



Inspection Report

Susan Douglas

Property Address:
124 Fairway Dr
Harleysville Pa 19438



A1 House Prep LLC and Inspections

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

Date: 09/29/20	Time: 10:00 AM	Report ID: 6921 Susan Douglas
Property: 124 Fairway Dr Harleysville Pa 19438	Customer: Susan Douglas	Real Estate Professional: Michelle Hunsberger Alderfer Real Estate

Comment Key or Definitions

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

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

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

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

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

Style of Home:

Colonial

Client Is Present:

Yes

Radon Test:

Yes

Termite Test:

Yes

Mold Test:

No

Water Test:

No

Weather:

Cloudy

Temperature:

Over 65

Rain in last 3 days:

Yes

Age of Home:

120 years old

Summary



A1 House Prep LLC and Inspections

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

Customer
Susan Douglas

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

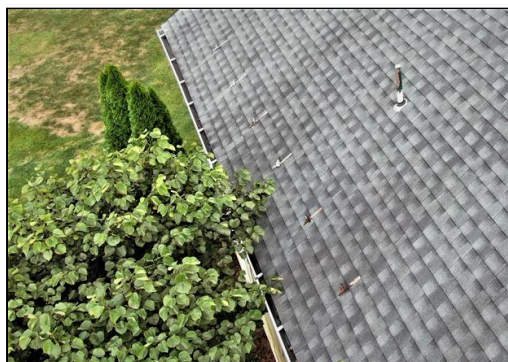
1. Roofing / Chimneys / Roof Structure and Attic

General Summary

1.0 ROOF COVERINGS

Repair or Replace

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



1.0 Item 1(Picture)

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Inspected

Capped off chimney in attic. **FYI**



1.2 Item 1(Picture)

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

Inspected

ATTIC VIDEO

View ATTIC VIDEO for more information.



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

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

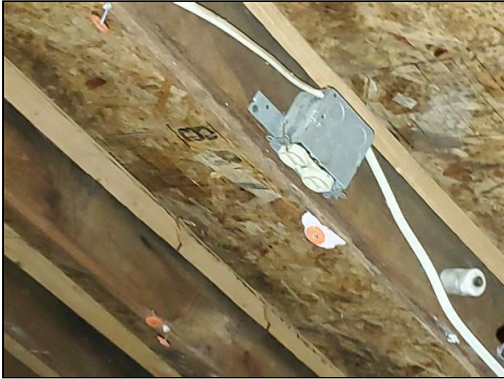
Inspected

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

1.9 VISIBLE ELECTRIC WIRING IN ATTIC

Repair or Replace

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



1.9 Item 1(Picture)

1.10 STEPS, STAIRWAYS AND RAILINGS

Repair or Replace

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



1.10 Item 1(Picture)

2. Exterior

General Summary

2.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace

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



2.0 Item 1(Picture)



2.0 Item 2(Picture)

2.2 DOORS (Exterior)

Repair or Replace

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



2.2 Item 1(Picture)

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

Inspected

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



2.3 Item 1(Picture)



2.3 Item 2(Picture)

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



2.3 Item 3(Picture)

2.3 Item 4(Picture)

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



2.3 Item 5(Picture)

3(A) . MAIN KITCHEN

🏠 General Summary

3.3.A DOORS

Repair or Replace

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



3.3.A Item 1(Picture)

3.5.A WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

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



3.5.A Item 1(Picture)

3.13.A RANGES/OVENS/COOKTOPS

Repair or Replace

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



3.13.A Item 1(Picture)

3(B) . InLaw Kitchen

🏠 General Summary

3.0.B FLOORS

Repair or Replace

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



3.0.B Item 1(Picture)

4(C) . Living Room

General Summary

4.0.C WINDOWS (REPRESENTATIVE NUMBER)

Inspected

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

4(D) . Dining Room

General Summary

4.0.D WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

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



4.0.D Item 1(Picture)

4(E) . Family Room

General Summary

4.0.E WINDOWS (REPRESENTATIVE NUMBER)

Inspected

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

4(F) . Office

General Summary

4.0.F WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

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



4.0.F Item 1(Picture)

4(G) . Owners Suite

General Summary

4.0.G WINDOWS (REPRESENTATIVE NUMBER)

Inspected

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

4(H) . Bedroom #2

General Summary

4.1.H WALLS

Repair or Replace

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

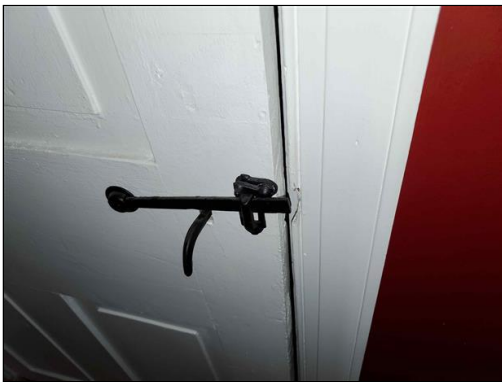


4.1.H Item 1(Picture)

4.2.H DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

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



4.2.H Item 1(Picture)

4(I) . Bedroom #3

🏠 General Summary

4.2.I DOORS (REPRESENTATIVE NUMBER)

Inspected

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



4.2.I Item 1(Picture)

4(K) . In Law Bedroom

Electrical Summary

4.7.K OUTLETS SWITCHES AND FIXTURES

Repair or Replace

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



4.7.K Item 1(Picture)

6. Laundry Area

General Summary

6.7 WASHER

Not Inspected

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

6.8 DRYER

Not Inspected

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

7. Electrical System

General Summary

7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected

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

7.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Inspected

The main panel box is located in the basement.

7.8 CARBON MONOXIDE DETECTORS

Inspected

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

8. Plumbing System

General Summary

8.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Inspected

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



8.3 Item 1(Picture)

8.5 MAIN FUEL SHUT OFF (Describe Location)

Inspected

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



8.5 Item 1(Picture)

8.6 RADON SYSTEM

Not Present

[RADON INFORMATION](#)

View radon report when available

Plumbing Summary

8.7 SUMP PUMP

Repair or Replace

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



8.7 Item 1(Picture)

9. Heating / Central Air Conditioning

🏠 General Summary

9.6 FIREPLACE/WOODBURNER

Inspected

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

🌡️ Heating Cooling / Summary

9.0 HEATING EQUIPMENT

Inspected

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

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

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

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

Not Inspected

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

9.8 COOLING AND AIR HANDLER EQUIPMENT

Inspected

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

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

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

10. Structural Components

General Summary

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

Inspected

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

10.10 VENTILATION OF FOUNDATION AREA (crawl space or basement)

Inspected

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

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

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