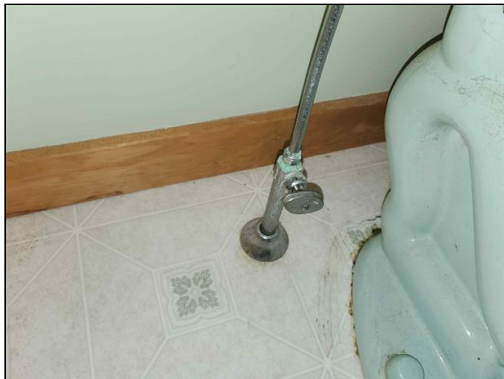
(1) Shower diverter valve in the hall bath is not functioning properly. Recommend to replace diverter valve as needed by a qualified plumber.



6.8.B Item 1(Picture)



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



6.8.B Item 2(Picture)

9. Plumbing System

9.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Not Inspected



View septic report when available.

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Heating Cooling / Summary



A1 House Prep LLC and Inspections

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

Customer
Nelson Brown

Address
2577 Old Bethlehem Pike
Sellersville Pa 18960

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

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

Not Inspected



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

10.8 COOLING AND AIR HANDLER EQUIPMENT

Inspected



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

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

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