

# PENNSPECT LLC Testing & Inspections

P. O. Box 263 Effort Pa 18330  
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www.pennspect.com dewey10859@gmail.com

## SUMMARY REPORT

**Client:** John Client  
**Inspection Address:** 2121 Sunny Circle, Nicetown , Pa 18000  
**Inspection Date:** 11/2/2017 Start: 1:00 pm End: 3:45 pm  
**Inspected by:** Dewey Kerns

This summary report will provide you with a preview of components or conditions that need service or a second opinion, but it is not definitive. Therefore it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

**This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.**

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### Exterior

#### House Wall Finish

##### House Wall Finish Observations

###### *Components And Conditions Needing Service*

- There is a hole in the vinyl siding, at the left side. The siding in the area should be replaced, or at least the hole filled with a sealant, so as to prevent water getting in behind the siding, and causing moisture damage to the plywood sheathing behind.

### Structural

#### Raised Foundation

##### Foundation or Stem Walls

###### *Components and Conditions Needing Service*

- There are horizontal cracks, with displacement, in the block walls that should be evaluated by a specialist. There are horizontal cracks around most of the front crawlspace above the first course of block. The crack along the front and left side involves displacement of the block wall of approximately 3/8 of an inch. The crack on the right side wall involves displacement of 3/4 to 1 inch. There are also step, and vertical cracks, some of which have penetrated the footer. The condition should be evaluated by a structural specialist.

##### Electrical

###### *Components And Conditions Needing Service*

- There is an outlet, with a switch in need of a cover plate.

Inspection Address: 2121 Sunny Circle, Nicetown , Pa 18000  
Inspection Date/Time: 11/2/2017 1:00 pm to 3:45 pm

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### **Carbon Monoxide Detector**

*Please Be Advised*

- We recommend a smoke/ carbon monoxide detector be installed, and maintained in the crawlspace, as well as on the 1st floor of the home, due to the gas furnace.

### **Attic**

#### **Primary Attic**

##### **Electrical**

*Components And Conditions Needing Service*

- There is an open electrical junction box, with loose live wires, which should be sealed so that any arcing or sparking would be contained within the box.

### **Bedrooms**

#### **Master Bedroom**

##### **Dual-Glazed Windows**

*Components and Conditions Needing Service*

- A window has a broken hermetic seal, and should be replaced. This is evident from fogging, or condensation forming between the panes of glass, that confirms that the seal has failed.

#### **Front Right Bedroom**

##### **Dual-Glazed Windows**

*Components and Conditions Needing Service*

- A window has a broken hermetic seal, and should be replaced. This is evident from fogging, or condensation forming between the panes of glass, that confirms that the seal has failed.

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## CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

**John Client**

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### INSPECTION ADDRESS

2121 Sunny Circle, Nicetown , Pa 18000

### INSPECTION DATE

11/2/2017 1:00 pm to 3:45 pm



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## GENERAL INFORMATION

**Inspection Address:** 2121 Sunny Circle, Nicetown , Pa 18000  
**Inspection Date:** 11/2/2017 Time: 1:00 pm to 3:45 pm  
**Weather:** Clear and Dry - Temperature at time of inspection: 30-40 Degrees  
Humidity at time of inspection: 35%

**Inspected by:** Dewey Kerns

**Client Information:** John Client  
1234 New Street, Somewhere, Pa 18888  
Mobile: 570 333-0000

**Structure Type:** Wood Frame  
**Foundation Type:** Crawlspace  
**Furnished:** Yes  
**Number of Stories:** One

**Structure Style:** Typical Ranch

**Structure Orientation:** N/A

**Estimated Year Built:** 2001  
**Unofficial Sq.Ft.:** 1560

**People on Site At Time of Inspection:** Buyer(s)

### PLEASE NOTE:

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The observations and opinions expressed within this report are those of PENNSPECT LLC Testing & Inspections and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of InterNACHI (The International Association of Certified Home Inspectors), and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: 18 Gail Drive

## SCOPE OF WORK

You have contracted with PENNSPECT LLC testing & Inspections to perform a generalist inspection in accordance with the standards of practice established by InterNACHI (The International association of Certified Home Inspectors), a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The environmental Protection Agency, which you can read online at [www.epa.gov/iaq/pubs/insidest.htm](http://www.epa.gov/iaq/pubs/insidest.htm).

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to

mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at [www.epa.gov/radon/images/hmbuygud.pdf](http://www.epa.gov/radon/images/hmbuygud.pdf), and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

## Exterior

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this could only be confirmed by a geological evaluation of the soil.

### Grading & Drainage

#### General Comments

##### *Informational Conditions*

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

#### Negative Grading

##### *Informational Conditions*

The ground along the front has a negative grade toward the home. This will result in rainwater running toward, and possibly down along the foundation, which can introduce water into the crawlspace. At the time of the inspection there was no water, nor high moisture level present in the crawlspace, however may be different during periods of heavy, or prolonged rainfall, or at other times of the year. We recommend you inquire of the seller regarding this matter.

### House Wall Finish

#### House Wall Finish Type

##### *Informational Conditions*

The house walls are finished with vinyl siding.

#### House Wall Finish Observations

##### *Components And Conditions Needing Service*

There is a hole in the vinyl siding, at the left side. The siding in the area should be replaced, or at least the hole filled with a sealant, so as to prevent water getting in behind the siding, and causing moisture damage to the plywood sheathing behind.

There is a hole in the vinyl siding - *Continued*



## Exterior Components

### Driveways

#### *Informational Conditions*

The driveway is in acceptable condition.

### Walkways

#### *Observations*

There is a significant slope to the front walkway. Please be aware this can become a slip hazard when there is snow, or ice.



### Wood & Masonry Decks

#### *Informational Conditions*

The wood deck is in acceptable condition, and should be maintained and periodically sealed.

### Porches or Stoops

#### *Informational Conditions*

The front porch is in acceptable condition.

### Steps & Handrails

#### *Informational Conditions*

The steps are in acceptable condition.

### Outlets

#### *Safety Upgrades to Consider*

The exterior outlets are not ground fault protected. Though they were likely not required to be at the time they were installed, converting them to GFCIs would be a good safety upgrade to have done.

### Lights

#### *Informational Conditions*

The lights outside the doors of the residence are functional.

# Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

## Raised Foundation

### General Comments

#### *Informational Conditions*

The residence has a cement block raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground. Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We typically enter all accessible areas, to look for any evidence of structural deformation or damage, but we may not comment on minor deficiencies, such as on commonplace settling cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would have little structural significance. Interestingly, there is no absolute standard for evaluating cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being structurally relevant. Nevertheless, all others should be evaluated by a specialist. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, but this should not deter you from seeking the opinion of any such expert.

### Method of Evaluation

#### *Informational Conditions*

We evaluated the raised foundation by accessing and evaluating the components within the crawlspace. Access to the crawlspace is through an exterior wall hatch at the rear of the home.

### Crawlspace Observations

#### *Conditions to be monitored*

There is carpenter ant damage to a section of the rim joist at the rear of the crawlspace. Evidently a repair was done in the area, with the replacement of some of the sub-flooring. The damage to the rim joist does not appear to be of structural significance, and the condition leading to moisture intrusion into the area evidently has been corrected. There was no apparent indications of an active infestation of carpenter ants, however we recommend the area be monitored in warmer weather.

There is carpenter ant damage - *Continued*



### **Foundation or Stem Walls**

#### ***Components and Conditions Needing Service***

There are horizontal cracks, with displacement, in the block walls that should be evaluated by a specialist. There are horizontal cracks around most of the front crawlspace above the first course of block. The crack along the front and left side involves displacement of the block wall of approximately 3/8 of an inch. The crack on the right side wall involves displacement of 3/4 to 1 inch. There are also step, and vertical cracks, some of which have penetrated the footer. The condition should be evaluated by a structural specialist.



### **Electrical**

#### ***Components And Conditions Needing Service***

There is an outlet, with a switch in need of a cover plate.



### **Sump Pumps**

#### ***Informational Conditions***

There is a sump pump in the crawlspace. It was operational.

### **Carbon Monoxide Detector**

#### ***Please Be Advised***

We recommend a smoke/ carbon monoxide detector be installed, and maintained in the crawlspace, as well as on the 1st floor of the home, due to the gas furnace.

## Roof/Attic

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

### Composition Shingle Roof

#### General Comments

##### *Informational Conditions*

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to thirty five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

#### Method of Evaluation

##### *Informational Conditions*

We evaluated the roof and its components by walking on its surface.

#### Estimated Age

##### *Informational Conditions*

The roof appears to be the same age as the residence, or 16 years old. The type of material installed is generally given a life expectancy of about 20 years.

#### Gutters & Drainage

##### *Functional Conditions*

The gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended.

## Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

## Electric Water Heaters

### General Comments

#### *Informational Conditions*

There are a wide variety of residential electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior.

### Age Capacity & Location

#### *Functional Conditions*

The water heater is located in the main bath, behind a panel. It appeared to be 9 years old, with a 40 gallon capacity. The water heater was functioning satisfactory.

## Well or Private Water Systems

### Well Heads

#### *Informational Conditions*

The well head is in serviceable condition. It is located in the front yard.

### Pressure Tanks

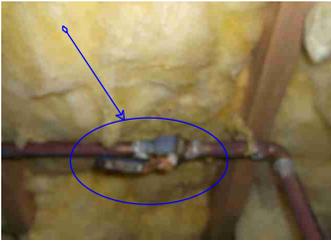
#### *Informational Conditions*

The pressure tank is functional, and does not need service at this time.

### Main Water shut-off

#### *Informational Conditions*

The Main Water shut-off is in the crawlspace, by the pressure tank.



### **Sediment Filter**

#### *Informational Conditions*

There is a whole house sediment filter installed in the crawlspace. The filter will need to be periodically replaced.



## **Electrical**

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

## Main Panel

### Panel Size & Location

#### *Informational Conditions*

The 200 amp main electrical panel is located in the laundry closet, off the kitchen.

### Wiring Observations

#### *Informational Conditions*

The residence is wired predominantly with a modern vinyl conduit known as Romex.

### Main Disconnect

#### *Informational Conditions*

The Electrical Main Disconnect is located outside, at the right side, under the meter.

## Heat

The components of most heating systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we attempt to apprise you of their age. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle any of the following concealed components: the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers .However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of all such systems, but we are not specialists. Therefore, in accordance with the terms of our contract, it is essential that any recommendation that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

## Forced-Air Furnaces

### Age & Location

#### *Functional Conditions*

Central heat is provided by a gas forced-air furnace, assumed to be original to the home, located in the crawlspace. The thermostat for the system is in the living room. The furnace responded to the thermostat, and was functioning satisfactory.

### Main Gas shut-off

#### *Informational Conditions*

The main gas shut-off is located outside at the meter.

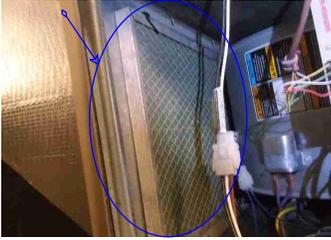


### Filter

#### *Informational Conditions*

The filter is located within the furnace air-handler cabinet. It is a washable, re-useable type, that should be cleaned at least once a year.

The filter is located within the furnace air-handler cabinet - *Continued*



## Living Areas

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

### Living Room

#### No Recommended Service

##### *Informational Conditions*

We have evaluated the living room, and found it to be in acceptable condition.

### Dining Room

#### No Recommended Service

##### *Informational Conditions*

We have evaluated the dining room, and found it to be in acceptable condition.

## Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to

national electrical standards.

## **Kitchen**

### **Sink & Countertop**

#### *Informational Conditions*

The sink and countertop are functional.

### **Cabinets**

#### *Functional Conditions*

The cabinets are functional, and do not have any significant damage.

### **Gas Range**

#### *Functional Conditions*

The gas range is functional, but was neither calibrated nor tested for its performance.

### **Outlets**

#### *Functional Conditions*

The outlets that were tested are functional and include ground-fault protection.

## **Hallway**

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

## **Primary Hallway**

### **No Recommended Service**

#### *Informational Conditions*

We have evaluated the hallway, and found it to be in acceptable condition.

## **Attic**

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

## **Primary Attic**

### **Attic Access Location**

#### *Informational Conditions*

The attic can be accessed through a ceiling hatch, in the closet off the living room.

### **Method of Evaluation**

#### *Informational Conditions*

We evaluated the attic by direct access.

### **Ventilation**

#### *Informational Conditions*

Ventilation is provided by a combination of ridge and soffit vents, and should be adequate.

### **Electrical**

#### *Components And Conditions Needing Service*

There is an open electrical junction box, with loose live wires, which should be sealed so that any arcing or sparking would be contained within the box.



### **Batt Insulation**

#### *Functional Conditions*

The attic floor is well insulated with approximately nine-inches of fiberglass, batt insulation.

## **Bedrooms**

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

### **Master Bedroom**

#### **Dual-Glazed Windows**

##### *Components and Conditions Needing Service*

A window has a broken hermetic seal, and should be replaced. This is evident from fogging, or condensation forming between the panes of glass, that confirms that the seal has failed.

### **Front Right Bedroom**

#### **Dual-Glazed Windows**

##### *Components and Conditions Needing Service*

A window has a broken hermetic seal, and should be replaced. This is evident from fogging, or condensation forming between the panes of glass, that confirms that the seal has failed.

## **Bathrooms**

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

### **Main Bathroom**

#### **Sink Faucet Valves & Connectors Trap & Drain**

##### *Observations*

The right side mechanical sink stopper will need to be adjusted to engage, and hold water.

Inspection Address: 2121 Sunny Circle, Nicetown , Pa 18000  
Inspection Date/Time: 11/2/2017 1:00 pm to 3:45 pm

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## Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

### Laundry Area

#### **No Recommended Service**

#### *Informational Conditions*

We have evaluated the laundry area, and found it to be in acceptable condition.

## **AFFILIATIONS AND CERTIFICATIONS**

International Association of Home inspectors: Certification #13112909

Pennsylvania Department of Environmental Protection Radon Division: Certification #3005

## REPORT CONCLUSION

2121 Sunny Circle, Nicetown , Pa 18000

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

Sincerely, Dewey Kerns

PENNSPECT LLC Testing & Inspections

Inspection Address: 2121 Sunny Circle, Nicetown , Pa 18000  
Inspection Date/Time: 11/2/2017 1:00 pm to 3:45 pm

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