



CHESTER COUNTY HOME INSPECTIONS

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RESIDENTIAL INSPECTION

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JULY 18, 2018



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SUMMARY

- 🔧 2.2.1 Roof - Coverings: Organic Growth
- 🚫 2.6.1 Roof - Chimney: Chimney Cap Missing
- 🚫 3.3.1 Exterior - Doors: Slider Stuck
- 🔧 3.3.2 Exterior - Doors: Exit door to Bilco
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- 🚫 9.10.2 Plumbing - Water Supply Fixtures: Toilet Loose

1: GENERAL INFO

Information

General: Type of Building

Single family

General: Age of Home

38 Year

General: Client Is Present

Yes

General: Weather Conditions

Clear

General: Temperature

Over 65

General: Rain in Last 3 Days

No

General: Report Navigation

Categories

The Report contains categorizations of Major Concerns (red), Moderate Concerns (orange), and Minor issues (blue). The colors and classifications are done for illustrative purposes and convenience. All issues should be considered and evaluated equally.

The Red category is for major concerns. This includes issues with a system or component that may have an adverse impact on the value of the property, or that poses an unreasonable risk to people or property.

The Orange category is for items that are not functional or will lead to further defects if not addressed.

The Blue category is mostly routine maintenance that is due now and that new owners should do periodically.

The categorization is not intended to determine which items may need to be addressed per the contractual requirements of the agreement of sale of the property. All items of concern to you should be addressed as you deem necessary. I recommend that you read the entire Inspection report, including the InterNACHI SoP and the limitations tabs to fully assess the findings of the inspection. Please call us for any clarifications or further questions.

General: Report Sharing

Dissemination

This report is the property of the client for whom it was prepared. Any unauthorized use or sharing of this report can leave the client vulnerable to liability. This report should only be shared as it pertains to the purchase contract of the client. Should the client choose not to buy this house the seller does not have the right to share or distribute this report. The disclosure form for the property should be updated appropriately and the report discarded.

General: Report Rights

Updating

I reserve the right to update inspection reports within 48 hours after initial release. This is to accommodate clarifications or additional information that might have come forward subsequent to the inspection.

General: Summary

This house is positively the most impressive home I've ever inspected. I've inspected mac-mansions that left me cold and had more issues at their one-year warranty inspection period than this one has after 4 decades. This house has character, flair and elegance that under-states and over-delivers. It is pretty and unpretentious, does not say "look at me", yet you cannot stop looking once you start. She offered one pleasant surprise after the other. I'm blessed to had time to study this magnificent home. Best of luck to the new owners.

2: ROOF

Information

Base Information: Roof Material

Asphalt Shingles

Base Information: Roof Type/Style

Gable

Base Information: Roof Inspection Method

Partially Traversed

Base Information: Number of Sky Lights

None

Base Information: Attic Info

Pull Down Stairs

Base Information: Attic Inspection Method

Walked

Shingles: Layers Visible

One Layer

Coverings: Photos





Structure & Attic: Photos



Observations

2.2.1 Coverings



ORGANIC GROWTH

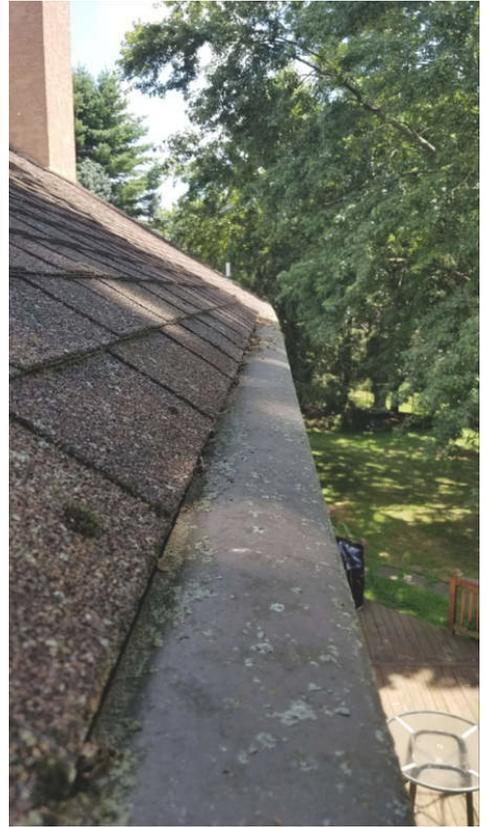
Moss, lichen and algae is visible on parts of the roof, mostly in shaded areas at the back of the house. Moss hold water which softens the wood and accelerates decay. Lichen penetrates the granules, they are hard to remove and can damage the shingles over time. Algae is what causes the darker areas more noticable at the front of the house. Overall it is minimal and considered cosmetic. It can be cleaned to improve appearance if desired. There are companies that specialize in roof cleaning.

Recommendation

Contact a qualified roofing professional.



Algae causes the dark stains



Samples of lichen (orange arrow) and moss (green arrow)

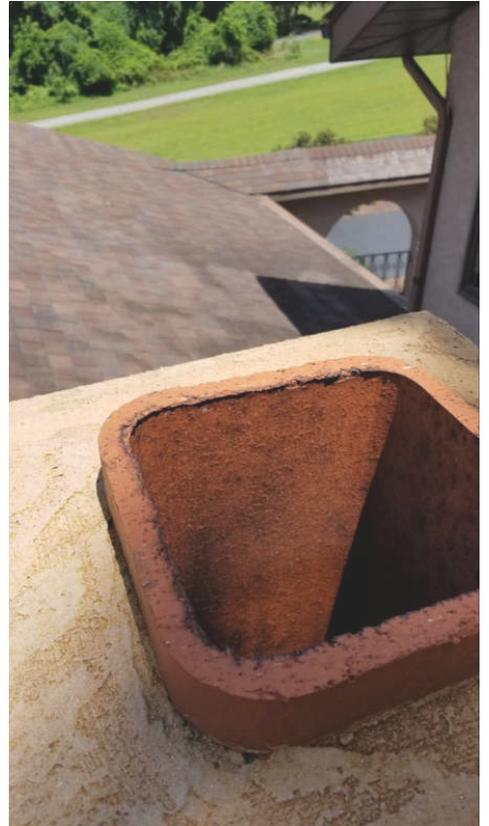
2.6.1 Chimney

CHIMNEY CAP MISSING

The boiler chimney did not have a cap. This is important to protect from moisture intrusion and protect the chimney. Rain and snow that gets in here in ends in the boiler, rusting it out. Recommend installing a chimney cap.

Recommendation

Contact a qualified roofing professional.



3: EXTERIOR

Information

Base Information: Dwelling Construction

Block/Frame Mix

Base Information: Siding Material

Stucco

Base Information: Walkway Material

Pavers, Asphalt, Stone

Observations

3.3.1 Doors

SLIDER STUCK

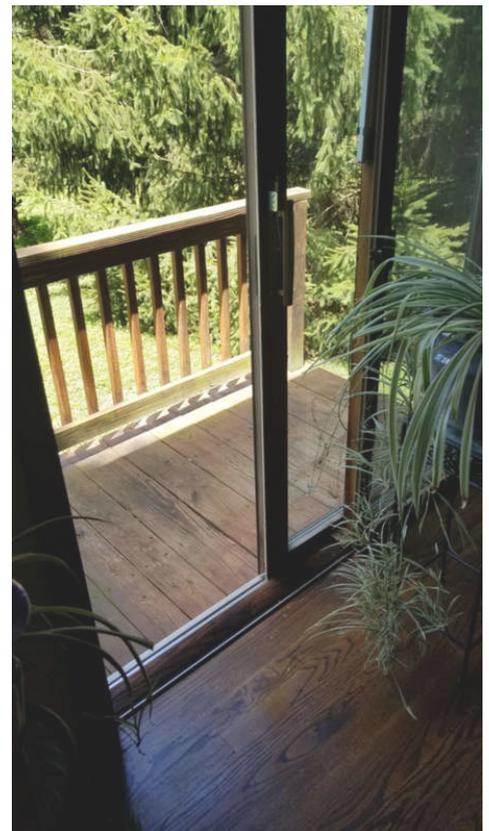


Recommendation

Sliding glass door in office was difficult to open or close. There is a high spot in the track - the door opens freely to the left or to the right of it but right in the middle of gets stuck. This often indicates a door structure issue or walls that have slightly moved. Also the screen door was off the track and not sliding properly either. Exact same issue with slider glass door in piano room, and slider to back deck from living room. Recommend fixing all sliding doors to open and close properly.

Recommendation

Contact a qualified door repair/installation contractor.



3.3.2 Doors

EXIT DOOR TO BILCO



Maintenance Item

Exit door to Bilco door has few small issues - frame is loose causing the latch to bind up a bit, trim had wood rot and door got wet at some point. Steel frame of steps to outside is rusted a bit. No repairs warranted, mentioned as FYI only.



3.5.1 Porches, Patios, Decks, Balconies and Carports



Maintenance Item

DECK - WATER SEALANT REQUIRED

Deck is showing signs of weathering. All wood should have water sealant / weatherproofing applied now and annually as part of your ongoing home maintenance.

Recommendation

Contact a handyman or DIY project

3.8.1 Vegetation, Grading and Drainage



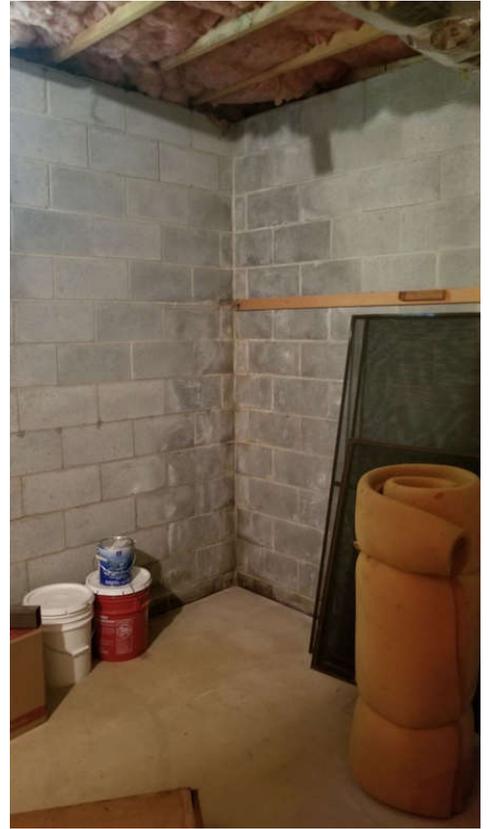
Recommendation

NEGATIVE GRADING

Grading is sloping towards the home in some areas. This leads to saturation at the foundation with consequent water intrusion. Recommend landscaper or foundation contractor regrade so water flows away from home. This basement is deeper than usual so the grading should take that into account. Photo show sample of water penetrating through the foundation wall.

Recommendation

Contact a qualified landscaping contractor



4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

Base Information: Foundation Type

Basement

Base Information: Foundation Material

Concrete Block

Base Information: Basement Floor Construction

Slab

Base Information: Main Floor Construction

Metal Beams, Wood joists

Base Information: Wall Structure

Masonry

Foundation: Pier/Support Material

Bearing Wall, Steel

Base Information: Insulation at Sill

At the top of foundation walls are sill plates and band boards. It is common for the cavities at the sill plates between the joists to be covered with insulation. This restricts visibility to the sill and band. It is not in the scope of home inspections to remove and replace insulation, hence anything behind the insulation was not inspected.

Foundation: Beam & Joist Material

Steel Beam, Wood Floor Joist



5: INTERIOR

Information

Base Information: Ceiling Material

Drywall

Base Information: Wall Material

Drywall

Base Information: Floor Coverings

Carpet, Tile, Wood

Base Information: Cabinetry

Wood

Base Information: Countertop

Tile

Base Information: Window Manufacturer

Pella

Base Information: Window Types

Casement, Single Pane, Double Pane

The windows are single fixed pane, however they have detachable inner window panels which make them double pane by effect. This configuration is as effective in insulation as newer double-panel sashes but they do lack the reflective capabilities of newer windows.

Observations

5.6.1 Doors

DEADBOLT NOT OPERATIONAL

The deadbolt of the exterior door by the laundry room could not be locked.



5.7.1 Windows

MISSING CRANK

A window crank mechanism is missing in the room with the big safe.



Recommendation

Contact a qualified window repair/installation contractor.



5.7.2 Windows

ROLL-UP SCREENS

 Recommendation

Most of the roll-up insect screens were stiff and would not go down all the way. Recommend repairs.

Recommendation

Contact a qualified window repair/installation contractor.



5.8.1 Steps, Stairways & Railings

**BALUSTER SPACES TOO WIDE**

The beautiful guardrails at the steps are considered too low by modern standards. They offer foothold for a child climbing up, and the spacing between the balusters is too wide. This was not a requirement when this house was built, however it is a safety concern for pets and children that I recommend buyers address. Original builder had the forethought to make the guardrails removable which will make it easier to replace the rails. Consult with companies that specialize in gaurdrails for options.



6: HEATING

Information

Base Information: Heater Brand Peerless	Base Information: Energy Source/Type Oil	Base Information: Number of Systems 1
Base Information: Ductwork None	Base Information: Filter Type None	Heating Equipment: Hydronic Heating Heating is boiler and hydronic heating coils in forced air.

Heating Equipment: Condition

Heating equipment is boiler and hydronic coils. Oil tank is buried. Ignition system is Beckett pump and ignitor, Honeywell controller.

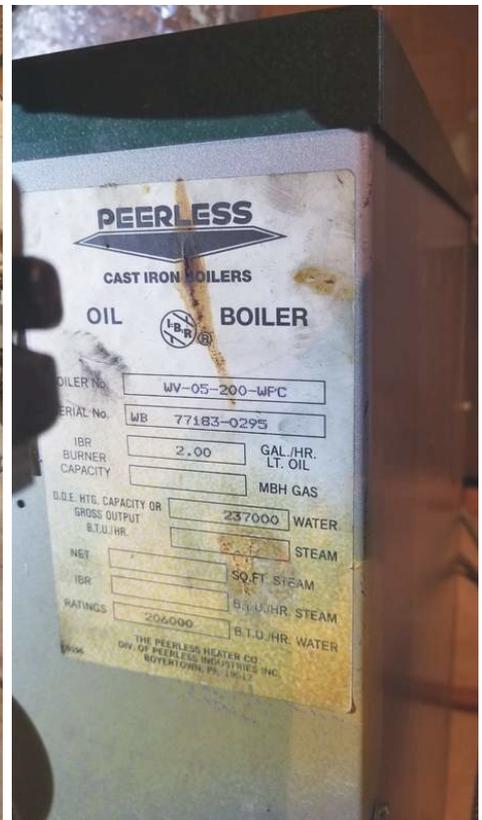
It is a three-zone system with single Taco-brand circulator for the hydronics, and a separate one for the hot water cistern. All plumbing for distribution to zones were proper with shutoffs and drains.

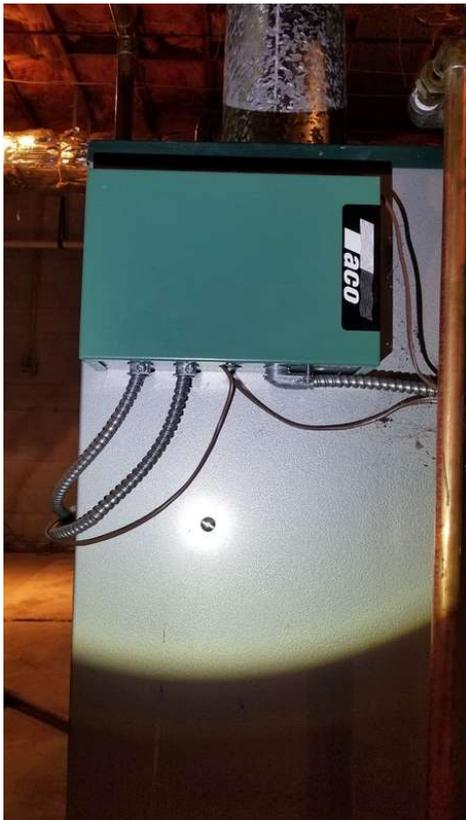
Boiler is used to heat domestic hot water in a cistern system.

Overall, the system appears in good condition.

This is a low efficiency boiler, approximate 60% AFUE, meaning about 40% of the heating energy is lost. High cost of heating oil makes this an important consideration. When this boiler is in need of major repair, consider upgrading to more efficient equipment. For more information, refer to www.energy.gov/energysaver/home-heating-systems/furnaces-and-boilers.

Heating Equipment: Photos







Observations

6.2.1 Heating Equipment



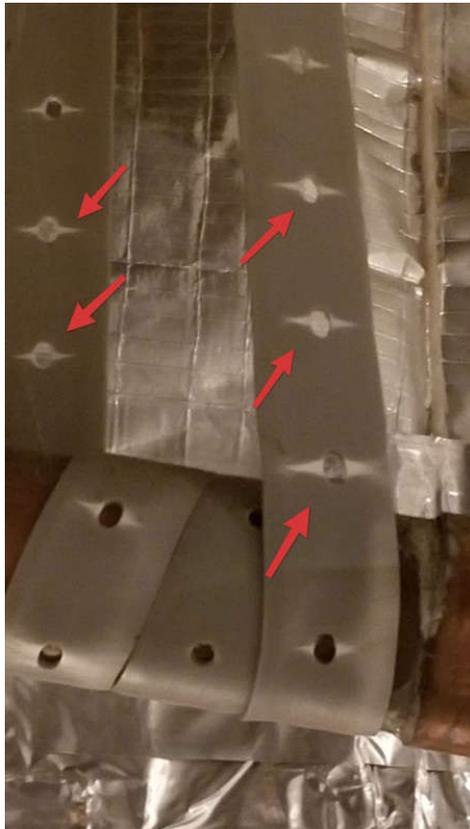
Recommendation

WEIGHT SUPPORT

The water expansion tank for the cistern is heavy, being a steel tank holding probably 10 gallons of water. The plumbing for the section is supported only with plastic straps. Those are generally strong but they are stretched to the breaking point to support this amount of weight. There's already a substantial amount of sagging in that line where the rest of the plumbing is properly supported and installed straight. Recommend replacing with metal straps.

Recommendation

Contact a qualified HVAC professional.



6.2.2 Heating Equipment

 Recommendation

ATMOSPHERIC DAMPER

The atmospheric damper is not properly installed - there is a screw at the bottom to force it in the open position (red arrow). It's supposed to have an adjustable weight (yellow arrow) to control the amount of air that is allowed to enter the flue. This is so that it can be adjusted for proper emissions control. Recommend repairs for efficiency, emissions control and system longevity.

Recommendation

Contact a qualified HVAC professional.



7: COOLING

Information

**Base Information: Air
Conditioner/Heat Brand**

Carrier

**Base Information: Energy
Source/Type**

Electric

**Base Information: Number of
Systems**

3

Base Information: Ductwork

Insulated

Base Information: Filter Type

Disposable, Cartridge

8.1.1 Equipment



Maintenance Item

CONDENSATION DRAIN

Condensation drain for HVAC in the basement is just resting loose on top of a drain that leads to the sump. This is unusual installation in that it would be very easy for that pipe to be knocked off the drain or broken off accidentally. It is not properly supported. Consider rerouting that so that the drain pipe could be attached to the steel post nearby.

Recommendation

Contact a qualified general contractor.



9: PLUMBING

Information

Base Information: Water Source Public, Well	Base Information: Filters None Note: we do not inspect filtration systems.	Base Information: Supply Line Material Copper
Base Information: Waste Line Material Cast Iron	Base Information: Vent Line Material Unknown	Service: Location Basement
Laundry: Laundry Information 240 Volt Electric, Washing Machine Present, Dryer Present	Hot Water Heater: Water Heater Manufacturer ACV Triangle Tube	Hot Water Heater: Power Source/Type Oil, Indirect

Hot Water Heater: Concept of Operation

This is FYI for understanding the dynamic of your domestic hot water system. System size is 60-gallon. It consists of an indirect water heater to supply the hot water used in kitchens and bathrooms. It is actually not a water heater at all -- it is just a storage tank of heated water along with a thermostat and an external pump. These indirect water heaters are great for winter but less so for summer. Here's why. Consider summer use.

Water from the indirect heater storage tank is circulated through the boiler to be heated. The boiler has its own water tank. As the boiler runs, the water-to-water heat exchanger in the boiler heats water for the indirect storage tank. It keeps circulating the water through the boiler and storage tank until the set point is reached in the cistern then the thermostat switches the boiler off.

These indirect water heaters are constructed with good insulation methods so the heat loss is low, however, boilers are not so efficient; in a few hours of not running it will have lost most if not all its latent heat. That water will have to be heated again for the next domestic hot water heating request.

For more information on boiler efficiency, refer to www.energy.gov/energysaver/home-heating-systems/furnaces-and-boilers.

Sump Pump: Photos



Observations

9.2.1 Service

SYSTEM NOT OPERATIONAL

The well pump was not turned on.

 Maintenance Item



9.3.1 Bathtub & Shower

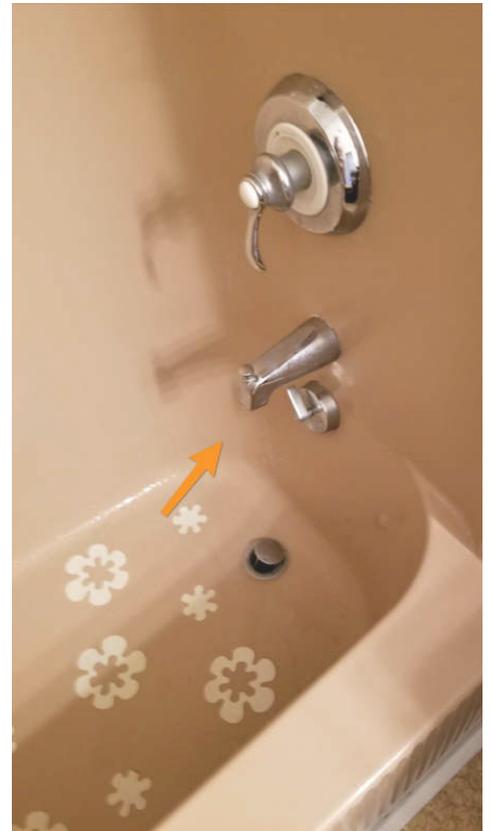
DIVERTER NOT OPERATIONAL

Recommendation

The diverter pull was not functioning properly. Water flow reduced but no water was diverted to the shower head. It could be that the shower head is simply blocked, or that there's a problem with the plumbing behind the wall that I could not see. Recommend repair.

Recommendation

Contact a qualified plumbing contractor.



9.3.2 Bathtub & Shower

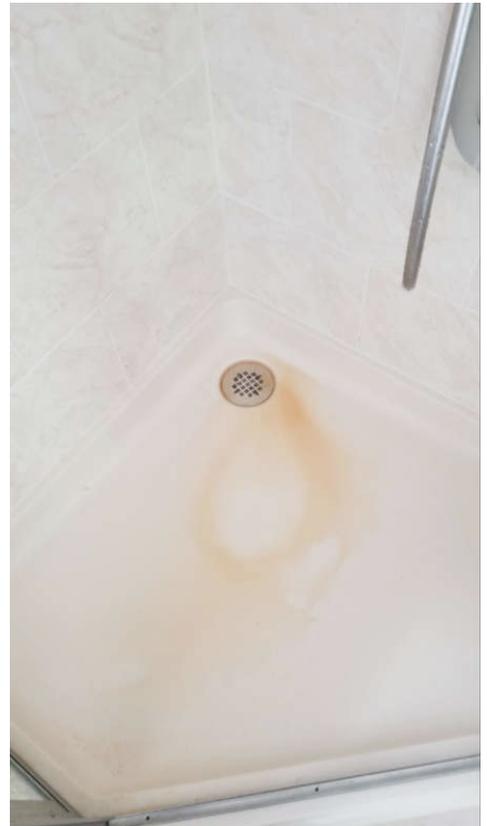
RUST IN LINE

Recommendation

A rust came out of the master shower when it was first turned on. No rust was seen elsewhere so it appears localized. It may be an improper fitting at the shower valve such as a steel nipple instead of a galvanized nipple. Recommend fixing.

Recommendation

Contact a qualified plumbing contractor.



9.10.1 Water Supply Fixtures

SINK DRAINED SLOWLY

The brown sink drained slowly. Recommend clearing drain and/or having a plumber repair if necessary.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



9.10.2 Water Supply Fixtures

TOILET LOOSE

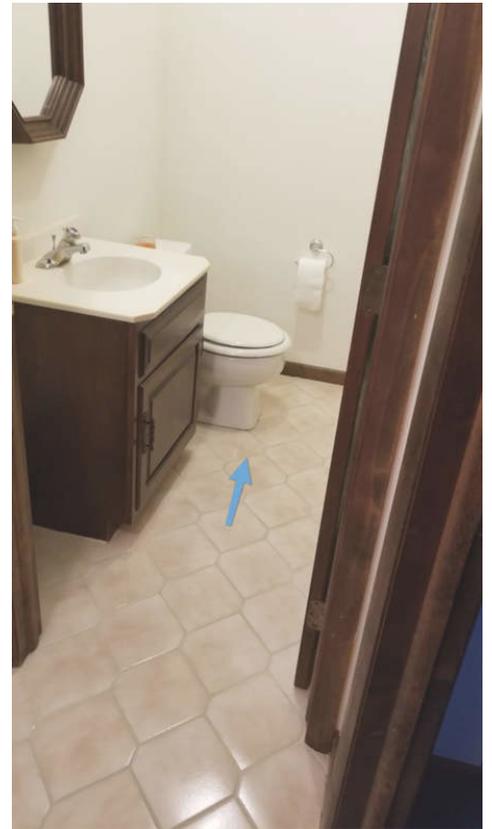


Recommendation

Toilet was loose from the floor. Leaks can occur. A new wax ring should be installed and toilet should be securely anchored to the floor to prevent movement and leaking.

Recommendation

Contact a qualified plumbing contractor.



10: ELECTRICAL

Information

Base Information: Service Information

120-240 Volt, System Ground
Unknown, 200 Amp

Base Information: Service Entry

Below ground

Base Information: Main Panel Location

Basement

Base Information: Sub Panel Location(s)

Basement *

Base Information: Panel Type

Circuit Breaker

Base Information: Panel Capacity

200 Amp

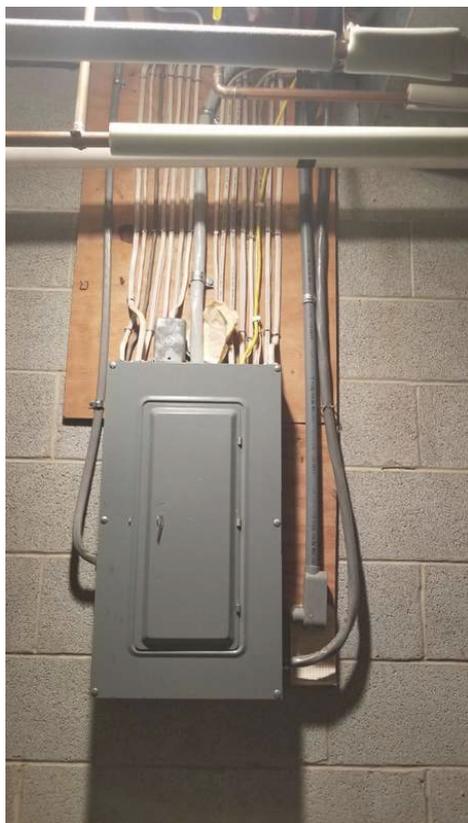
Base Information: Panel Manufacturer

Not Visible

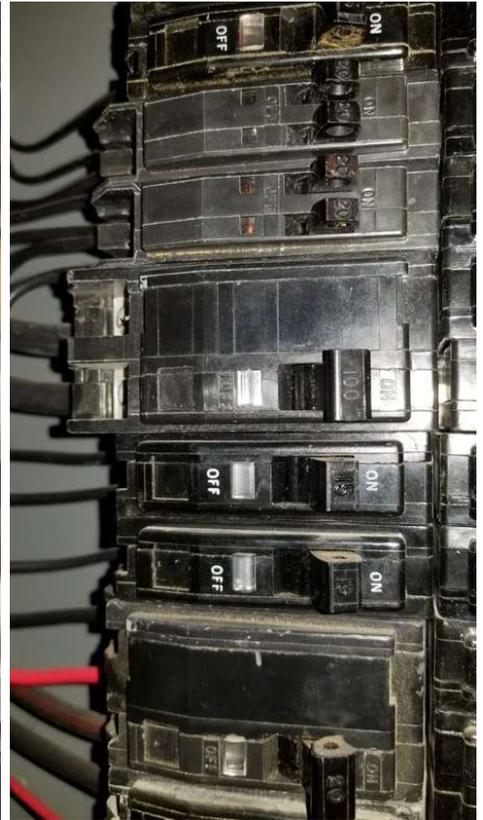
Base Information: Wiring Method

Non Metallic Sheathed

Main and Distribution Panels, Grounding: Photos of sub panel



Main and Distribution Panels, Grounding: Photos of main panel



11: INSULATION & VENTILATION

Information

Base Information: Insulation Type

Not Visible

Base Information: Ventilation Type

Gable Vents, Thermostatically Controlled Fan, Attic Fan

Base Information: Exhaust Fans

Fan with Light

Insulation Under Floor System:

Flooring Insulation

Not Visible

12: FIREPLACE

Information

Base Information: Fireplace Attributes

Wood burning, Steel, Open firebox

Base Information: Firebox Material

Steel

Base Information: Chimney Material

Masonry, Clay lined

Fireplace: Basement fireplace

The fireplace in the basement recreation area has hardly been used. The firebox is slightly rusted as expected but otherwise in perfectly usable condition. The flu is exceptionally clean. The damper is a bit stiff to operate but workable.

Fireplace: Bedroom fireplace

The bedroom fireplace is similar to the basement fireplace except for this one the damper is rusted and does not close fully. This will cause energy lost both in summer and winter. Recommend fixing the damper to close properly. Consider using fireplace inserts for best use of heat energy.

