

2468 Sample Lane, Elkins Park, PA 19027



**Confidential Inspection Report**  
**2468 Sample Lane**  
**Elkins Park, PA 19027**

**Prepared for: Somebody Sample**



**Prepared by: Abundant Home Inspection Services**  
**7715 Crittenden Street #315**  
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2468 Sample Lane, Elkins Park, PA 19027

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July 17, 2008

**Summary Page(s)**  
Prepared for Somebody Sample  
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**SPECIAL FEATURES**

*EXTERIOR:*

Attractive colonial with 5 bedrooms and 2.5 baths. New kitchen with upgraded appliances and island breakfast bar. Large rooms with beautiful hardwood flooring.

*INTERIOR:*

Freshly painted interior. Decorative molding/woodwork. Master suite with lots of closet space, Large cedar closet. Built in shelves, Partly finished basement

**This summary page is merely an aid for all parties involved in this transaction.** The summary does not reflect the overall visible condition of the property. It is strongly recommend that you review the inspection agreement, cover letter and the ENTIRE report with your agent (if applicable) as a means of obtaining full disclosure of the overall visible condition of the property at the time of the inspection and to address any other concerns you may have.

Client is advised that this is not a proposal for execution of work. Also, prices/estimates are not given; actual cost of repair, replacement, upgrading or maintenance varies between contractors sometimes significantly. This list is comprised from the inspectors general knowledge of similar defects and is not intended to imply and should not be construed as a warranty or guarantee of any kind.

**Verify - Defect**

**Verify:** Indicates a system or component is not operating properly, is significantly deficient or is damaged in a way to make unstable or insufficient and usually will require some level of repair or replacement to restore it to a serviceable condition. Confirmation of the condition and/or operation of the item with the seller or appropriate licensed specialist prior to settlement is strongly recommended. -OR- The system was off or not accessible and could not be inspected. Confirming the condition and/or operation of the system with the seller or licensed specialist prior to settlement is strongly recommended. It is also recommended that any subsequent defects found be repaired/replaced as necessary to ensure proper operation of the system and/or component.

**EXTERIOR**

*SIDING/WALL CLADDING:*

While asbestos testing and other chemical testing are beyond the scope of our inspection, the inspector's experience leads her to suspect that the siding at the left and at the right of the home may contain asbestos. Asbestos materials are considered safe by the EPA if they are not disturbed, torn, ripped or damaged. If there are any concerns regarding asbestos materials, we recommend contacting a licensed abatement contractor for further information.

**FOUNDATION / STRUCTURE**

\* \* \* \* \*

*FLOOR CONDITION:*

Cracks and heaving with efflorescence are present at the rear right of the basement. Efflorescence is a whitish mineral deposit left behind from persistent exterior water/ moisture penetration. Recommend further evaluation by a foundation specialist. (Verify)

\* \* \* \* \*

*WALL CONDITION:*

Where the foundation wall is visible efflorescence is present. Evidence of water penetration is present around the perimeter of the basement wall and on the carpeting. Recommend further evaluation by a qualified basement specialist. (Verify)

**ROOF**

\* \* \* \* \*

*ROOF CONDITION - MAIN ROOF*

Missing/loose slate shingles at the rear right side of the home. This condition will eventually cause water damage to the roof framing and interior ceiling and wall. Recommend repair/replacement by a licensed roofer with experience with slate roofs. (Maint.),(Verify)

*FLASHINGS: MAIN ROOF*

Sealing/repair of all flashings including around the plumbing vents and chimney is recommended (see attic comments). (Maint.)(Verify)

\* \* \* \* \*

*ROOF CONDITION - UPPER PENT ROOF*

There are several cracked, damaged and loose slate shingles. The wood sheathing (structural part of the roof) is exposed. Recommend

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repair/replacement to prevent water damage to the interior ceiling and wall. (Verify)

**FLASHINGS: - UPPER PENT ROOF**

Flashing is loose at the front left, 1st floor dormer. Repair/sealing of all flashings is recommended. (Maint.) (Verify)

**ATTIC**

\* \* \* \* \*

Roof

Moisture stains present on the roof sheathing around the plumbing pipe vent. Those stains that could safely be reached tested moist to wet at time of inspection, indicating recent or ongoing leakage from above. (Maint.)(Verify)

INSULATION TYPE:

Insulation is wet at: the lower left side. This condition can lead to mold build up in the attic. Recommend removal to the wet insulation and replacement. (Maint.)(Verify)

**PLUMBING**

SUPPLY PIPES:

Major corrosion is noted, Leaks noted at: the elbow/fittings (where pipes are connected). (Verify)

WASTE PIPES:

Leaks noted in the piping under the steps. Recommend repair/replacement. (Verify)

**HEATING SYSTEM**

\* \* \* \* \*

T/P RELIEF VALVE:

There is evidence of leaking on the discharge line indicating replacement of the temperature pressure relief valve may be necessary. (Verify)

BURNERS:

Severe rust and scale are present in the burner compartment which indicates this unit has not been properly maintained. (Verify) Evidence of leaking is present beneath the boiler. (Verify)

**ELECTRICAL SYSTEM**

MAIN PANEL LOCATION:

The panel is installed directly on the masonry wall. This is considered improper as this may allow for moisture to penetrate the panel. Recommend mounting onto a wood frame. (Verify)

**BATHROOMS**

\* \* \* \* \*

TOILET:

The toilet bowl at the master bathroom is significantly loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Re-sealing and re-securing of this unit is recommended to prevent water leakage and damage. (Verify)

**INTERIOR**

\* \* \* \* \*

CEILINGS:

Moisture stains observed in: the foyer under the master bath, in the foyer to the left just as you come into the home and in the dining room in the left side corner over the window . Stains tested active at time of inspection. (Maint.)(Verify)

**Safety - Defect Summary**

**Safety:** Indicates a condition that is unsafe and in need of prompt attention. Failing to take appropriate action to correct a safety issue may endanger the occupants of the home up to and including serious injury, death and personal property. Seeking service of a licensed specialist is recommended. It is also recommended that any subsequent defects found be repaired/replaced as necessary to ensure proper operation of the system and/or component.

**EXTERIOR**

FRONT STAIRS/HANDRAILS:

Handrail is loose and damaged. Recommend repair/replacement. (Maint)(Safety)

**PLUMBING**

WATER HEATER:

T/P RELIEF VALVE:

The discharge line is not installed on the temperature/pressure relief valve. Installing of a rigid 3/4" diameter discharge line and extending to within 6" of the floor is recommended. (Safety)

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## HEATING SYSTEM

\* \* \* \* \*

### T/P RELIEF VALVE:

A temperature/pressure relief valve is installed as a safety feature. A discharge line is present, but should be extended to within 6" of the floor. (Safety)

## ELECTRICAL SYSTEM

### SERVICE ENTRANCE:

Power supply is overhead/service drop. The weather head is loose, not properly attached to the building. Recommend resealing. (Maint)(Safety)

### CONDUCTORS:

#### BRANCH CONDUCTOR TYPE:

Some abandoned or disconnected uncapped wiring is found inside the main panel. These wires should be appropriately terminated or removed so there is no chance of them touching a live component. Recommend correction by a licensed electrician. (Verify)

### SWITCHES & OUTLETS:

The outlet on the wall leading to/shared with the addition tested ungrounded. (Safety) 3 prong ungrounded outlets are present at throughout the 2nd floor. Recommend these outlets be grounded or protected on a GFI circuit. (Safety) Reverse polarity is noted at the outlet in the garage. The hot and neutral wires are reversed. This condition is usually corrected by wiring adjustments at the specific item. Recommend repair to prevent shock and/or equipment damage. (Safety)

### VISIBLE JUNCTION BOXES:

Cover is missing on junction box at: the rear right side of the basement and near the basement steps. Recommend installing cover plates to prevent shock. (Safety)

## LAUNDRY

\* \* \* \* \*

### DRYER HOOKUP:

Dryer has a vinyl exhaust. This is not recommended due to fire safety concerns. Recommend replacement with a rigid metal exhaust. (Safety)

## KITCHEN

### INTERIOR COMPONENTS:

#### SWITCHES/FIXTURES/OUTLETS:

The GFCI outlet at the island did not trip when tested. This is an indication of improper wiring or the outlet is defective. Recommend repair/replacement. (Safety)

## INTERIOR

\* \* \* \* \*

### FIREPLACE CONDITION:

Cracks in mortar joints of fire brick. This can be a fire safety hazard. Re-pointing/sealing with fireplace rated materials is recommended. (Maint.)(Safety) Recommend cleaning prior to use. (Safety) There is an excessive amount of ash in the fireplace clean out at the basement. Recommend cleaning prior to use of the fireplace. (Safety)

## Monitor - Defect Summary

**Monitor:** Indicates the system or component was functioning at the time of the inspection. Due to the age or condition observed, this item should be monitored for any change in current condition as it may be near the end of its serviceable life and/or will require some level of maintenance, repair or replacement in the near future. You should plan or budget for additional expenses on this component or have it evaluate further by a licensed specialist. It is also recommended that any subsequent defects found be repaired/replaced as necessary to ensure proper operation of the system and/or component.

## EXTERIOR

### SIDING/WALL CLADDING:

Vines are on the house at the rear. This is not a good idea for vines hold moisture, promote insect damage and deteriorate brick and mortar. Ivy/vines have a very strong grip and can puncture paint surfaces, grow behind siding, loosen it and grow under sills. Recommend removal. (Monitor)

### FOUNDATION:

Loose/missing concrete/stucco at the front left side of the home. This condition can lead to water/moisture damage and pest (W/DI) infestation. Recommend repairing/sealing. (Monitor)

## FOUNDATION / STRUCTURE

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\* \* \* \* \*

**WALL CONDITION:**

Efflorescence is present on the foundation walls. Efflorescence is a mineral deposit left behind from persistent exterior water infiltration. (Maint.)(Monitor)

**ROOF**

\* \* \* \* \*

**FLASHINGS: Lower Rear Roof**

Flashing has gaps/openings where the roof meets the siding. Caulking/sealing of all flashings is recommended. (Maint.)(Monitor)

\* \* \* \* \*

**ROOF CONDITION - Lower Rear Roof**

Roofing materials show signs of age and wear with granule loss. (Monitor)

**PLUMBING**

**WASTE PIPES:**

Rust/Corrosion noted in cast iron pipe at the rear of the basement at the rear wall. No leaking observed in this area however, the front portion of the cast iron pipe near the doorway has been replaced with plastic (ABS pipe). Repair/replacement of cast iron drain waste pipe may be needed in the near future. (Maint)(Monitor)

Other items are in the inspection report and should receive eventual attention. Be sure to read the ENTIRE report, all binder information and definition of terms *Maint, Monitor, Upgrade, Safety, Verify* and address all items/issues of concern before closing. As stated in the Home Inspection Agreement, client agrees to use the Final Walk Through Check List and inspection report to perform a final walk through examination of the property 48-72 hours prior to closing to insure all systems and components are still functional. Client also agrees to fax, email or mail the completed Final Walk Through Check List to our office within 15 days of closing.

Thank you for selecting **Abundant** for your pre-purchase home inspection needs. If you have any questions regarding the inspection report or the home, please feel free to call 215-849-6671. Your inspector is available for an over the phone post-inspection consultation to answer questions and make sure the report comments are clear.

Sincerely,  
Simone Cartwright, ASHI#246844, License #37125  
Abundant Home Inspection Services  
**Your Personal Building Consultants For Life**

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## CLIENT & INSPECTION INFORMATION

**Inspection Performed By:**  
**Abundant Home Inspection Services**  
P.O. Box 18899  
Philadelphia, PA 19119  
267-303-3329 (phone), 215-849-6671 (fax)

### CLIENT & SITE INFORMATION:

**REPORT NO.:** 20080717.

**DATE OF INSPECTION:** July 17, 2008.

**TIME OF INSPECTION:** 9:00 a.m.

**CLIENT NAME:** Somebody Sample.

**INSPECTOR:** Simone Cartwright - ASHI #246844.

**AGENT/REP:** Somebody's Agent- Somebody Real Estate Company 222-444-5555.

**PARTIES PRESENT:** Buyer, Buyer's Agent.

**HOUSE STATUS:** Vacant.

**INSPECTION SITE:** 2468 Sample Lane, Elkins Park, PA 19027.

### CLIMATIC CONDITIONS:

**WEATHER:** Clear.

**SOIL CONDITIONS:** Dry.

**APPROXIMATE TEMPERATURE:** 80-90 degrees.

### BUILDING CHARACTERISTICS:

**ESTIMATED AGE OF HOUSE:** Unknown.

**BUILDING TYPE:** Colonial.

**STORIES:** 3 stories.

### UTILITY SERVICES:

**WATER SOURCE:** Public.

**SEWAGE DISPOSAL:** Public.

**UTILITIES STATUS:** All utilities on.

### DEFINITIONS

**Serviceable:** The system or component is in satisfactory condition and is serving the purpose for which it was intended.

**Maintenance (Maint):** Indicates a system or component requiring some level of normal maintenance which is necessary on all homes due to normal wear and tear related to owning any property. And/Or maintenance is required to; prolong the remaining life, prevent moisture/water damage and/or prevent future damage or deterioration.

**Monitor:** Indicates the system or component was functioning at the time of the inspection. Due to the age or condition observed, this item should be

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monitored for any change in current condition as it may be near the end of its serviceable life and/or will require some level of maintenance, repair or replacement in the near future. You should plan or budget for additional expenses on this component or have it evaluated further by a licensed specialist. (A licensed specialist is defined as one who possesses a license or credential for a specific trade (i.e. electrician for electrical work).

**Upgrade:** Indicates improvements which are recommended but not required. Item may not have been required or may not have been common practice at the time of construction. Upgrading is recommended to enhance safety, efficiency and/or comfort.

**Safety:** Indicates a condition that is unsafe and in need of prompt attention. Failing to take appropriate action to correct a safety issue may endanger the occupants of the home up to and including serious injury, death and your personal property. Seeking service of a licensed specialist is recommended.

**Verify:** Indicates a system or component is not operating properly or is significantly deficient or is damaged in a way to make it unstable or insufficient and will usually require some level of repair or replacement to restore it to serviceable condition. Confirmation of the condition and/or operation of the item with the seller or appropriate qualified specialist prior to settlement is strongly recommended. -OR- The system was off or not accessible and could not be inspected. Confirming the condition and/or operation of the system with the seller or licensed specialist prior to settlement is strongly recommended.

**Information:** This information is included to enhance your understanding of the system or component.

**Terms:** Right, Left, Front, Rear are based on standing in front of the property facing the building.

#### REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his/her own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his/her visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Any disagreement or dispute arising as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

## EXTERIOR

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Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. The inspection does not include identification of insulation type, R-values or environmental hazards. No testing for lead based paint is performed. This inspection is not intended to address or include any geological conditions or site stability information. Any reference to the grade is limited to only the areas around the exterior of the exposed foundation or exterior walls. Water is the most common cause of a homes deterioration. All exterior grading should allow for surface and roof water to flow away from the foundation. This inspection does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Minor cracks are typical in walks, driveways and foundations and most do not represent a structural concern. All concrete slabs experience some degree of settlement.

Our focus on chimneys is directed at identifying visible damage/deterioration. Examination of concealed or inaccessible components, such as the presence of a flue liner, cracking, damage or deterioration to the liner, loose or missing mortar at the interior of the chimney and adequacy of installation are all beyond the scope of this inspection. If client has further concerns regarding these items, we recommend a chimney sweep be consulted for a more detailed evaluation. Having the firebox and chimney liner professionally cleaned and inspected annually is recommended.

Retaining walls are mostly used for stabilizing and controlling erosion on steep banks, or are used in terracing a portion of the yard for recreation or landscaping. Retaining walls should be verticle or inclined very slightly toward the embankment. Walls that are leaning forward, cracking, or heaving have reacted to pressure and/or movement. The wall may remain in the leaning position for years, however, ongoing movement can cause the wall to eventually fail.

\* \* \* \* \*

### DRIVEWAY:

Serviceable. Asphalt. Concrete. Common cracking is present. (Maint.)

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### WALKWAYS:

Serviceable. Concrete.

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### FRONT STAIRS/HANDRAILS:

Serviceable. Concrete. Metal handrail. Handrail is damaged. Recommend repair/replacement. (Maint)(Safety)  
There is a loose wood post in the rear on the left side. Recommend securing. (Maint.)

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### RIGHT STAIRS/HANDRAILS:

Serviceable. Concrete.

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### LEFT STAIRS/HANDRAILS:

Serviceable. Concrete. Rod Iron handrail.

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### SIDING/WALL CLADDING:

Serviceable no cracks or damage observed. Asbestos. Stucco. Inspector could not determine condition in all areas due to vegetation overgrowth. Trimming/removal of the overgrowth is recommended. (Maint.) While asbestos testing and other chemical testing are beyond the scope of our inspection, the inspector's experience leads her to suspect that the siding at the left and at the right of the home may contain asbestos. Asbestos materials are considered safe by the EPA if they are not disturbed, torn, ripped or damaged. If there are any concerns regarding asbestos materials, we recommend contacting a licensed abatement contractor for further information.

Cracking is inherent with stucco. All cracks and penetrations should be regularly caulked to prevent water/moisture penetration. Stucco siding has been known to allow water and moisture penetration into the wall cavities at cracks, joints, around window and door frames, and other areas where water can enter causing damage and rot to the underlying structure. We are unable to determine if any damage or moisture problems are present in the wall cavities by a "visual inspection only". Further evaluation by a licensed specialist is recommended to ensure no water damage exists. (Verify)

Vines are on the house at the rear. This is not a good idea for vines hold moisture, promote insect damage and deteriorate brick and mortar. Ivy/vines have a very strong grip and can puncture paint surfaces, grow behind siding, loosen it and grow under sills. Recommend removal. (Maint)(Monitor)

Shrubbery and plants should be trimmed back so there is about 1 to 3 feet of clearance from the house to prevent moisture retention. (Maint)

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**FOUNDATION:**

Concrete. Deteriorated concrete present at: the front right, recommend patching/replacing. (Maint.) Loose/missing concrete at the front left side of the home. This condition can lead to water/moisture damage and pest (WDI) infestation. Recommend patching/sealing. (Maint.)(Monitor)



**FASCIA/SOFFIT TRIM:**

Serviceable. Wood. Metal. Vinyl. Fascia loose at: the right side corner of the lower roof to the addition (facing the street). (Maint.)



**WINDOW FRAMES/TRIM:**

Wood. Metal. Leaves and debris are present around the rear basement windows. This condition will promote moisture and pest damage. (Maint.) Client may wish to install window well covers. These often prove beneficial in reducing the potential for water penetration. (Maint.)

**DOORS/TRIM:**

Serviceable. Wood.

**LOT/GRADE:**

Lot is Flat to sloped.  
Trees touch the house at the rear. This is undesirable as it could lead to roof damage, moisture damage/penetration and/or pest infestation. (Maint.)  
Soil level is too high at the rear of the home, it is in contact with the siding. This is undesirable as it could lead to moisture damage/penetration or pest infestation. (Maint.)

\* \* \* \* \*

**CHIMNEY LOCATION:**

Right.

**CHIMNEY TYPE:**

Masonry.

**CHIMNEY CONDITION:**

Appears serviceable. View from the ground with binocular and from the eaves of the roof with ladder.

**COMMENTS:**

At the rear of the home it appears that an air conditioner condenser has been remove. Recommend removal of abandoned wiring. (Verify)  
A section of the radon mitigation system has been removed. Recommend repair/replacement. (Verify)

## FOUNDATION / STRUCTURE

Finished or partially finished basements limit the visual accessibility of many components in the basement such as electrical systems, plumbing, heating ducts, framing, walls and floors. Note: All slabs (floors) experience some degree of cracking due to the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Finishes are not removed for this inspection.

Foundations are inspected for evidence of water penetration and unusual cracks. Minor cracks are typical in many foundations and most do not represent a structural problem as all concrete/masonry products experience some degree of cracking due to shrinkage in the drying process. Virtually all foundations are vulnerable to water seepage due to their location below grade. Water seepage and moisture penetration are common problems in foundations usually resulting from inadequate water management above ground. Changing soil conditions and unusual weather can cause leakage even in a previously dry foundation. Most causes can be corrected by improving drainage and grading. All exterior grades should allow for surface and roof water to flow away from the foundation. Based on a one time review, we cannot always detect the evidence or future possibility of water seepage. We suggest inquiring with the seller to understand the history of the property. Routine maintenance procedures can be performed that will help prevent the potential for water penetration.

Excess water or moisture penetration in a crawl space can promote wood decay, mold, mildew or fungus. Regular inspections of the crawl space should be performed to locate and correct these or any other problems which may be observed. Crawl spaces should be adequately ventilated and have a vapor barrier over the exposed ground or gravel. Vents should be open year round as the need for ventilation is as important in the winter as in the summer.

\* \* \* \* \*

**FOUNDATION TYPE:**

Basement.

**FLOOR COVERING**

Carpet. Area carpets.

**FLOOR CONDITION:**

Our review of the floor has been limited due to carpeting. (Verify), Cracks and heaving with efflorescence are present at the rear right of the basement. Efflorescence is a whitish mineral deposit left behind from persistent exterior water/moisture penetration. (Verify)

**SUMP PIT/PUMP:**

Present. Pump was operated and appeared serviceable. A battery backup pump is present, was tested, and operated properly.



**SUMP PUMP PLUMBING:**

Drains to the exterior away from the foundation.

**FOUNDATION WALLS:**

Stone. Stone foundations are prone to absorb ground moisture due to masonry joints and the porosity of stone. (Maint.)(Monitor)

**WALL COVERING**

Drywall. Paint. Parge coating.

**WALL CONDITION:**

Our review of the walls has been limited due to finish. Efflorescence is present, which is a mineral deposit left behind from persistent exterior water infiltration. (Maint.)(Monitor)  
Evidence of water penetration is present around the perimeter of the basement and on the carpeting. (Verify)



**FLOOR JOISTS:**

Serviceable where visible.

**SUBFLOOR:**

Serviceable where visible.

**BEAMS:**

Serviceable where visible. Wood.

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**COMMENTS:**

A stairwell drain is present at the bottom of the stairs coming from the Bilco doors. Concealed piping and its ability/adequacy to drain is not within the scope of our inspection. (Maint.)(Monitor)

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## ROOF

Our evaluation of the roof is to determine if portions are damaged, missing and/or deteriorating and, therefore, subject to possible leaking. Portions of the underlayment and decking are hidden from view and cannot be evaluated. Therefore, our review is not a warranty, guarantee nor a certification against roof leaks or the remaining useful life expectancy of the roof. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Normally, this situation is not present during our inspection.

The typical roof has two basic elements: the deck (or sheathing) and the weather resistant covering. On-going maintenance of the roof covering and effective water run off systems can extend a roof's useful life. Flashings at all roof penetrations should be checked and maintained regularly. Although most flashing is covered, exposed flashing should be firmly secured to the covering or penetration, and adequately sealed to prevent moisture intrusion. Valleys act to divert water from the roof. They should be kept free of debris and monitored for deterioration where visible. We recommend any roof repairs/replacements be performed by a qualified and licensed roofing contractor.

Gutters and subsurface drains are not water tested for leakage or blockage. We recommend constant maintenance to avoid water problems.

\* \* \* \* \*

**LOCATION:**

Main.

**ROOF TYPE:**

Gable construction.

**INSPECTION METHOD:**

Observed from ground with binoculars and from the eaves with ladder due to pitch and material covering type.

**ROOF COVERING:**

Slate.

**NUMBER OF LAYERS:**

Appears to have one layer.

**APPROXIMATE AGE:**

Unknown.

**ROOF CONDITION**

At the front the roofing materials appear to be in serviceable condition at time of inspection. Trimming of tree branches away from the roof is highly recommended. (Maint.)  
 Rear of the main roof was only partially viewed from the ground with binocular due to trees. Missing/loose slate shingle is present at the rear right side of the home. This condition will eventually cause water damage to the roof framing and interior ceiling and wall. Recommend repair/replacement and further evaluation by a licensed roof with experience with slate roofs. (Maint.),(Verify)



**FLASHINGS:**

Drip edge flashings at the eaves/edge of the roof is loose. Recommend securing to prevent moisture penetration. (Maint.) Caulking/sealing of all flashings including around the plumbing vents and chimney is recommended. (Maint.)(Verify)

**GUTTERS/DOWNSPOUTS:**

Serviceable. Aluminum. At the rear right of the home the downspouts discharges to the storm sewer system. The pipe to the storm system is damaged/cracked. Recommend repair and/or sealing. (Maint)  
 At the rear right of the home the aluminum downspout discharges into the cast iron piping to the storm sewer system. The cast iron is damaged/cracked. Recommend repair or sealing this area and adding an extension on to the aluminum downspout. (Maint)

\* \* \* \* \*

**LOCATION:**

Front left side dormer.

**ROOF TYPE:**

Pent.

**INSPECTION METHOD:**

Observed from the eaves with ladder due to size and material covering type.

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**ROOF COVERING:**

Slate.

**NUMBER OF LAYERS:**

Appears to have one layer.

**APPROXIMATE AGE:**

Unknown.

**ROOF CONDITION**

There are several crack, damaged and loose tiles. The sheathing is exposed. Recommend repair/replacement to prevent water damage to the interior ceiling and wall. **(Verify)**



**FLASHINGS:**

Flashing is loose at the front left, 1st floor dormer. Caulking/sealing of all flashings is recommended. **(Maint.) (Verify)**



\* \* \* \* \*

**LOCATION:**

Over the front door.

**ROOF TYPE:**

Gable construction.

**INSPECTION METHOD:**

Observed from the eaves with ladder due to size.

**ROOF COVERING:**

Composition shingles.

**NUMBER OF LAYERS:**

Appears to have one layer.

**APPROXIMATE AGE:**

Unknown.

**ROOF CONDITION**

Roofing materials appear to be in serviceable condition at time of inspection. EXCEPT: There is a damaged shingle at the left side about 3/4 up. Recommend repair/replacement. **(Maint.)**



**FLASHINGS:**

Flashing has gaps where the roof meets the siding. Caulking/sealing of all flashings is recommended. **(Maint.)(Monitor)**

\* \* \* \* \*

**LOCATION:**

Left Lower.

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**ROOF TYPE:** Pent/Hip construction.

**INSPECTION METHOD:** Roof was visually inspected with binoculars and from accessible points on the interior and/or exterior.

**ROOF COVERING:** Composition shingles.

**NUMBER OF LAYERS:** Appears to have one layer.

**APPROXIMATE AGE:** Unknown.

**ROOF CONDITION** Roofing materials appear to be in serviceable condition at time of inspection.

**FLASHINGS:** Flashing has a gap/space between it and the roof shingles. Caulking/sealing of all flashings is recommended. (Maint.)

**GUTTERS/DOWNSPOUTS:** Serviceable. Same as the main roof.

\* \* \* \* \*

**LOCATION:** Right lower.

**ROOF TYPE:** Hip/shed construction.

**INSPECTION METHOD:** Walked.

**ROOF COVERING:** Composition shingles.

**NUMBER OF LAYERS:** Appears to have one layer.

**APPROXIMATE AGE:** Unknown.

**ROOF CONDITION** Roofing materials show signs of age and wear with granule loss. (Monitor)

**FLASHINGS:** Caulking/sealing of all flashings is recommended. (Maint.)

**GUTTERS/DOWNSPOUTS:** Serviceable. Same as main roof.

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## ATTIC

There are basically two types of attics: full and crawl type. A full attic usually has a floor and adequate space for someone to easily walk around. A crawl attic is usually unfinished and has restricted access due to low clearances, deep insulation and no walk planks. Limits of review are determined by type of attic. Water stains around roof penetrations such as chimneys, plumbing and heating vents are very common. Many times, it is difficult to determine if these stains are active as the roof sheathing cannot always be visually inspected entirely due to low clearances, insulation and cathedral roof construction, therefore, our review is not a guarantee nor a certification against roof leaks. Insulation in the attic is one of the best ways to improve energy efficiency. Our report measures insulation by thickness. Generally, the greater the thickness, the more resistance to heat loss.

\* \* \* \* \*

**ATTIC LOCATION:**

3rd Floor.

**TYPE**

Crawl type.

**INSPECTION METHOD:**

Fully accessed.

**FRAMING:**

Roof are Rafters.

**Roof**

Moisture stains present on the roof sheathing around the plumbing pipe vent. Those stains that could safely be reached tested moist to wet at time of inspection, indicating recent or ongoing leakage from above. (Maint.)(Verify)



**INSULATION TYPE:**

Insulation is wet at: the lower left side. (Maint.)(Verify)



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## GARAGE - CARPORT

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Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

### TYPE:

#### LOCATION:

Detached.

#### EXTERIOR:

Masonry. Remove vines from from siding. As vines grow and spread they actually hold on to masonry making it weak and trap water and moisture causing damage to the structure of the garage. (Maint)

### ROOF:

#### TYPE:

Gable.

#### CONDITION:

Roof material shows signs of age and wear with cracked, deteriorating shingles and granule loss. The estimated life expectancy for this type composition shingle is 15-20 years. The roofing material may need replacement within the next 5 years. (Maint)(Monitor)  
Inside of the garage the roof sheathing and rafters are in serviceable condition.

### FLOOR/SLAB:

#### CONDITION:

Appears serviceable, Concrete, Typical cracks noted in floor. These are usually the result of shrinkage of concrete during drying. (Maint), Oil stains noted which can cause slippery conditions. Removal/cleaning is recommended. (Maint)(Safety)

### GARAGE DOOR(S):

#### CONDITION:

Appears serviceable, Wood.

### GARAGE DOOR HARDWARE:

#### CONDITION:

Adjustments needed to the garage door guide. (Maint)

### WINDOWS:

#### CONDITION:

There are blocked/covered windows. Cracked panes are also present. (Maint)

## PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. Water/moisture seepage, pipe leaks and drainage problems are often only visible during or after certain conditions, such as, showers/baths with someone in the tub, consistent running of dishwashers, washing machine, etc. and/or consistent flushing of toilets. It is therefore, impossible to always observe seepage, pipe leaks and drainage problems unless the inspection is performed during or immediately after the running of dishwashers, washing machines, flushing of toilets, baths/showers sufficient or long enough to reveal such problems. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

### MAIN LINE:

**MATERIAL:**

Water supply to this property is provided by a public water system. Copper.

**CONDITION:**

Water meter is located at the rear right side of the basement. Water pressure appears adequate. Valve not tested. There is a leak and corrosion are present from the valve. (Maint)



### SUPPLY PIPES:

**MATERIAL:**

Copper.

**CONDITION:**

Major corrosion is noted, Leaks noted at: the elbow/fittings (where pipes are connected). (Verify)



### PLUMBING WASTE:

**PLUMBING WASTE:**

The waste disposal system appears to be connected to a public sewer system.

### WASTE PIPES:

**MATERIAL:**

Cast Iron. Plastic. ABS. (acrylonitrile butadiene styrene)

**CONDITION:**

Leaks noted in the piping under the steps. Recommend repair/replacement. (Verify)  
Rust/Corrosion noted in cast iron pipe at the rear of the basement at the rear wall. No leaking observed in this area however, the front portion of the cast iron pipe near the doorway has been replaced with plastic (ABS pipe). Recommend repair/replacement to prevent future leaking. (Maint)(Monitor)



### HOSE FAUCETS:

**OPERATION:**

Operated and serviceable at the front of the home. There is a 2nd hose bib at the rear which was not operated. (Verify)

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**VENTS/TRAPS**

**CONDITION:**

Seal flashing around plumbing vent at the rear roof. (Maint) (please read main roof comments)

**WATER HEATER:**

**TYPE:**

Gas.

**Brand**

Bradford-White. Model#MI50363N10 , Serial # ,XH5008961.

**APPROXIMATE AGE:**

7 +/- per ANSI number. (American National Standards Institute), Water heaters 5 years or older may need to be replaced within in the next 5 years. (Monitor)

**CAPACITY:**

50 Gallons.

**LOCATION:**

Basement.



**CONDITION:**

Appears serviceable.

**COLD WATER DISCONNECT:**

Water shut-off valve is present.

**T/P RELIEF VALVE:**

Present. The discharge line is not installed on the temperature/pressure relief valve. Installing of a rigid 3/4" diameter discharge line and extending to within 6" of the floor is recommended. (Safety)

**EXHAUST VENTING:**

Serviceable. Metal.

**BURNER COMPARTMENT:**

Serviceable.

**FUEL SYSTEM:**

**METER/TANK**

**LOCATION-CONDITION:**

The gas meter and main gas valve are located at, Exterior Rear.

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## LAUNDRY

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Laundry appliances are not operated or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. Our inspection is of the visible piping only. 220 volt receptacles are not tested.

Dryer vents can be a fire/health hazard. To enhance safety we recommend:

- ~cleaning the vent pipe.
- ~replacing plastic vents with metal vents.
- ~installing rigid metal vent pipe behind the unit to prevent crimping of the line.
- ~venting to the exterior.

\* \* \* \* \*

**LOCATION:** Kitchen area.

**SINK:** Serviceable.

**FAUCET/SUPPLY PIPES:** Serviceable. Copper. Corrosion is present. (Maint.)(Monitor)

**DRAIN PIPES:** Serviceable. Chrome, Lead.

**WASHER HOOKUP:** Present. Drains to, laundry sink. Valves are in serviceable condition.

**DRYER HOOKUP:** Electric. Dryer has a vinyl exhaust. This is not recommended due to fire safety concerns. Recommend replacement with a rigid metal exhaust. (Safety)

**COMMENTS:** Three prong outlets in the laundry room are in serviceable condition.

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## HEATING SYSTEM

Our evaluation of the heating system is both visual and functional provided power and fuel is supplied to the component. **The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection.** Some furnaces are designed in such a manner that inspection is almost impossible. The inspector cannot light pilot lights or restore fuel to appliances. Safety devices are not tested by the inspector. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. We recommend you evaluate these systems prior to closing. Subjective judgment of system capacity is not a part of the inspection. Normal servicing and maintenance is recommended on a yearly basis.

As the inspector is a generalist and not a specialist it is recommended that you obtain service records from the seller. If no documentation can be provided or the system has not been serviced within the past year it is recommended that you have the seller service the unit prior to settlement to ensure proper operation of the system prior to purchase.

\* \* \* \* \*

**LOCATION:**

Basement.



**THERMOSTAT:**

Serviceable. Located in: first floor hallway.

**BRAND:**

HB Smith, Model #G200W6C0N Serial #J81659.

**APPROXIMATE AGE:**

Unable to determine.

**FUEL:**

Natural gas.

**TYPE:**

Hot water heating. Circulating type.

**T/P RELIEF VALVE:**

A temperature/pressure relief valve is installed as a safety feature. A discharge line is present, but should be extended to within 6" of the floor. **(Safety)** There is evidence of leaking on the discharge line indicating replacement of the temperature pressure relief valve may be necessary. **(Verify)**



**DISCONNECTS:**

A gas shut off valve and electric disconnect are provided for this unit.

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**BURNERS:**

Severe rust and scale are present in the burner compartment which indicates this unit has not been properly maintained. (Verify)



**EXHAUST VENTING:**

Serviceable. Metal pipe.

**RADIATORS/CONVECTORS**

The unit was operated/run. Summer test does not allow for all radiators to get warm/hot. (Verify)

**DISTRIBUTION PIPES:**

Serviceable.

**COMMENTS:**

A base/foundation platform is not installed beneath this unit. Base/platforms are recommended. (Maint.)(Verify)

An expansion tank is present and appears serviceable. These tanks are installed on hot water heating systems to allow for the heated water to have a place to expand into. No leaks present at the time of the inspection, however rust is observed on the bottom of the tank. (Maint)(Monitor)

Rust and evidence of leaking is present on the circulating pump.

Recommend repair/replacement. (Maint)

Corrosion is present on the supply pipe. Recommend repair/replacement.

(Maint)

Evidence of leaking is present beneath the boiler. (Verify)

A pressure reducing valve is present and appears to be serviceable.

This unit should be further evaluated by an HVAC contractor for necessary cleaning, tuning and necessary repairs to enhance safety and to ensure proper working order. (Verify)



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## ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

### SERVICE ENTRANCE:

#### SERVICE ENTRANCE CONDITION:

Power supply is overhead/service drop. The weather head is loose, not properly attached to the building. Recommend resealing. (Maint)(Safety)  
The drip loop is not sufficient enough to allow rain water to drip off the service wiring. Drip loops are recommend in the main servicing wiring (below the weather head) so that rain water drips off the bottom of the service wiring instead of entering the weather head. Otherwise, water could flow down the wiring and into the weather head which could cause rusting and poor connections. Re-orienting of the service wiring is recommended to ensure rain water does not enter the weather head. (Maint)(Upgrade)



### METER LOCATION:

#### METER LOCATION:

Exterior Rear.

### METER CONDITION:

#### METER CONDITION:

Serviceable.

### APPROXIMATE MAIN SERVICE SIZE:

#### APPROXIMATE MAIN SERVICE SIZE:

AMPS, 200.

### VOLTAGE:

#### VOLTAGE:

120/240 volt system is installed.

### MAIN PANEL LOCATION:

#### MAIN PANEL LOCATION AND NOTES:

Serviceable. Basement, MANUFACTURE is: General Electric.



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**Inspector Notes:**

The panel is installed directly on the masonry wall. This is considered improper as this may allow for moisture to penetrate the panel. Recommend mounting onto a wood frame. (Verify)



**MAIN DISCONNECT:**

**MAIN DISCONNECT:**

Present at the main panel.

**CONDUCTORS:**

**ENTRANCE CABLES:**

Serviceable. Braided Aluminum- OK.

**BRANCH CONDUCTOR TYPE:**

Serviceable. Copper-OK. Copper is preferred for safety. Some abandoned or disconnected wiring is found. These wires should be appropriately terminated or removed so there is no chance of them touching a live component. Recommend further evaluation by a licensed electrician. (Verify)



**BRANCH WIRING TYPE:**

Serviceable. Romex, non metallic sheathed. Rag. Non metallic sheathed.

**MAIN PANEL GROUNDING:**

**MAIN PANEL GROUNDING:**

The main service panel appears to be properly grounded.

**CIRCUIT DISCONNECTS:**

**CIRCUIT DISCONNECTS:**

Circuit breakers.

**SWITCHES & OUTLETS:**

**CONDITION:**

All dining room outlets are serviceable.  
 All living room outlets are serviceable EXCEPT: The outlet on the wall leading to/shared with the addition tested ungrounded. (Safety) All outlets at the addition are serviceable EXCEPT: The outlet at the rear wall under the shelf did not operate when tested. (Verify)  
 3 prong ungrounded outlets are present at throughout the 2nd floor. Recommend these outlets be grounded or protected on a GFI circuit. (Safety)  
 Reverse polarity is noted at the outlet in the garage. The hot and neutral wires are reversed. This condition is usually corrected by wiring adjustments at the specific item. Recommend repair to prevent shock and/or equipment damage. (Safety)

**GFCI OUTLETS/BREAKERS:**

Serviceable in the master bath room. Serviceable in the kitchen EXCEPT: the outlet at the island did not trip when tested. (Safety)

**VISIBLE JUNCTION BOXES:**

**CONDITION:**

Cover is missing on junction box at: the rear right side of the basement and near the basement steps. Recommend installing cover plates to prevent shock. (Safety)

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## KITCHEN

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Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

### KITCHEN SINK:

#### TYPE AND CONDITION:

Serviceable, Stainless Steel.

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### SUPPLY PIPES:

#### CONDITION:

Serviceable. Copper. Water was run and no leaks are present at the time of the inspection.

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### TRAPS/DRAINS:

#### CONDITION:

Serviceable. Chrome. No leaks observed at the time of the inspection.

---

### DISPOSAL:

#### CONDITION:

The disposal was operated and in serviceable condition at the time of the inspection. No leaks present. Continuous Feed. Operates without cover. Use caution/cover when using. (Safety)

---

### COOKTOP:

#### TYPE/CONDITION:

Serviceable. Combination, Gas, Electric ignition.

---

### OVEN:

#### CONDITIONS:

Serviceable. Upper. The upper and lower electric oven elements were tested at the time of the inspection and appeared to function properly. These can fail at any time without notice. No warranty, guarantee, or certification is given as to future failures.

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### OVEN:

Serviceable. Lower. The upper and lower electric oven elements were tested at the time of the inspection and appeared to function properly. These can fail at any time without notice. No warranty, guarantee, or certification is given as to future failures.

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### HOODFAN/VENTILATION:

#### TYPE AND CONDITION:

Serviceable. Internal. The hood fan is a recirculating type. It is recommended that an exhaust fan that vents to the exterior be installed to enhance safety due to the gas appliance. (Upgrade) Light is also serviceable.

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### DISHWASHER:

#### CONDITION:

Operated and in serviceable condition.

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### OTHER BUILT-INS:

#### MICROWAVE:

Operated and in serviceable condition.

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### INTERIOR COMPONENTS:

#### CABINETS:

Serviceable.

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#### COUNTER TOPS:

Serviceable. Laminate/Formica.

---

#### SWITCHES/FIXTURES/OUTLETS:

All of the outlets in the kitchen are in SERVICEABLE condition EXCEPT: The GFCI outlet at the island did not trip when tested. This is an indication of improper wiring or the outlet is defective. (Safety)

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## BATHROOMS

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common minor faults such as stuck stoppers or dripping faucets. Showers are visually inspected for leakage, but leaks often do not show except when the shower has the weight of the person and is in actual use. Determining whether shower pans and tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Minor imperfections in caulking and grouting can allow water/moisture penetration into the wall/floor areas and cause damage, which is not always visible to the inspector. Shower heads/faucets and drain stoppers, as with most mechanical fixtures will require repair and replacement at some point in time. We cannot predict future failure of these items.

\* \* \* \* \*

**LOCATION:** 2nd floor hall.

**VENTILATION:** Serviceable.

**TUB/SHOWER SURROUND:** Serviceable. Cast iron. No damaged/loose tile(s) observed at time of inspection. All tile, tile edges and grout should be kept caulked and sealed to prevent moisture penetration. Failure to keep tiles sealed can cause moisture/water damage to the surfaces beneath. (Maint.)

**TUB/SHOWER FAUCET:** Serviceable. Operated. Functional water flow observed. No leaks present at the time of inspection.

**TUB STOPPER:** Serviceable. Mechanical.

**TUB/SHOWER DRAIN/SUPPLY:** Serviceable. No leaks or evidence of past leaking present.



**SINK:** Serviceable. Pedestal.

**SINK FAUCET/SUPPLY PIPES:** Serviceable. Flexible supply line. Operated. Functional water flow noted. No leaks present at the time of inspection.

**TRAPS/DRAIN:** Serviceable. Chrome. No leakage observed at time of inspection.

**TOILET:** Serviceable. Operated. The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Re-sealing and re-securing of anchor bolts and/or seal is recommended to prevent water leakage and damage. (Maint.)(Monitor)

**COMMENTS:** Hairline crack present in the ceramic tile wall and in the floor tile. (Maint) The outlet in the 2nd floor bathroom tested ungrounded with reverse polarity. (see outlet comments in the electrical section of this report)

\* \* \* \* \*

**LOCATION:** Master bedroom.

**VENTILATION:** Window is painted/stuck shut. (Maint)

**SHOWER SURROUND:** Serviceable. No damaged/loose tile observed at time of inspection. All tile, tile edges and grout should be kept caulked and sealed to prevent moisture penetration. Failure to keep tiles sealed can cause moisture/water damage to the surfaces beneath. (Maint.)(Monitor)

**SHOWER DOOR:** Serviceable. Safety seal is present.

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**SHOWER FAUCET:**

Faucet leaks around handle/valve seals. (Maint.)



**TUB/SHOWER DRAIN/SUPPLY:**

Serviceable.



**SINK:**

Sink and cabinet are Serviceable.

**SINK FAUCET/SUPPLY PIPES:**

Serviceable. Flexible supply piping. Operated. Functional water flow noted. Corrosion observed. (Maint.)(Monitor)

**TRAPS/DRAIN:**

Serviceable. No leakage observed at time of inspection. Corrosion is observed. (Maint.)(Monitor)

**TOILET:**

The toilet bowl is significantly loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Re-sealing and re-securing of this unit is recommended to prevent water leakage and damage. (Verify)

\* \* \* \* \*

**LOCATION:**

Basement.

**TOILET:**

Serviceable. Operated.

## INTERIOR

The interior includes the Bedrooms, Entries, Halls/Stairs, Living, Dining, Family/Bonus, Den, Office, Rec room and any finished rooms in the basement. This portion of the report bundles these areas of the home to one page. Our interior review is visual and evaluated with similar aged homes in mind. Areas hidden from view by stored items, such as finished ceiling/wall/floor coverings cannot be viewed and are not a part of this inspection. Dismantling or removing of interior coverings such as drop ceilings, paneling and carpet is not performed. Cosmetic deficiencies and minor flaws are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not within the scope of this inspection. Cracking and nail pops in walls and ceilings are common in many residences, and unless otherwise noted, usually require only cosmetic repairs. Windows, as with other systems, can fail and/or experience problems over time. It is not always possible to determine if all Thermopane/insulated glass windows are completely intact. Conditions such as temperature, humidity, dust and lighting limit the ability to review these windows visually, thus we suggest you review windows prior to close. Windows are inspected from both the exterior and interior perspectives (where accessible). Ease of operation, window type and condition of the panes and frames are reviewed. Screens and storm windows as well as security bars emergency releases are not checked as part of this inspection

Our focus on fireplaces is directed at identifying visible damage/deterioration and the presence/possibility of water penetration. Adequacy of installation and draft or smoke tests are beyond the scope of this inspection. Fireplaces which have gas logs installed need to be properly vented to the exterior, it is recommended that the damper be permanently blocked open to enhance safety. Wood Stoves are airtight inserts and can cause rapid buildup of creosote, which can be a fire hazard. It is recommended to check the system often for creosote and have it professionally cleaned as needed. Please refer to the exterior page for further limitations in regards to chimneys.

\* \* \* \* \*

**FLOORS:**

Wood. Carpet. Vinyl. Vinyl/peel-on at 3rd floor. All flooring is serviceable with the exception of: loose/peeling at the third floor front room. **(Upgrade)**

**WALLS:**

Serviceable. Drywall. Paneling. Cedar.

**CEILINGS:**

Drywall. Tile.  
 Ceilings are serviceable with the exception of: Moisture stains observed in: the foyer under the master bath, in the foyer to the left just as you come into the home and in the dining room in the left side corner over the window . Stains tested active at time of inspection. **(Maint.)(Verify)**  
 Loose wall paper noted in the master bedroom closets. **(Maint)**



**DOORS:**

Serviceable.

**WINDOWS:**

Serviceable. Thermopane Crank style casement. Aluminum, Single pane. Wood single pane. Aluminum single pane are prone to condensation which can cause moisture damage and mildew to the window framing structures. **(Maint)**  
**Information:** Single paned, wood framed windows are constructed with glazing, the material that holds the glass to the wood. Once the glazing starts to deteriorate, leaking will occur. **(Maint)**  
 Cracked pane observed in: 2nd floor hall bathroom, dining room, living room. **(Maint.)**  
 Window(s) are painted/stuck shut in 2nd floor landing and master bedroom bath and do not open or close without restriction. Windows are a secondary means of escape in the case of an emergency. Maintenance and repairs are recommended so windows operate freely to allow for proper ventilation and safety. **(Maint.)(Safety)**  
 Latch/locks on wood windows are missing, damaged or painted stuck. Recommend repair/replacement of latches. **(Maint.)(Safety)**

**STAIRS/RAILING:**

Serviceable.

\* \* \* \* \*

**FIREPLACE LOCATION:**

Living room.

**FIREPLACE TYPE:**

Masonry.

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**FIREPLACE CONDITION:**

The damper was operational and appeared serviceable at time of inspection.

Cracks in mortar joints of fire brick. This can be a fire safety hazard.

Repointing/sealing is recommended. (Maint.)(Safety)

Recommend cleaning prior to use. (Safety) There is an excessive amount of ash in the fireplace clean out at the basement. Recommend cleaning prior to use of the fireplace. (Safety)

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## SMOKE DETECTORS & CARBON MONOXIDE TESTING

Smoke detectors are recommended to be installed on each level of the home, including basements, live-in attics, utility/mechanical rooms, in bedrooms and any hallway adjoining a bedroom. Regular testing is recommended to ensure proper working order. If your detector uses batteries, change the batteries immediately upon moving into your home. It is also recommended that you replace the batteries every 6 months or when the smoke detector chirps, signaling a low battery. Most smoke detectors have a life span of 10 years. If you suspect a smoke detector is near this age or you are not sure, be safe and replace the unit. It is also recommended you develop and rehearse escape plans for use in the event of a fire emergency.

### SMOKE DETECTORS

**LOCATION:**

All levels.

**TYPE:**

Battery operated.

**CONDITION:**

Serviceable EXCEPT: the detector in the kitchen did not respond when engaged. (Safety)

**COMMENTS:**

Recommend smoke detectors are also installed in all bedrooms. (Safety)

On the inspection date, the following CO readings were obtained in parts per million (ppm) at the locations and under the conditions noted.

**As established by the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE), readings in excess of 9 ppm in a living area indicate excessive carbon monoxide is evident.**

Health effects are related to the level of CO concentrations and length of exposure. New studies indicate that chronic, low level exposure can have serious health consequences.

- 0 PPM - Desired level
- 9 PPM - Acceptable level of CO in a living space
- 50 PPM - Max. concentration for continuous exposure in any 8 hour period
- 400 PPM - Frontal headaches 1 to 2 hours, death within 2 hours\*
- 800 PPM - Nausea and convulsions, death within 2 hours\*
- 1,600 PPM - Nausea within 20 minutes, death within 1 hour\*
- 12,800 PPM - Death within 1 to 3 minutes\*

\*Health effects can vary significantly based on age, sex, weight and overall state of health.

A Professional Equipment Carbon Monoxide Detector was utilized to determine if the heating and exhaust venting system in this home was contributing carbon monoxide to the internal home environment at the time of inspection. The carbon monoxide readings were obtained using normal operating controls of the equipment and following the manufacturer's instructions and protocol for this carbon monoxide analyzer. While the Carbon Monoxide Detector is a good tester for the presence of carbon monoxide gas, the use of this detector does not certify or de-certify the condition of equipment tested, such as the furnace or heat exchanger. **Evaluation of the internal and inaccessible components of the furnace such as the heat exchanger, remain beyond the scope of this report.** Further, the absence of carbon monoxide does not mean that a problem might not develop in the future. We, therefore, recommend installation of carbon monoxide detectors which are available in stores. Information about these detectors can be obtained from Underwriters Laboratories at 708-272-8800.

**Heating Equipment Test**

Prior to furnace operation: 0 ppm.  
During furnace operation: 0 ppm to 0 ppm.

**Exhaust vent at water heater test**

Prior to water heater operation: 0 ppm.  
During water heater operation: 0 ppm to 0 ppm.

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**Stove/Oven Test**

Upper and lower Stove/Ovens are electric. No test needed.

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## SPECIAL FEATURES

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The following items are either considered special features, have been updated/upgraded or are new to the existing structure. Per our inspection agreement, verification of building permits for updates/upgrades or modifications to the property is beyond the scope of our inspection. If you have further concerns, you are encouraged to consult with the seller and the local building authority.

### EXTERIOR:

Attractive colonial with 5 bedrooms and 2.5 baths.  
New kitchen with upgraded appliances and island breakfast bar.  
Large rooms with beautiful hardwood flooring.

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### INTERIOR:

Freshly painted interior. Decorative molding/woodwork. Master suite with lots of closet space, Large cedar closet.  
Built in shelves, Partly finished basement.

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