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Elite Level Report
456 Sample Drive, Narberth, PA 19072

PROPERTY INSPECTION COVER PAGE



Property Address

456 Sample Drive, Narberth, PA 19072.



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CLIENT & INSPECTION INFORMATION

Inspection Performed By:
Abundant Home Inspection Services
345 E. Vernon Road
Philadelphia, PA 19119
267-303-3329 (phone), 215-849-6671 (fax)

CLIENT & SITE INFORMATION:

REPORT NO.: 20070225.
DATE OF INSPECTION: 02/13/2007.
TIME OF INSPECTION: 12:00 noon.
CLIENT NAME: Dana King.
INSPECTOR: Simone Cartwright - ASHI #246844.
AGENT/REP: Abraham Williams, Weichert Realtor.
PARTIES PRESENT: Buyer, Buyer's Agent.
HOUSE STATUS: Occupied. This property is occupied with some personal belongings present. The storage of furniture, personal belongings and household goods prevents total and complete review of some areas. A final walk through before closing is recommended.

Limitation
Stored Items
Prevent Access

INSPECTION SITE: 456 Sample Drive, Narberth, PA 19072.

CLIMATIC CONDITIONS:

WEATHER: Snow.
SOIL CONDITIONS: Wet.
APPROXIMATE TEMPERATURE: 20-30.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF HOUSE: Unknown.
BUILDING TYPE: Row.



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STORIES: 2.

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): Denotes 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. Often maintenance is required to; prolong the remaining life, prevent moisture/water damage and/or prevent future damage or deterioration.

Monitor: This 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 evaluated further by a qualified specialist. (A qualified specialist is defined as one who possesses a license or credential for a specific trade (i.e. electrician for electrical work).

Upgrade: Denotes 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: Denotes 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 qualified specialist is recommended.

Verify: 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. Verification 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. Verification of the condition and/or operation of the system with the seller or qualified specialist prior to settlement is strongly recommended.

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



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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 tradespeople 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.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. 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

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.

WALKWAYS:

Serviceable. Concrete. Common cracking is present. (Maint.) Heaving is present, which can be a trip hazard. (Maint)(Safety)



**FRONT STAIRS/
HANDRAILS:**

Serviceable. Concrete. Deteriorated concrete noted at right side of front steps. Recommend repair/sealing to prevent further damage/deterioration and weakening of steps. (Maint.) Handrail is rod iron, Serviceable.





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**SIDING/WALL
CLADDING:**

Serviceable. Brick veneer at 2nd level. Stone veneer at bottom level. Missing mortar present at stone in front. Repointing repairs are recommended to protected framing and foundation from water/moisture damage. **(Maint.)** Spalling/Deteriorated brick observed around rear slider door at deck. This condition will lead to water/moisture damage to the wood framing of the house and molding. Recommend repair and sealing to protect against water damage. (see foundation section) **(Maint)(Monitor)**

(Notes, graphics, estimates and flagged items only available with Abundant's Elite Level Inspection Report) **NOTE:** Spalling is an indication of either (1) moisture penetration, which can be maintained by applying a water repellent coating -OR- (2) the mortar is too dense or too high in cement, which would require repointing repairs. However, inspector is not able to determine which is the case.

FOUNDATION:

Serviceable. Stone. Common cracks are present at front where the foundation meets the walk way near basement window. No displacement observed. Recommend sealing.

(Notes, Flagged Items and Estimates only given with Abundant's Elite Inspection Report) **NOTE:** The cracks will lead to water penetration at the foundation wall and in the sub area of the house. This is undesirable because it will lead to premature deterioration of building components, wood rot and mold. One way to seal cracks is with hydraulic (water resistant) cement. See foundation page for additional comments.



**FASCIA/SOFFIT
TRIM:**

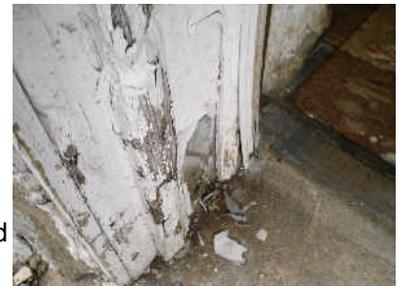
Serviceable. Metal.

**WINDOW
FRAMES/TRIM:**

Serviceable. Vinyl. Seal gaps around window frames to prevent moisture penetration. **(Maint.)**, Window frames/sills are wrapped, hidden moisture damage may exist. **(Maint.)**

DOORS/TRIM:

Serviceable. Metal door at front. Metal sliding door at dining room to deck. Wood basement door. Wood trim is Weathered at the rear basement door. The paint on wood trim is peeling. This will lead to problems because it exposes the trim to water. Recommend painting. **NOTE:** Paint is a sealant, it protects the wood and when wood gets exposed it could lead to wood rot. **(Maint.)**



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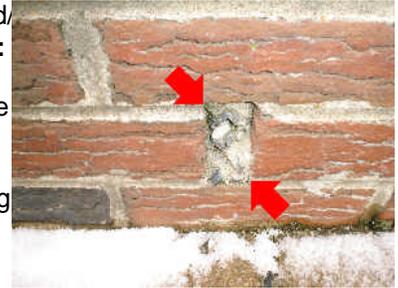
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LOT/GRADE:

Flat to sloped. In some areas the lot pitch directs water toward the home's foundation. In order to protect foundation, keep sealed. **(Maint.)**

RETAINING WALL(S):

Serviceable. Brick. Drainage holes are blocked/sealed. Recommend unsealing. **Information:** Water is the main cause of retaining wall problems. The soil behind the wall should have no holes or depressions that can hold water. The soil should also come to the top of the wall to allow water to go over the wall. The retaining wall should have drainage holes toward the bottom to allow water to escape. **(Maint)**



* * * * *

CHIMNEY LOCATION:

Front.

CHIMNEY TYPE:

Masonry.

CHIMNEY CONDITION:

Serviceable. Chimney liner does not have a spark arrester/rain cap. Installation is recommended to enhance fire safety, prevent water, rodent and debris penetration. **(Maint.)** Masonry chimney cap was not inspected due to snow. This cap prevents leaks and water penetration to the masonry preventing damage and deterioration to the brick and masonry (the structural part of the chimney) beneath. As preventive maintenance cap should be sealed every one to two years. **(Maint.)** Damage observed to terra cotta liner. **(Maint)(Monitor)**



* * * * *

CHIMNEY LOCATION:

Rear.

CHIMNEY TYPE:

Masonry.

CHIMNEY CONDITION:

Serviceable. Chimney liner does not have a spark arrester rain cap. Installation is recommended to enhance fire safety and prevent water, rodent and debris penetration. **(Maint.)** A crack was observed in the terra cotta liner. Recommend sealing. **(Maint)**





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PATIO/PORCH/DECK/BALCONY

Porches and decks are inspected for safety rather than appearance. Ideally, decks constructed above ground level should be well supported by columns resting on concrete pads. As a safety precaution, above ground decks and porches should have guardrails. In many areas, an added deck or porch may require a permit, however, that evaluation is beyond the scope of this report.

We recommend periodically checking concrete/wood and other materials for signs of damage and deterioration. Periodically treating all wood and monitoring drainage around concrete slabs and porches is recommended to help prevent water damage. All exterior deck/balcony/porch/patio concrete slabs and grading should allow for surface and roof water to flow away from the structure.

* * * * *

TYPE: Deck.
LOCATION: Rear.
DECK CONDITIONS: Serviceable. Wood. Unable to identify flashing between deck and siding, this condition may allow water penetration into structure. (Verify)



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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. Some of these procedures are outlined in the enclosed Home Repair Handbook on pages 36,37,50,51.

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. Tile.

FLOOR CONDITION: Serviceable where visible. Our review of the floor has been limited due to finish and storage. (Verify)

SUMP PIT/PUMP: Pump not present. Recommend installing. (Upgrade)

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

WALL COVERING Paneling. Parge coating.

WALL CONDITION: Serviceable where visible. Our review of the walls has been limited due to finish and storage.

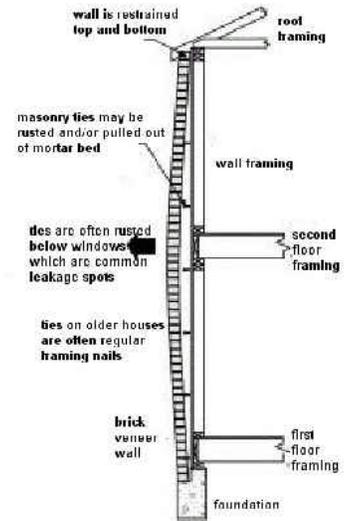
Efflorescence is present at front wall near water meter. This is a white mineral deposit left behind from persistent exterior water infiltration. The efflorescence is in the same area that the cracks were observed at the exterior. (Maint.)(Monitor)

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FLOOR JOISTS:

View is limited due to storage and finish. Serviceable were visible EXCEPT: Moisture/ water staining is present beneath the area of the slider doors to the deck and beneath kitchen area where deck is attached. The moisture intrusion is likely caused by the spalling brick observed at the exterior side of the slider door leading to the deck or the attached upper level deck that was added to the property. Stains Tested dry with moisture meter at time of the inspection. Recommend repair/replacement. This type of water damage will lead to deterioration and failure of wood framing if not corrected. *(Maint)(Verify) (Notes, graphics, estimates and flagged items are only available with Abundant's Elite Level Inspection Report)*



SUBFLOOR:

View is limited due to shelving, storage and finish. Moisture staining observed at rear wall beneath deck. (see floor joists comments)

**SUPPORT POSTS/
COLUMNS:**

Unable to determine condition in finished areas.

BEAMS:

Unable to determine condition in finished areas.



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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:	Flat.
INSPECTION METHOD:	Roof was visually inspected with binoculars and from accessible points on the interior and exterior due to snow, the pitch and slate material in front and electrical wires at the rear. If a roof is too high, is too steep, is wet or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be consulted for further review if a more detailed report is desired. <i>(Verify)</i>
ROOF COVERING:	Rubber/membrane and slate at the front.
NUMBER OF LAYERS:	Unable to determine.
APPROXIMATE AGE:	Unknown.

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**ROOF
CONDITION**

Roofing materials show signs of age and wear with, blistering and cracking. Maintenance and repair efforts are recommended to preserve the remaining life of the roof. (Maint)



FLASHINGS:

Flashing was viewed from the ground with binoculars. Flashing is rusted at front right (near chimney) and left (meeting wall). Sealing of all flashings is recommended. (Maint.)(Monitor)



**GUTTERS/
DOWNSPOUTS:**

Gutters are not present at the front. Installing of gutters, downspouts, splash blocks and extensions is recommended to ensure proper drainage away from the foundation. (see foundation wall comments) (Maint.)(Upgrade)
The downspout at the rear is installed incorrectly allowing more water at the base/ foundation of the house. The lower section of the downspout should not be installed on the inside of the upper section, but on the outside. (Maint)



COMMENTS:

Neighbors downspout is allowing water and ice to develop on deck at inspection site. This condition is going to cause moisture damage to deck over a period of time. (see subfloor/joists comments in FOUNDATION section)

GARAGE - CARPORT

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: Built-In, One car.
EXTERIOR: Same as house.

FLOOR/SLAB:

CONDITION: Appears serviceable, Concrete, Floor is not fully visible, due to stored items. (Verify) **(Note: Flags only available with Abundant's Elite Level Inspection Report)**



FIRE WALL:

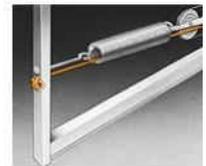
CONDITION: Appears serviceable.

GARAGE DOOR(S):

CONDITION: Appears serviceable, Sliding. Metal.

GARAGE DOOR HARDWARE:

CONDITION: Serviceable. Safety springs are installed as a safety feature. Safety springs have no safety cable. It is recommended that safety cables be installed through the center of the safety springs to prevent the spring from flying in the event of breakage. (Upgrade) **(Note: Graphics only available with Abundant's Elite Level Inspection Report)**



DOOR OPENER(S)

CONDITION: Door opener was operated and appeared serviceable at time of the inspection. A safety reverse mechanism is present and operated properly when tested at time of the inspection. **NOTE:** The U.S. Product Safety Commission recommends these devices be checked monthly. Safety reverse Infrared Eyes are present at both sides of the door. When tested, the door stopped in motion and returned to the open position.

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. 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 the public water system. Copper. Meter located at front of basement.



CONDITION:

Appears serviceable, Valve is operational, Valve not tested.

SUPPLY PIPES:

MATERIAL:

Copper.

CONDITION:

Serviceable.

PLUMBING WASTE:

PLUMBING WASTE:

The waste disposal system connected to the public sewer systems.

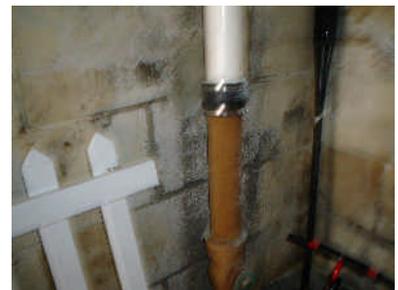
WASTE PIPES:

MATERIAL:

Cast Iron and Plastic-PVC. (polyvinyl chloride)

CONDITION:

Rust noted on cast iron pipe in garage. No leaking observed. **(Maint)(Monitor)**





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HOSE FAUCETS:

OPERATION: Sample operated, serviceable.

VENTS/TRAPS

CONDITION: Serviceable, Seal flashing around plumbing vent at roof. (Maint), An "S" Trap is present at basement laundry sink. While standard at the time of construction, these traps can lose their wet seal and allow sewer gas to enter the home. These traps are not independently vented causing gurgling of the drain. Upgrading to a vented "P" Trap or installing air admittance valves will normally prevent gurgling and sewer gas from entering the home. (Maint)(Upgrade)



WATER HEATER:

TYPE: Gas.
BRAND: Bradford White.
APPROXIMATE AGE: 5 +/- per ANSI number. (American National Standards Institute)
CAPACITY: 30 Gallons.
LOCATION: Basement.



CONDITION: Serviceable. Hot water was obtained at all tested water fixtures. Pressure relief valve noted, not tested. Drain line present. Flue vent intact. A water shutoff valve is installed, some corrosion and leaking observed. (Maint)(Monitor)





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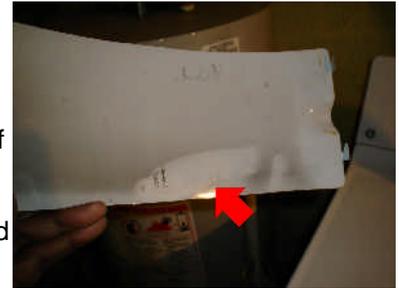
**COLD WATER
DISCONNECT:
T/P RELIEF
VALVE:
EXHAUST
VENTING:
BURNER
COMPARTMENT:**

Water shut-off valve is present.

Present. The discharge line is present and appears serviceable.

Serviceable. Metal.

Rust and scale are present in the burner compartment. Cleaning of the burner compartment is recommended. (Maint)(Monitor) Soot is observed around the burner cover/door. This may be an indication of roll out and/or improper combustion may be occurring with this appliance. To enhance safety, a service review for cleaning, tuning and necessary adjustments/repairs is recommended. (Verify)



COMMENTS:

GAS LEAK DETECTED using gas detector at elbow fitting on gas line to hot water heater. (soapy water test also performed confirming gas leak.) Seller Notified. Recommend further evaluation and repair by a licensed plumber. (Safety)(Verify)





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LAUNDRY

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:	Basement.
SINK:	Serviceable.
FAUCET/SUPPLY PIPES:	Serviceable.
DRAIN PIPES:	Serviceable.
WASHER HOOKUP:	Present. Drains to, laundry sink.
DRYER HOOKUP:	Electric. Natural gas. Keep the dryer vent clear/clean of lint. This is a fire safety hazard and increases the dry time.(Maint.)



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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: dining room.

BRAND: Peerless.

APPROXIMATE AGE:

This is an older unit and may have a limited remaining life expectancy. **(Monitor)**

FUEL: Oil. Oil tank is located in the basement. Tank is in serviceable condition, painted, well maintained. Turn off valve and oil filter are present. The approximate life expectancy for oil tanks is about 20 years.

TYPE: Hot water heating. Forced hot water system (Hydronic/Circulating) type.

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T/P RELIEF VALVE:

Rust and Corrosion observed on Temperature Pressure Relief Valve. Also, as it is presently configured, it appears as though the valve has been activated possibly creating a LIFE/ SAFETY HAZARD. RECOMMEND IMMEDIATE REPAIR/REPLACEMENT by a licensed plumber. Without a properly functioning TPR valve the heating unit has the potential to explode should it overheat. (Safety) *(Notes, estimates and flagged items only available with Abundant's Elite Level Inspection Report)* **NOTE:**



Replacement of TP R valve on this type of system can be approximately \$400.00+ (system may need to be drained of water before replacing valve). Actual cost of repair, replacement, upgrading, maintenance or method of repair vary between contractors, sometimes significantly. Therefore, it is advised that client obtain estimates.

DISCONNECTS:

No electrical disconnect is provided for this appliance. Installing for use in the event of an emergency is recommended. (Upgrade)(Safety)

BURNERS:

The presence of rust, scale in this appliance indicates it has not been routinely serviced and maintained. (Maint.)(Verify)

EXHAUST VENTING:

Rust & corrosion are observed on the vent piping. (see carbon monoxide section for more information.) No holes were observed at time of the inspection. Recommend repair or replacement to prevent dangerous gases/ vapors from entering the house. (Maint)(Safety) *(Notes, estimates and flagged items only available with Abundant's Elite Level Inspection Report)* **NOTE:** Flue gases contain moisture and over time the moisture condensates inside the pipe which causes an acidic reaction resulting in rust and corrosion. This can eventually lead to a carbon monoxide leak which is a life threatening health hazard.



RADIATORS/ CONVECTORS DISTRIBUTION PIPES:

Serviceable.

Serviceable.

COMMENTS/ CONDITION:

The estimated life expectancy for boilers is 30-50 years. Because the oil boiler is an older unit and based on the conditions found, it is recommend that the boiler be further evaluated by a licensed HVAC contractor. (Verify)

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 service entrance cable is frayed significantly. The correction of this condition is important for safety and to prevent damage from water entry.
(Verify)(Safety) (Flags only available with Abundant's Elite Level Inspection Report)



METER LOCATION:

**METER
LOCATION:** Exterior Rear.

METER CONDITION:

**METER
CONDITION:** Serviceable.

APPROXIMATE MAIN SERVICE SIZE:

**APPROXIMATE
MAIN SERVICE
SIZE:** AMPS, 125.

VOLTAGE:

VOLTAGE: 120/240 volt system is installed.

MAIN PANEL LOCATION:

**MAIN PANEL
LOCATION AND
NOTES:**

Serviceable. Basement.



Inspector Notes: Grounding system is present.

MAIN DISCONNECT:

**MAIN
DISCONNECT:**

Present at the main panel.

CONDUCTORS:

**ENTRANCE
CABLES:**

Braided Aluminum- OK.

**BRANCH
CONDUCTOR
TYPE:**

Copper-OK. Copper is preferred for safety.

**BRANCH WIRING
TYPE:**

Romex-non metallic sheathed, Rag-Non metallic sheathed and BX, flexible metal armored cable.

MAIN PANEL GROUNDING:

**MAIN PANEL
GROUNDING:**

The main service panel appears to be properly grounded. A "jumper ground" is observed. **NOTE:** Whenever water supply piping is the grounding source, a jumper ground should be installed at the location due to the brass meter breaking the ground. Keeping the jumper ground clamp secured is required as a safety measure. Also monitor for corrosion.

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PANEL CONDITIONS:

Serviceable.

CIRCUIT DISCONNECTS:

CIRCUIT DISCONNECTS:

Circuit breakers. The circuit breaker labels on the interior of the main panel cover require updating/completion. Recommend identifying circuits and create proper labels as required. Any work done with electricity should be done by a licensed electrician. **(Upgrade)**

SWITCHES & OUTLETS:

CONDITION:

A representative sampling of switches and outlets were tested and are in serviceable condition. Some outlets were not tested due to lack of access because of large/heavy furniture (i.e. dressers, book shelves etc.) Two prong ungrounded outlets are present. It is recommended that these type outlets be grounded or protected on a GFI circuit. **(Upgrade)••**

GFCI OUTLETS/ BREAKERS:

There are no ground fault interrupters present. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bath rooms & kitchen outlets. **(Upgrade)(Safety) (Flags only available with Abundant's Elite Level Inspection Report)**



VISIBLE JUNCTION BOXES:

CONDITION:

Cover is missing on junction box in the basement at the rear in laundry area wall closest to the garage. Recommend client install cover plates to prevent shock and contain any arcing or sparking within the box. **(Safety) (Note: Flags only available with Abundant's Elite Level Inspection Report)**





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CEILING FANS:

CONDITION: Ceiling fan in kitchen not tested. (Verify)

COMMENTS:

ADD'I COMMENTS: The lights over the kitchen sink and light at hood fan over stove did not light when switches were engaged. May only need new light bulbs or there could be a wiring defect. (Verify)





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KITCHEN - APPLIANCES - LAUNDRY

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.

FAUCETS/SPRAYER:

CONDITION: Serviceable. Operated and functional water flow was observed.

SUPPLY PIPES:

CONDITION: Serviceable. No leaks or corrosion observed at time of inspection.

TRAPS/DRAINS:

CONDITION: Serviceable. No leaks observed at the time of the inspection.

COOKTOP:

**TYPE/
CONDITION:** Gas. Electric ignition. Front left and rear right did not ignite. May need cleaning. *(Maint)*, Appears serviceable.

OVEN:

Serviceable. Gas. Both oven and broiler tested. No gas leaks detected. (see carbon monoxide comments) *(Carbon Monoxide and Gas Leak test performed with all of Abundant's Elite Level Inspection Reports)*

HOODFAN/VENTILATION:

**TYPE AND
CONDITION:** Internal/recirculating. Fan/Hood operational. Exhaust fan is dirty. This will interfere with effectiveness. Recommend cleaning. With gas stoves it is recommended that an exhaust fan that vents to the exterior be installed to enhance safety. *(Upgrade)*

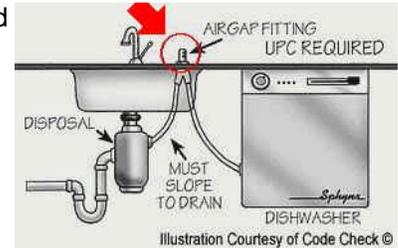
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DISHWASHER:

CONDITION:

Dishwasher was run during the inspections and appears serviceable. A proper air gap IS NOT installed in the dishwasher drain line. We recommend installing or improving the air-gap device on the drain line. This device helps to prevent cross contamination. **(Upgrade)**

NOTE: The cost of an air gap installation by a qualified plumber may be approximately \$250.00+. Recommend estimates be obtained because contractors prices will vary, sometimes significantly. **(Notes, estimates, graphics and flags are only available with Abundant's Elite Level Inspection Report)**



GARBAGE DISPOSAL:

CONDITION:

Operated and serviceable at time of the inspection. Wiring appears serviceable.

OTHER BUILT-INS:

MICROWAVE:

Operated and serviceable at the time of the inspection.

INTERIOR COMPONENTS:

CABINETS:

Serviceable.

COUNTER TOPS:

Serviceable. Granite.

WALLS/CEILINGS/

FLOORS:

Walls, ceilings and ceramic tile floors are serviceable.

WINDOWS/

DOORS:

Serviceable.

SWITCHES/

FIXTURES/

OUTLETS:

Outlets within 6 feet of the sink are not GFCI protected. Recommend installing GFCI outlets for safety. All electrical work should be done by a licensed electrician. (see GFCI comments in electrical section) **(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:** Skylight Serviceable.
- TUB/SHOWER SURROUND:** Serviceable. No damaged or loose tiles 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. Faucet drips. (Maint.)
- TUB STOPPER:** Trip lever is present, but stopper assembly at tub drain is missing. (Upgrade)
- SHOWER DOOR:** Serviceable. Safety rating seal observed on shower door.
- TUB/SHOWER DRAIN/SUPPLY:** No access panel provided.
- SINK:** Serviceable. Stopper is inoperable. (Maint.)
- SINK FAUCET/ SUPPLY PIPES:** Serviceable. Operated. Functional water flow noted. No leaks observed at time of the inspection.
- TRAPS/DRAIN:** Serviceable. No leakage observed at time of inspection.
- 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:** Serviceable. Carpet. HardWood. Vinyl. Ceramic tile.
- WALLS:** Serviceable. Common cracking is observed in various areas of the home. This is a common occurrence in many residences, and unless otherwise noted, usually requires only cosmetic repairs. (Maint.)
- CEILINGS:** All ceilings are serviceable with the
 EXCEPTION of: Moisture stains observed on ceiling tile in living room at area below bathroom. Stains tested dry with moisture meter at time of inspection. There is no indication that the stains are the result of active leaks. However, active stains only manifest themselves during specific conditions (i.e.during showers with someone in tub). It is unknown how this has affected unseen areas (behind ceiling or under floors coverings). Recommend client confirm from seller if the stains are related to a previously repaired problem or obtain evaluation for source of stains from licensed plumber. (Monitor) (Verify)





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DOORS:

Serviceable. Door sticks at the threshold at front bedroom. Adjusting of the threshold may cure this, but additional maintenance and repairs may be needed. (Maint.)

WINDOWS:

Most windows are serviceable. Windows in living room are painted/stuck shut 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) Locks at all windows need adjustments. (Maint.)(Safety), Cracked pane observed in:2nd floor front bedroom.

(Maint.)(Verify)



STAIRS/RAILING:

Serviceable.



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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: 1st level. Basement.
TYPE: Battery operated.
CONDITION: Smoke detectors did not respond. These are older units. Recommend replacement. (Safety)
COMMENTS: Recommend client install photoelectric and ionized smoke detectors in all bedrooms and at all levels. (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 Bacharach Snifit Model 50 Carbon Monoxide Analyzer 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 Bacharach Snifit is a good tester for the presence of carbon monoxide gas, the use of this analyzer does not certify or de-certify the condition of equipment tested, such as the furnace or heat exchanger. **Evaluation of the internal and**



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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

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

Water Heater Equipment

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

Exhaust vent at water heater

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

Stove/Oven

Prior to stove/oven operation: 0 ppm.
During stove/oven operation: 0 ppm to 2 ppm.

Comments

Thank you for choosing Abundant Home Inspection Services. If at any time you have any questions please feel free to contact us.



Verify - Defect Summary

Prepared for
456 Sample Drive, Narberth, PA 19072

This summary page is merely an aid for all parties involved in this transaction. This summary does not reflect the overall visible condition of the property. We 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 contracting companies; 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: This system or component is not operating properly, is totally inoperable or is damaged in a way to make inoperable, unstable or insufficient and usually will require some level of repair or replacement to restore it to a serviceable condition. Verification of the condition and/or operation of the item with the seller and/or the appropriate licensed professional 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.

DECK

DECK CONDITIONS:

Unable to identify flashing between deck and siding, this condition may allow water penetration into structure.

FOUNDATION

FLOOR CONDITION:

Our review of the floor has been limited due to finish and storage.

SUBFLOOR AND JOIST

Moisture/water staining is present beneath the area of 2nd floor slider doors to the deck and kitchen area where deck is attached. The moisture intrusion is likely caused by the attached upper level deck that was added to the property. This type of water damage will lead to deterioration and failure of wood framing if not corrected. Recommend repair/replacement. Tested dry with moisture meter at time of the inspection.

ROOF

INSPECTION METHOD:

Roof was visually inspected with binoculars and from accessible points on the interior and exterior due to snow, the pitch and slate material in front and electrical wires at the rear. If a roof is too high, is too steep, is wet or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofer should be consulted for further review if a more detailed report is desired.

GARAGE

FLOOR/SLAB:

CONDITION:

Floor is not fully visible, due to stored items.

This is a confidential report prepared by **Abundant** Home Inspection Services for the client and should not be relied on by anyone else.

PLUMBING

WATER HEATER:

BURNER COMPARTMENT:

Soot is observed around the burner cover/door. This may be an indication of roll out and/or improper combustion may be occurring with this appliance. To enhance safety, a service review for cleaning, tuning and necessary adjustments/repairs is recommended.

HEATING SYSTEM

BURNERS:

The presence of rust, scale in this appliance indicates it has not been routinely serviced and maintained. Because the oil boiler is an older unit and based on the conditions found, it is recommend that the boiler be further evaluated by a licensed HVAC contractor.

CEILING FANS:

CONDITION:

Ceiling fan in kitchen not tested.

COMMENTS:

ADD'L COMMENTS:

The lights over the kitchen sink and light at hood fan over stove did not light when switches were engaged. May only need new light bulbs or there could be a wiring defect.

INTERIOR

CEILINGS:

Moisture stains observed in living room. Stains tested dry with moisture meter at time of inspection. There is no indication that the stains are the result of active leaks. However, active stains only manifest themselves during specific conditions (i.e.during shower with someone in tub).

It is unknown how this has affected unseen areas (behind walls or under floors coverings).

Recommend client confirm from seller if the stains are related to a previously repaired problem or obtain evaluation for source of stains from licensed roofer/plumber.

WINDOWS:

Cracked pane observed in 2nd floor front bedroom.

Safety Summary

This is a confidential report prepared by **Abundant** Home Inspection Services for the client and should not be relied on by anyone else.

Prepared for
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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 contracting companies; 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. Also, additional safety items may be listed on the verify summary.

Safety: This system or component in its current state or condition poses a safety risk and should be corrected as required to enhance your safety.

It is also recommended that any subsequent defects found be repaired/replaced as necessary to ensure proper operation of the system and/or component.

HEATING SYSTEM

T/P RELIEF VALVE:

Rust and Corrosion observed on Temperature Pressure Relief Valve. Also, as it is presently configured, it appears as though the valve has been activated possibly creating a LIFE/SAFETY HAZARD. RECOMMEND IMMEDIATE REPAIR/REPLACEMENT by a licensed plumber. Without a properly functioning TPR valve the heating unit has the potential to explode should it overheat. Replacement of TPR valve can be approximately \$400.00+. Actual cost of repair, replacement, upgrading or maintenance varies between contractors, sometimes significantly. Therefore, it is advised that client obtain estimates.

ELECTRICAL SYSTEM

SERVICE ENTRANCE CONDITION:

The service entrance cable is frayed significantly. The correction of this condition is important for safety and to prevent damage from water entry.

VISIBLE JUNCTION BOXES

Cover is missing on junction box in the basement rear at laundry area wall closest to the garage. Recommend client install cover plates to prevent shock and contain any arcing or sparking within the box.

PLUMBING SYSTEM

WATER HEATER

DISTRIBUTION PIPE:

GAS LEAK DETECTED using gas detector at elbow fitting on gas line to hot water heater. (soapy water test also performed confirming gas leak.) Seller Notified. Recommend further evaluation and repair by a licensed plumber.

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