



## 620 Shuttle Hill Road

August 26th, 2022

Inspected *by* Bradley W. Koser

Prepared *for* Jason

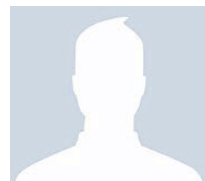
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**Buyer's Agent**



Bowen Agency Realtors

**Seller's Agent**



Real Broker LLC

## ☰ SITE DETAILS

### APPROXIMATE HUMIDITY

76%

### ESTIMATED SQUARE FEET

1918

### INSPECTION FEE

\$325

### NUMBER OF STORIES

One

### STYLE

Ranch

### WEATHER CONDITIONS

Partly cloudy throughout the day.

### YEAR BUILT

1984

### APPROXIMATE TEMPERATURE

75° F

### IN ATTENDANCE

Client

B Safe Home Inspections LLC

### NUMBER OF BEDROOMS

Four

### OCCUPANCY

Vacant

### TYPE OF BUILDING

Single Family

### WEATHER CONDITIONS

Clear

Cloudy

# 1 · ROOFING

5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, uses, and chimneys that are not readily accessible. C. other installed accessories.

## GENERAL / ROOF TYPE / INSPECTION METHOD

### INSPECTION METHOD

- Ground
- Ladder
- Roof

### ROOF TYPE/STYLE

- Gable

## COVERINGS

### MATERIAL

- Asphalt

### SHINGLES MISSING

- Shed Roof

### EXPOSED NAILS

- Shed and House Roof

### DAMAGED COVERINGS

- Vent Pipe Boot

## 1.1 · SHINGLES MISSING

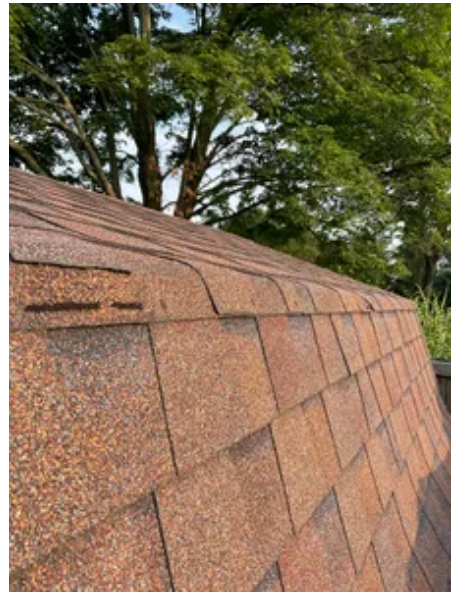
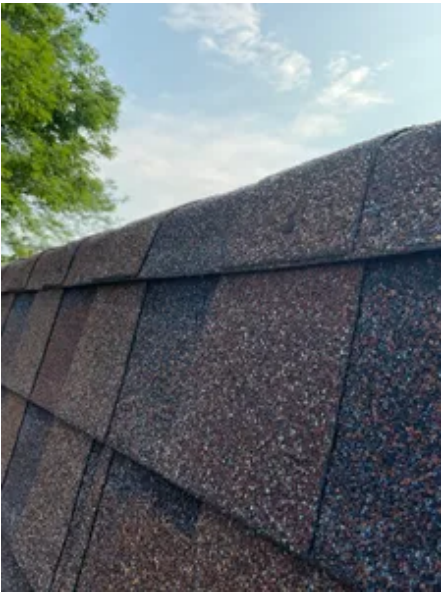
Observations



Observed areas that appeared to be missing sufficient coverings. Recommend further evaluation by a qualified contractor.

## 1.2 · EXPOSED NAILS

Informational



Under-driven or exposed nails were found in one or more roof coverings. Recommend further evaluation by a qualified contractor.

### 1.3 · DAMAGED COVERINGS

Observations





Roof coverings exhibited general damage that could affect performance. Recommend a qualified roofer evaluate and repair.

## FLASHINGS

### ⓘ MATERIAL

Aluminum

Asphalt

## ROOF DRAINAGE SYSTEMS

### ⓘ GUTTER MATERIAL

Aluminum

### ⓘ DOWNSPOUTS DRAIN NEAR HOUSE

East and North sides of house

## 1.4 · DEBRIS

Observations



Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

Here is a DIY resource <http://www.lowes.com/projects/repair-and-maintain/gutter-cleaning-and-repair/project> for cleaning your gutters.

## 1.5 · DOWNSPOUTS DRAIN NEAR HOUSE

Recommend Action



One or more downspouts drain too close to the homes foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend further evaluation by a qualified contractor to have drain at least 6 feet from the foundation.

Here is a helpful DIY link <https://www.thisoldhouse.com/how-to/how-to-drain-downspout-water-flow-away-house> and video on draining water flow away from your house.

## SKYLIGHTS, CHIMNEYS & ROOF PENETRATIONS

## 1.6 · LOOSE BRICKS/MISSING MORTAR

### Observations



Minor cracks in mortar. Recommend further evaluation by a qualified Masonry contractor.

## 2 · EXTERIOR

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

### GENERAL INSPECTION METHOD

#### INSPECTION METHOD

Attic Access

Visual

### DECKS, BALCONIES, PORCHES & STEPS



## ⓘ APPURTENANCE-EXTRAS/ADDITIONS

- Front Porch
- Patio
- Shed
- Sidewalk

## ⓘ MATERIAL

- Concrete

### 2.1 · MATERIAL

Informational



No issues at the time of inspection.

### EAVES, SOFFITS & FASCIA

### 2.2 · NO ISSUES FOUND AT THE TIME OF INSPECTION.

Informational



No issues found at the time of inspection

## SIDING, FLASHING & TRIM

### ⓘ SIDING/FLASHING/TRIM MATERIAL

- Brick
- Metal
- Vinyl

### ⓘ SIDING STYLE

- Channel

## ⓘ CRACKING - MINOR

- West side of house

### 2.3 · CRACKING - MINOR

Observations



Small crack in siding on West side of house. Recommend monitoring. Repair as needed.

## WALKWAYS, PATIOS & DRIVEWAYS

### ⓘ DRIVEWAY AND WALKWAY MATERIALS

- Asphalt
- Concrete

### 2.4 · DRIVEWAY AND WALKWAY MATERIALS

Informational



Asphalt

## 2.5 · DRIVEWAY CRACKING - MINOR

Observations



Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have driveway contractor patch/seal.

## EXTERIOR DOORS

ⓘ EXTERIOR ENTRY DOOR MATERIAL

Steel

Wood



## 2.6 · NO ISSUES FOUND AT THE TIME OF INSPECTION.

Informational

No issues found at the time of inspection

# 3 · AIR CONDITIONING

9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground source, water source, solar, and renewable energy technologies.

## GENERAL(TYPE)

ⓘ TYPE

Air Conditioner

Heat Pump

## COOLING EQUIPMENT

ⓘ LOCATION

Exterior West

ⓘ BRAND

Unknown

ⓘ ENERGY SOURCE/TYPE

Electric

## 3.1 · BRAND

Recommend Action



No information tag on unit. Looks to be at or near end of life. Recommend further evaluation by a qualified heating and cooling contractor.

## 4 · INTERIORS

10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function.

10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

### CEILINGS

CEILING MATERIAL

Gypsum Board

### WALLS

## WALL MATERIAL

- Drywall
- Gypsum Board

## WINDOWS

### WINDOW MANUFACTURER

- Andersen

### WINDOW TYPE

- Casement

#### 4.1 · DAMAGED

##### Observations



One or more windows appears to have general damage, but are operational. Recommend a handyman or contractor paint, lubricate & adjust as necessary.

## FLOORS

## ⓘ FLOOR COVERINGS

- Carpet
- Engineered Wood
- Laminate
- Vinyl

# 5 · FIREPLACES AND FUEL-BURNING APPLIANCES

<p>12.1 The inspector shall: A. inspect: 1. fuel-burning replaces, stoves, and replace inserts. 2. fuel-burning accessories installed in fireplaces. 3. chimneys and vent systems. B. describe systems and components listed in 12.1.A.1 and .2. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and replace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning replaces and appliances located outside the inspected structures. B. determine draft characteristics. C. move fireplace inserts and stoves or firebox contents.</p>

## CHIMNEY & VENT SYSTEMS

### 5.1 · CHIMNEY LINER DIRTY

Recommend Action



Chimney liner had layer of creosote dust, so underlying structure couldnt be inspected for cracks. Recommend qualified chimney sweep company inspect and/or clean.

## GENERAL TYPE



## 📄 FIREPLACE TYPE

Wood

### 5.2 · FIREPLACE TYPE

Informational

Everything looked operational at time of inspection. Blower fan was operational at the time of inspection.

## 6 · APPLIANCES

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function.

10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

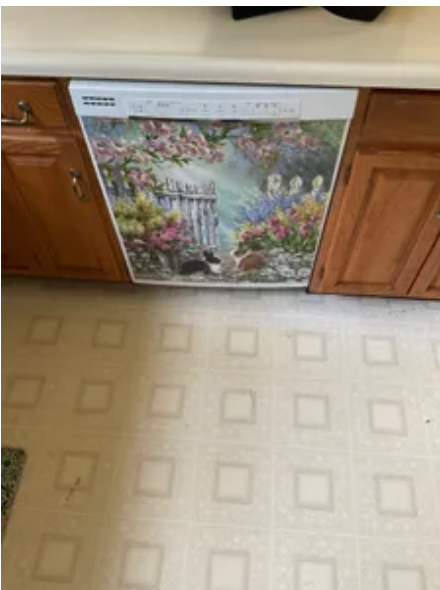
### DISHWASHER

## 📄 BRAND

GE

### 6.1 · OPERATIONAL

Operational



Operational at time of inspection.

## RANGE/OVEN/COOKTOP

ⓘ RANGE/OVEN BRAND

Kenmore

ⓘ EXHAUST HOOD TYPE

Re-circulate

### 6.2 · OPERATIONAL AT TIME OF INSPECTION

Operational



Range/Oven/Cooktop were Operational at time of inspection.

## REFRIGERATOR

ⓘ BRAND

Whirlpool

### 6.3 · OPERATIONAL

Operational



Refrigerator operational at time of inspection.

## 7 · PLUMBING

6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re-extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply low and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

### DRAIN, WASTE, & VENT SYSTEMS

MATERIAL

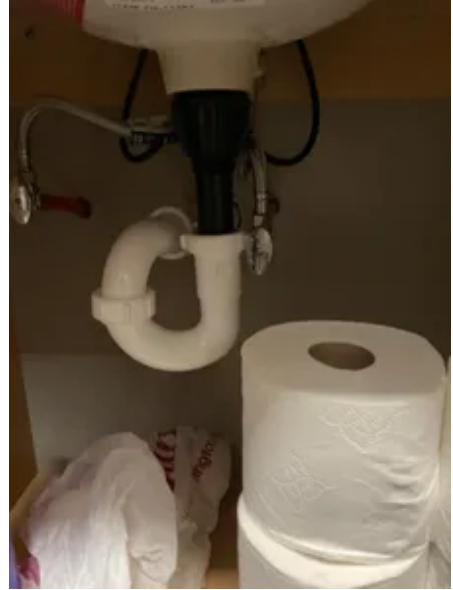
PVC

DRAIN SIZE

1 1/2"

#### 7.1 · DRAIN SIZE

Informational



Operational at time of inspection.

## GENERAL

### ① MAIN WATER SHUT-OFF DEVICE (LOCATION)

- Basement
- Basement bedroom closet

### 7.2 · MAIN WATER SHUT-OFF DEVICE (LOCATION)

Informational





Main water shut off

## WATER HEATER

### LOCATION

Basement

### MANUFACTURER

Rheem

### POWER SOURCE

Electric

### CAPACITY

50-Gallons

## 7.3 · ANNUAL MAINTENANCE FLUSH NEEDED

### Observations

Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency. Recommend a qualified plumber service and flush.

Here is a DIY link to help <http://www.familyhandyman.com/plumbing/water-heater/how-to-flush-a-water-heater/view-all>.

## 7.4 · MANUFACTURER

Operational

Operational at time of inspection.

## 7.5 · CAPACITY

Informational



Manufactured in 2019

## 7.6 · IMPROPER INSTALLATION

Recommend Action



Recommend adding a drip pan under water heating. A drip pan will prevent unexpected leaks in the home.

# 8 · ELECTRICAL

7.1 The inspector shall: A. inspect:

1. service drop.
2. service entrance conductors, cables, and raceways.
3. service equipment and main disconnects.
4. service grounding.
5. interior components of service panels and subpanels.
6. conductors.
7. overcurrent protection devices.
8. a representative number of installed lighting fixtures, switches, and receptacles.
9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe:
10. amperage rating of the service.
11. location of main disconnect(s) and subpanels.
12. presence or absence of smoke alarms and carbon monoxide alarms.
13. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect:
14. remote control devices.
15. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices.
16. low voltage wiring systems and components.
17. ancillary wiring systems and components not a part of the primary electrical power distribution system.
18. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.

## SERVICE ENTRANCE CONDUCTORS

### ⓘ ELECTRICAL SERVICE INSTALLATION AND CONDUCTORS

- 220 Volts
- Aluminum
- Below Ground

#### 8.1 · OPERATIONAL

Operational

Operational at time of inspection

#### 8.2 · ELECTRICAL SERVICE INSTALLATION AND CONDUCTORS

Informational



Operational at time of inspection.

## PANEL-SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

### ⓘ PANEL LOCATIONS

Basement

### ⓘ PANEL MANUFACTURER

Square D

### ⓘ PANEL TYPE

Circuit Breaker

### ⓘ PANEL CAPACITY

200 AMP

## 8.3 · PANEL TYPE

Informational



No issues at the time of inspection.

#### 8.4 · PANEL CAPACITY

Operational



200 amp service

### DEFECTIVE-CONNECTED DEVICES AND FIXTURES

ⓘ COVER PLATES DAMAGED

In garage

#### 8.5 · INOPERABLE SWITCH

Informational





Could not operate switch at time of inspection. Recommend further evaluation by a qualified electrical contractor.

## 8.6 · COVER PLATES DAMAGED

Recommend Action



Receptacle has a damaged cover plate. Recommend replacement by a handyman or contractor.

## 9 · HEATING

8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, uses, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

## HEATING EQUIPMENT

### ⓘ HEAT TYPE

Forced Air

### ⓘ BRAND

Carrier

### ⓘ ENERGY SOURCE

Electric

### ⓘ FILTER TYPE

Cartridge

### 9.1 · HEAT TYPE

Informational

All operational at time of inspection.

### 9.2 · BRAND

Recommend Action



Manufactured in 1996. Past life expectancy. Recommend further evaluation by a qualified heating and cooling contractor.

### 9.3 · FILTER TYPE

Informational



In return duct at furnace.

### 9.4 · FILTER SIZE

Informational



16 X 20

## 9.5 · SERVICING/CLEANING

Informational

Furnace should be cleaned and serviced annually. Recommend a qualified Heating and cooling contractor clean, service and certify furnace.

Here is a resource <https://www.directenergy.com/learning-center/home-improvement/importance-of-furnace-maintenance> on the importance of furnace maintenance.

# 10 · INSULATION AND VENTILATION

11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation.

## ATTIC INSULATION

ⓘ INSULATION TYPE

Batt

## 10.1 · INSULATION TYPE

Informational



See photos

## 10.2 · RECOMMENDED R-VALUE

Informational

Recommended attic insulation R-value in Pennsylvania is between R-39 and R-60

## ATTIC VENTILATION

### ⓘ ATTIC VENTILATION TYPE

- Ridge Vents
- Soffit Vents

## EXHAUST SYSTEMS

## 10.3 · OPERATIONAL AT TIME OF INSPECTION

Informational

All in good working condition at the time of inspection.

# 11 · STRUCTURAL COMPONENTS



3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe:
4. the methods used to inspect under floor crawlspaces and attics.
  5. the foundation.
  6. the floor structure.
  7. the wall structure.
  8. the ceiling structure.
  9. the roof structure.
- 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

## CEILING STRUCTURE

### ⓘ MATERIAL

Wood

### 11.1 · MATERIAL

Informational



No issues at the time of inspection

## FLOOR STRUCTURE

ⓘ MATERIAL

- Wood joists

ⓘ SUB-FLOOR MATERIALS

- OSB
- Plywood

## FOUNDATION, BASEMENT & CRAWLSPACES

ⓘ MATERIAL

- Concrete
- Masonry Block

ⓘ BASEMENT/CRAWLSPACE FLOOR

- Concrete

## ROOF STRUCTURE & ATTIC

ⓘ MATERIAL

- Plywood
- Wood

ⓘ TYPE

- Gable

### 11.2 · MATERIAL

Informational



No issues found at time of inspection.

## WALL STRUCTURE

### ⓘ MATERIAL

Wood

## GENERAL-INSPECTION METHODS

### ⓘ INSPECTION METHOD

Attic Access

Visual