Prepared For:

[redacted]

[redacted]

Kennett Square, PA, 19348

Table of contents

Rating Information

Inspected: This item was inspected and found to be functional or in expected condition. Any issues or variances will be listed.

Maintenance: Items with a maintenance shortcoming. This is mostly routine maintenance that is due now and that new owners should do periodically. These are often DIY items, and it is ongoing.

Defect: Items that are deteriorated, broken, or not functional. These sometimes result from delayed maintenance. It could result in related defects if not addressed. Anything marked as Defective should be resolved.

Priority: Items with major concerns based on safety or cost of repairs. This includes system or component issues that may have an adverse impact on the value of the property, or that poses an unreasonable risk to people or property. Samples are a small electrical issue that pose a safety risk, or an imminent roof replacement that is a high cost.

Not Present: This item was not present.

Not Inspected: This item was not inspected. This includes items that typically do not convey to the new owners during a home sale. It also applies when an entire component such as an HVAC system needs to be replaced, then sub-components are not individually inspected.

Tested: This item was tested and found to be functional or in expected condition. Any issues or variances will be listed. This is used when an object is not visible but its function can be tested.

Inspection Details

Inspection Details

Inspector Name: Edwin Dunckley
Company Name: Chester County Home Inspections, LLC
Company Address: 1357 Elbow Ln, Chester Springs, PA 19425

Phone: 484-212-1600
Email: ed@ChesterCountyHomeInspections.com
Website: https://chestercountyhomeinspections.com.

InterNACHI certified CPI

I am a certified professional inspector with the International Association of Certified Home Inspectors (InterNACHI). You can verify my status at https://www.nachi.org/certified-inspectors/edwin-dunckley-cpi-pa-dep-3253-57815. I follow the InterNACHI Standards of Practice which you can review at http://www.nachi.org/sop.

Pennsylvania Required Statement

Pennsylvania Home Inspections law, paragraph 7508 Home Inspection Reports, subparagraph (a), requires this statement be in the report: "A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of inspection. The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied. If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts, you may be advised to seek a professional opinion as to any defects or concerns mentioned in the report. This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose."

Repair Estimates Prohibited

Pennsylvania Home Inspections law, paragraph 7508 Inspection Reports, subparagraph (c) states that repair estimates are prohibited: "A home inspector shall not express either orally or in writing an estimate of the cost to repair any defect found during a home inspection, except that such an estimate may be included in a home inspection report if: (1) the report identifies the source of the estimate; (2) the estimate is stated as a range of costs; and (3) the report states that the parties should consider obtaining an estimate from a contractor who performs the type of repair involved." If I included any repair estimates in this report, the source is always me, I will list it as a range, and I will identify a trade professional. If a trade is not listed, it is a small task suitable for a general contractor.

Not A Structural Engineer

As per Pennsylvania Home Inspections law, § 7508 Home inspection reports, subparagraph (a) (3), "I declare that I am not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts." I encourage you to obtain services from a licensed structural engineer to evaluate or confirm my opinions about structural items expressed in this report.

At Time Of Inspection

All observations are made at time of inspection. Where a defect or comment is noted, it should be seen as "at time of inspection".

Report May Not Be Shared

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 and/or their Agents do not have the right to share or distribute this report. The disclosure form for the property should be updated appropriately and the report discarded.

Right to Update Report

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.

Reasonable Expectations Regarding Your Professional Home Inspection

1. Intermittent or Concealed Problems: Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

2. **No Clues:** These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on what is visual and the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

3. **We Might Miss Minor Things:** Our reports may identify some minor problems, but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them as a courtesy. The intent of the inspection is not to find the $50 problems; it is to find the $1,000 problems. These are the things that affect people's decisions.

4. **Contractor's Advice:** A common source of doubting home inspectors comes from comments made by contractors. Understand that they have different objectives. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with minor repairs. We might find cracked rafters that have been repaired or braced. The roofer might omit the repaired part to gin up work for his company. Our job is to provide you with the best information. That doesn't include finding work for our employees.

5. **Last Man in Theory:** While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the last man in theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce his liability. Therefore, he would recommend that a larger job is necessary, which in our opinion it was not.

6. **Most Recent Advice is Best:** There is more to the last man in theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of first man in and consequently it is our advice that is sometimes disbelieved.

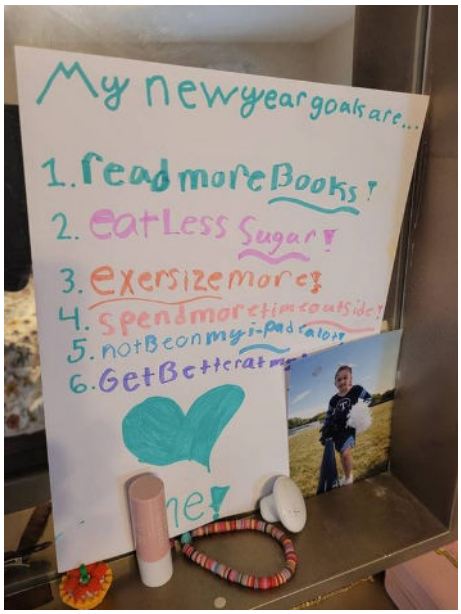
7. **Why Didn't We See It?** Contractors often say, I can't believe the inspector didn't find this problem. There are several reasons for these apparent oversights: (a) They did not see the house when we saw it, often problems are obscured by personal belongings. (b) They might discover an issue that would only be visible with partly dismantling something else. (c) But most importantly, Most Contractors Have No Clue What's Inside or Outside the Scope of a Standard Home Inspection. All of our inspections are conducted in accordance with the National Association of Certified Home Inspectors. The Standards of Practice specifically state what's included and excluded from the standard home inspection. Most contractors have no clue this document exists and many have a tendency to 'blame the Home Inspector' for any issue found, regardless of whether the issue is within the scope of the standard home inspection.

8. **Conditions During the Inspection:** It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to

know what the circumstances were when the inspection was performed.
9. **The Wisdom of Hindsight:** When the problem manifests itself, it is very easy to have 20-20 hindsight. Anybody can say that the basement is wet when there is a foot of water on the floor. Predicting the problem is a different story. A house could be leak-proof for its entire existence but have leaks during that 100-year storm.
10. **A Long Look:** If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we too would find more problems. Unfortunately, the inspection would take days and would cost thousands more. We have deep working knowledge in HVAC, plumbing, structural, electric, roofing, etc., but Home Inspectors are generalists - not specialists. Heating contractors may indeed have more heating expertise than we do, but that is the limit of their expertise.
11. **An Invasive Look:** Problems may become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual non-invasive examination. We don't perform invasive or destructive tests. We cannot see invisible defects.
12. **Not Code Inspectors:** Homeowners often enquire if something is "to code", or a contactor tells a homeowner that something is not code-correct. Home Inspectors are not code inspectors or code enforcers. We look for deviations from best practices instead. Read more athttps://www.chestercountyhomeinspections.com/blog/why-do-home-inspectors-reference-the-authority-having-jurisdiction/.
13. **Not Insurance:** In conclusion, a home inspection is designed to better your odds of not purchasing a money pit. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

Home Inspectors' New Year's Goals

I found this picture in the house. It reflects this Home Inspectors' New Year's Goals exactly :)



Foundation and Structure

Foundation Inspection

Foundation Attributes
Basement, Partial crawlspace

Foundation Material
Masonry Block

Walls Above Foundation
Wood Framed

Main Floor Construction Type
Joists

Subfloor Material
Plywood

Beam Material
Steel

Post and Column Material
not visible

Joist Material
Solid boards

Inspection Standards. The foundation and structural components were inspected according to the Home Inspection Standards of Practice, including readily observed floor joists and observed movement of foundation walls or structural components.

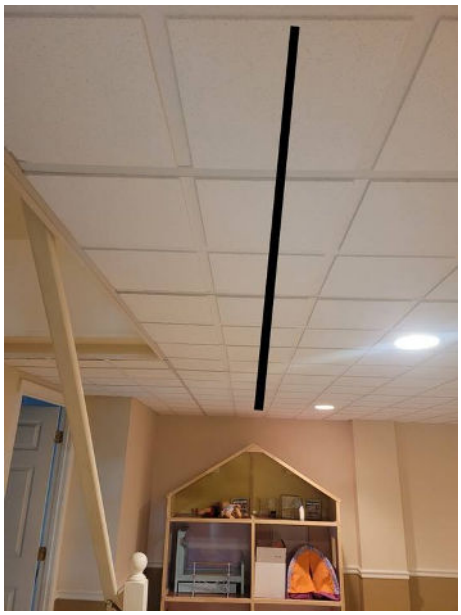
Foundation Walls

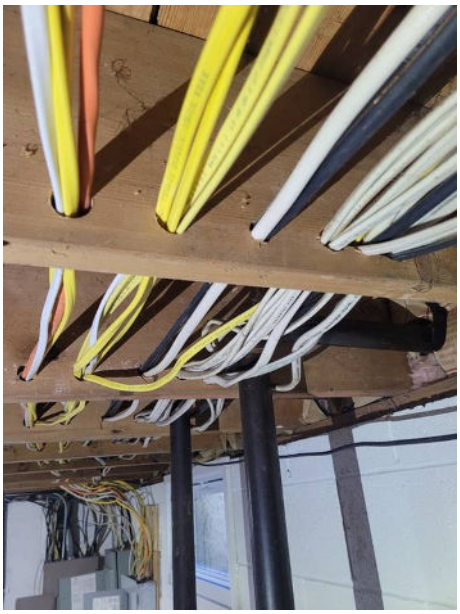
Inspected

Foundation Floor (primary floor)

Maintenance

Previous foundation repairs were noted which likely shored up foundation and settling issues. I observed settlement of the floor from the entryway at the front door. In the basement, I moved a few ceiling tiles in the area of the sagging and noticed that joist were sistered. Even with the limited accessibility, the repair work seemed subpar. Those repairs could only be fully assessed if the ceiling tiles were removed over the full length of the affected joists. If the repairs concern you, then seek further information from a foundation expert after the ceiling tiles have been removed. I found other ad-hoc repairs (pictured). Then lastly, I will point out that many joists had been improperly modified by the electrician who installed the cables through the joists instead of underneath them. The number and size of the holes are unfortunate.





approximate area of floor structure deficiency

Beams

Inspected

Joists/Trusses

Inspected

Insulation installed at the end of the joist bays limited my ability to detect damage to joists structure, subflooring and house rim board.

Piers/Posts

Inspected

Floor/Slab

Inspected

Basement and/or Crawlspace

Basement and/or Crawlspace Inspection

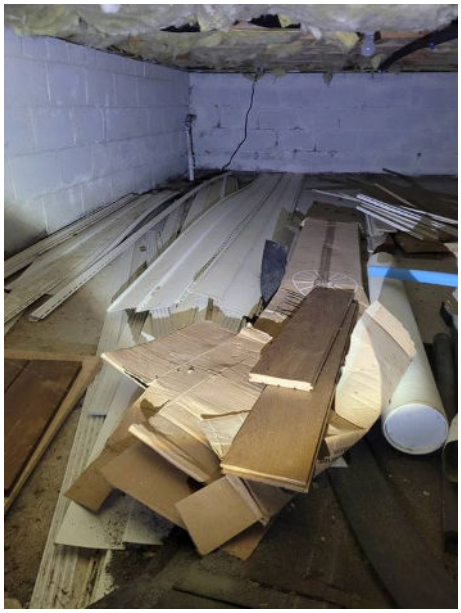
I inspected the basement and / or crawlspace according to the InterNACHI Home Inspection Standards of Practice. Those can be revealing areas and often provide a general picture of how the entire structure works. Often the homes' structure is exposed overhead, as are the HVAC distribution system, plumbing supply and DWV lines, and the electrical branch-circuit wiring. I inspected those systems and components.

One of the most common problems in a house is a wet basement or foundation. You should monitor the walls and floors for signs of water penetration, such as dampness, water stains, peeling paint, efflorescence, and rust on exposed metal parts. In a finished basement, look for rotted or warped wood paneling and doors, loose floor tiles, and mildew stains. It may come through the walls or cracks in the floor, or from backed-up floor drains, leaky plumbing lines, or a clogged air-conditioner condensate line. Water that comes in from the exterior is always an indication of need of water management at the exterior, such as negative grading causing water to pool against the foundation walls, or blocked downspouts or missing downspout extensions.

Basement and/or Crawlspace Limitations

Most of the basement was finished. This was an inspection restriction, because the finished floor, walls, and ceiling blocked my visual inspection of the basement structure, its systems and components. As such, parts of the foundation and other components were not able to be inspected and unseen issues may exist.

The crawlspace was partially or completely inaccessible. This is an inspection restriction.



General Conditions

Inspected

I did not observe indications of significant water penetration in the basement and/or crawlspace. I did not observe conditions that would cause abnormal or poor air quality.

Basement Egress

Inspected

Basement Egress
None

Egress Requirements: An egress door or window is required whenever a basement will be used as any kind of sleeping space. Every sleeping room should have at least one emergency escape and rescue opening. Lack of proper egress in any location in the home can be a safety issue. The presence of an egress window, its size, dimensions, and other characteristics are up to the individual municipality. Exit doors must be openable from inside without requiring a key, and may not have out-of-reach chains or other preventative measures that would prevent a child from opening the door. Exit windows' sill height should not be more than 44 inches above the floor, height should be 24+ inches, and width should be 20+ inches. Window wells deeper than 44 inches must have a permanent ladder or steps. The basement egress meets these requirements unless otherwise noted.

The basement cannot be used as sleeping areas because there is no direct egress.

Sump Pump

Inspected

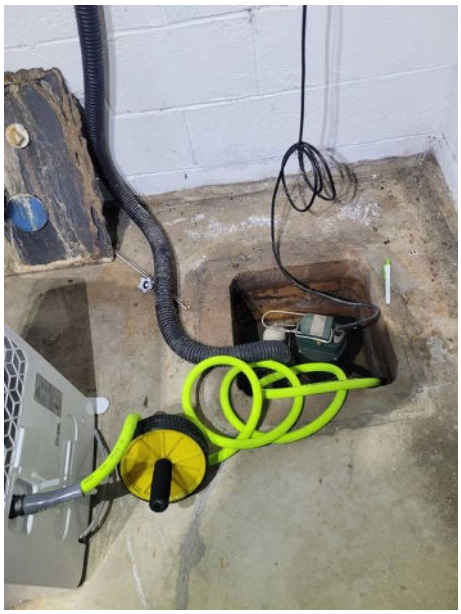
The home has a sump pump. Neglecting to test a sump pump routinely, especially if it is rarely used, can lead to severe water damage when a heavy storm, snow melt, or flooding sends water against the home. Overload of the sump pump due to poor drainage elsewhere on the property can lead to pump failure. Frequent sump operation can be a sign of excessive water buildup under the basement floor due to poorly sloped landscaping, poor rain runoff, gutter back-flows, and other problems.

Sump Pump

Defect

The sump output drain pipe did not have a one-way check-valve. A check-valve prevents discharged water from reentering the sump well. Recommend that a plumber install a check-valve.

The sump cover plate has been removed. The cover was originally sealed by the radon mitigator to ensure that the radon mitigation system can achieve sub-slab depressurization. I noted, however, that the drain tile do not extend into the sump crock as they do in newer homes, and therefore the sealing of the sump crock is of lesser importance. Nonetheless, I recommend installing a proper sump lid that will prevent accidents or injury.



Sewer Ejection

Not Present

There is no plumbing preparation in the slab for a bathroom in the basement.

Stairs & Railings

Inspected

Electrical

Inspected

Roof and Attic

Roof Inspection Standards

The roof was inspected according to InterNACHI Standards of Practice. Structural components were inspected if warranted and if there was access to an attic. A roof inspection is NOT an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system. We recommend that you include comprehensive roof coverage in your home insurance policy.

Roof Inspection Limitations

Visual inspection only. This is a visual-only inspection of accessible roof-covering materials. It does not include an inspection of the entire system because there are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, adherence to manufacturer installation recommendations, etc.

Cannot determine age. We cannot accurately determine the age of roof covering materials due to the many variables which affect its lifespan. Based on the amount of detectable wear, we estimate its age in thirds of its typical lifespan. We do not estimate how much life remains. This is in accordance with all industry inspection Standards of Practice. The following factors affect the lifespan of roof covering materials:

-- Roofing material quality: Higher quality materials will last longer.
-- Number of layers: Shingles installed over existing shingles will have a shorter lifespan.
-- Structure orientation: Southern facing roofs will have shorter lifespans.
-- Pitch of the roof: Shingles age faster on lower pitched roofs.
-- Climate: Wind, rain, and snow will impact the lifespan of the roof.
-- Color: Dark colored shingles have a shorter lifespan than lighter colored shingles.
-- Attic Ventilation: Poorly vented attic spaces will decrease shingle life due to heat.
-- Vegetation conditions: Overhanging tree branches contacting the roof, excessive moss or algae.
-- Installation details: materials not installed to manufacturers' recommendations.

Roof Inspection Attributes

Roof Inspection Method
Drone

Structure Type
Rafters

Roof Pitch
Medium

Roof Style
Gable

Roofing Material Basic Life Expectancy:

- Asphalt shingles (standard / 3-tab) - 20 years
- Asphalt shingles (architectural) - 30 years
- EPDM rubber - 15 to 25 years
- TPO plastic - 10 to 5 years
- Modified Bitumen - 20 years
- Metal - 40 to 80 years

- Slate - 80 to 150 years
- Wood shingles - 25 years

Roof Materials

Maintenance

Roofing Material
Architectural Asphalt Shingles
Roof Estimated Age
Last third, of 30-year life expectancy

Near end-of-life. The roof cover appeared to be at the end of its service life. It may not be reliable. Roof leaks might begin to occur. Regular monitoring of its condition is recommended. Budget for replacement. Consider re-inspection every six months.

Roof Structure

Inspected

Roof Sheathing

Inspected

Roof Flashing

Inspected

Not all flashing Is visible. Most flashing is not observable because the flashing material itself is covered and hidden by the roof covering or other materials. It's impossible to see all flashing. We report on what is visible.

Planes and Valleys

Inspected

Vents

Inspected

Vent Inspections. I looked at DWV (drain, waste and vent) pipes as well as flue gas vent pipes that pass through the roof covering. I expect to see watertight flashing (often black rubber material) installed around the vent pipes. These plumbing vent pipes should extend far enough above the roof surface.

Could not access all vents. I was unable to closely reach and observe all of the vent pipes that pass through the roof or soffits. This was an inspection restriction.

Skylight

Not Present

Attic Inspection

Attic Access

Inspected

Attic Access Type
Pull-down ladder
Attic Access Method
Inspection by direct entry

Attic Interior Space

Inspected

Dry stains. I noted stains at the roof sheathing, joists and/or attic floor. These areas did not test as being wet or moist during a period of recent rain. These stains are likely an old leak area that has since been repaired with a newer roof installation. Client should monitor moving forward by checking during periods of active heavy rain, or consult with a licensed roofing contractor for evaluation during these weather periods.

Exterior

Exterior Inspection

Inspection Standards. I inspected the exterior as per the InterNACHI SoP. I inspected the siding, trim, eaves, soffits and fascia. I inspected the gutters. I wasn't able to inspect every inch of every gutter but checked the overall general condition of the gutters looking for indications of defects. I inspected the vegetation, surface drainage, retaining walls and grading of the property, where it may adversely affect the structure due to moisture intrusion. I inspected the walkways and driveways adjacent to the house.

I did not inspect all of the eaves, soft, and facia. It's impossible to inspect those areas closely during a home inspection. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited.

I inspect visually from the ground and with a drone. Trees close to the home limited my ability to place the drone for photo access from all angles.

Siding

Defect

Type of Siding
Vinyl, Brick veneer

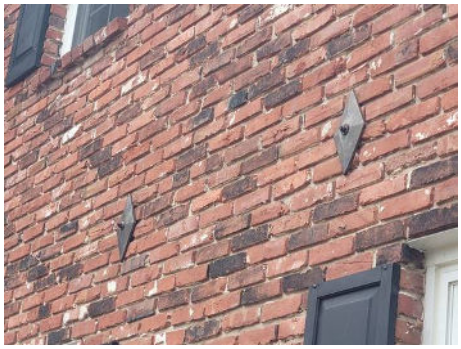
This wall is brick veneer. It is a single layer of brick anchored to the house exterior framing using brick ties, with provisions like weep holes, flashing, and an air gap to manage moisture and protect the structural frame. This method ensures durability and aesthetic appeal while maintaining the integrity of the home's structural system. But sometimes things go wrong which cause that veneer wall to separate from the building. It could be that the brick ties pulled loose from the house sheathing, or the sheathing pulled loose from the house framing. When that happens, the wall will eventually fall away from the house unless it is stabilized. I observed that this wall was stabilized using tension rods.

Tension rods are structural reinforcement tools used to stabilize walls at risk of detaching from a building due to compromised structural integrity. Commonly employed in barns, homes, and other structures, these rods address issues caused by factors such as soil erosion, mortar degradation, or significant settling. The system typically involves large plates installed on the exterior of the wall, with rods or cables connecting to the opposing wall or internal structural members. By tightening the rods, the setup counteracts outward forces, preventing further separation and preserving the building's stability.

A veneer wall is not structural but of course it needs to be preserved. My assessment is that this veneer wall started to pull away (or was at risk of pulling away) and was re-anchored to the house framing with anchor rods. Note that the same wall continuing to the left of the front door did not need this repair. *In my opinion, this is a perfectly good fix and I found no signs that suggest otherwise.* I am listing this as a Defect issue ONLY to get your attention to the matter, not because I believe there is an issue that needs to be resolved. You need to know, so I had to explain. If you have any reservations about this issue, please consult with a structural engineer.

No tension rods on this side

Note four anchors



Fascia and Trim

Inspected

Gutters

Inspected

Downspouts

Inspected

Exhaust Hoods

Inspected

Exterior Electric

Inspected

Doors and Windows

Inspected

Home Site

Home Site Inspection

I inspected the porches, patios, decks, balconies and carports at the house that were within the scope of the home inspection. Where present, I also inspect driveways and walkways.

Driveway

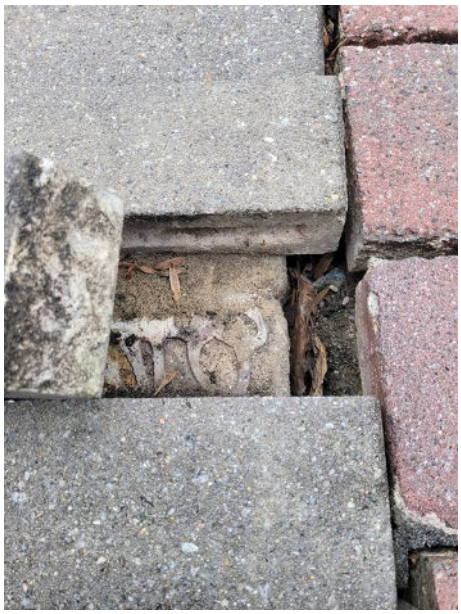
Defect

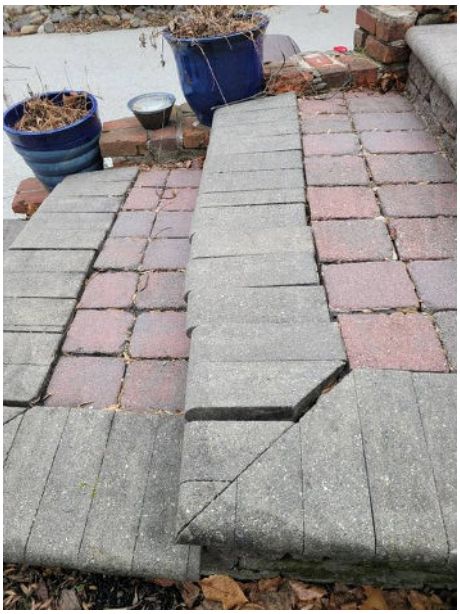
The driveway was not properly installed. A thin coat of asphalt was installed over a previous driveway but the installer cut corners too far - it was not thick enough to last. Consult with a driveway installer for repair options. Ideally the last coat should be removed, not just covered over.

Walkways

Defect

Pavers have settled due to inadequate substrate preparation and poor installation practices such as relying on epoxy. Some pavers are loose which is a fall hazard. Hire a landscaper or hardscaper to re-set the pavers.





Walkways

Maintenance

The walkway to the front door has been taken over by excess mulch and overgrown vegetation. The plastic barrier that was installed as a separator from the gardening area is inadequate. Hire a landscaper to reclaim the walkway.

Porch and Patio

Defect

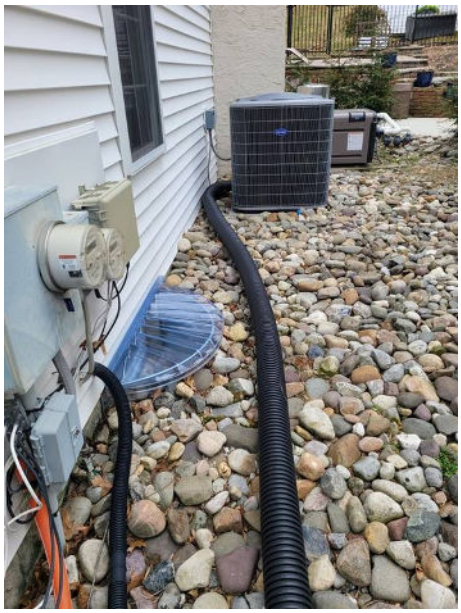
The step from the landing to the front door is loose. I tripped on this on my first entry into the home. But

furthermore, this step was too low. It should equally divide the height from the landing pad to the threshold of the door. Steps must have uniform rise, even for just two rises as in this single step. Hire a general contractor to modify or repair this step, and to attach it to the wall.

Grading and Drainage

Maintenance

It is difficult to assess grading accurately when covered with dense ground-cover plants, mulch, gravel or snow. If appears that the soil is sloping towards the home in this area, which could lead to water penetration. Consider updating the landscaping to have positive grading.



Grading and Drainage

Inspected

The back of the house is situated on a hill. A wide path had been graded nearly level, with retaining walls to stabilize. I did not see a drainage system near the top of the retailing walls but it appears that water is effectively kept at bay since the house foundation did not show signs of water penetration. Ensure that the retainer wall is maintained.

Window Wells

Inspected

Vegetation

Maintenance

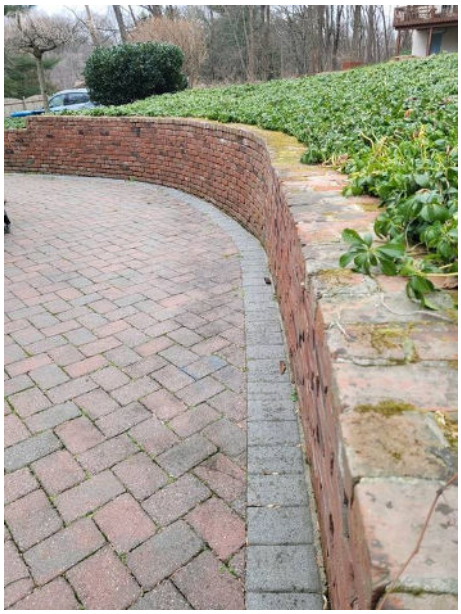
The indicated branches pose a risk to the house or property. Consider proactive removal.

dead branch

Fence and Retainers

Defect

A guardrail is required at all locations where there is a 30-inch or more drop from one surface to another. Hire a fencing specialist to install guardrails where required.

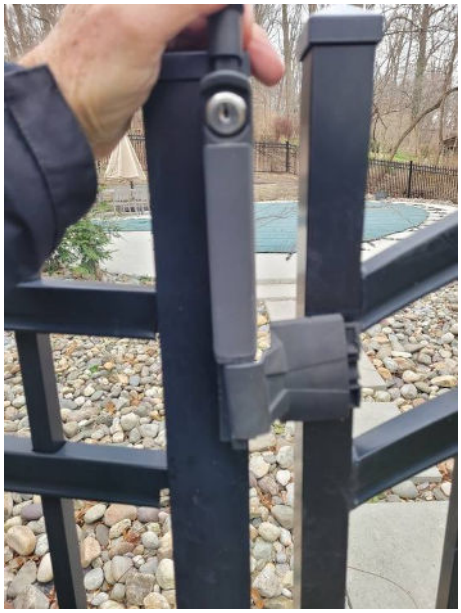


Pool Fence

Defect

There is settlement at the pool fence which caused the front gates' lock and latch to be out of alignment. These latches are adjustable to compensate for anticipated movement. Have the gate lock and latch adjusted to ensure that the pool area can be properly secured. Pool safety is paramount.

We did not perform a Pool Inspection at this time. We noted a **priority defect** that should be addressed - the pool cover is severely weathered and would not sustain the weight it was designed to accommodate. That is a safety hazard. Please contact us for a detailed pool inspection.



Heating and Cooling

HVAC System Inspection

I inspected the heating and cooling system components as per InterNACHI SoP. Typical cooling is air conditioners that consists of the heat exchanger or condenser at the exterior, and the evaporator at the interior. Typical heating systems are electric systems (heat pumps, hydronic systems, or radiant systems), forced-air furnaces (gas or oil), and boilers (steam or water).

Select HVAC Components Basic Life Expectancy:

- AC (central) - 7 to 15
- Attic Fan - 15 to 25
- Boiler - 40
- Condenser - 8 to 20
- Dehumidifier - 8
- Electric Radiant - 40
- Furnace - 15 to 25
- Gas Fireplace - 15 to 25
- Heat Pump - 10 to 15
- Humidifier - 12

Most HVAC (heating, ventilating and air-conditioning) systems in houses are relatively simple in design and operation. They consist of four components: controls, fuel supply, heating or cooling unit, and distribution system. The adequacy of heating and cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics. It's your job to get the HVAC system inspected and serviced every year. And be sure to keep air filters cleaned.

Cabinet and Blower

Inspected

Cooling Interior Unit

Inspected

Brand: Carrier
Model: CNPVP4821ALA
Serial #: 1115X37979
Manufacture year: 2015

Cool temperature restriction. It was too cold to test the cooling system without risk of damaging equipment. We don't test cooling systems below 65 degrees. Besides, an air conditioner will seem to function when it is cold outside even if it does not have any refrigerant. The equipment was inspected but not tested. That is standard operating procedure, and is a common inspection restriction.

Cooling Exterior Unit

Inspected

Brand: Carrier
Model: 24ABC648A310
Serial #: 1715E27665
Manufacture year: 2015

Heating Equipment

Inspected

Heating Equipment Type
Oil-fired furnace or boiler

Brand: Carrier / Bryant / Payne
Model: OBMAAB060154AABG
Serial: 3414V18798
The serial number indicates this unit was manufactured August 2014

Heating Equipment

Defect

The furnace has indications that blowback occurs. This is when hot exhaust gas does not exit into the chimney but blows back into the interior. The cause could be due to inadequate sealing at the exhaust flange, or blockage in the exhaust pipe or chimney flue, or both. The effect is that exhaust gas enters the home, and that gas contains carbon monoxide (CO) which can be deadly. Hire an HVAC specialist to correct the problem.

Ductwork

Inspected

Condensate

Inspected

Condensate Discharge
Condensate pump, drain location unknown

Humidifier

Not Present

Fuel Tank

Maintenance

The oil tank is corroding. The visible corrosion is on the outside suggesting that the basement has high humidity with inadequate airflow over much of its lifetime. Consider repainting after cleaning to extend life. Be advised that oil delivery companies need to inspect the oil tank when establishing new contracts, and that they might declare this tank as unacceptable.

Thermostat and Controls

Inspected

Plumbing

Plumbing Inspection

We inspect the following elements of the plumbing system:
- the main water supply shut-off valve;
- the main fuel supply shut-off valve;
- the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, and regulator valves;
- interior water supply, including all fixtures and faucets, by running the water;
- all toilets for proper operation by flushing;
- all sinks, tubs and showers for functional drainage;
- the drain, waste and vent system; and
- drainage sump pumps with accessible floats.

More information at https://www.nachi.org/sop.htm#plumbing.

This home has a private well which has additional requirements and services that are not part of a regular home inspection. Refer to https://www.chestercountyhomeinspections.com/water-well-inspections/ and

https://www.chestercountyhomeinspections.com/water-quality-testing/ for more information. If those services were elected as part of this overall property inspection, those services will be reported on separately.

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously.

I flushed all toilets, checked for leaks and that the bowls or seats are not loose. We do not comment on the hygienic condition of the toilet bowl.

The home inspection only verifies that water is present where needed, it does not cover the well and related equipment in detail. The Well Certification Report, if ordered, will be issued separately.

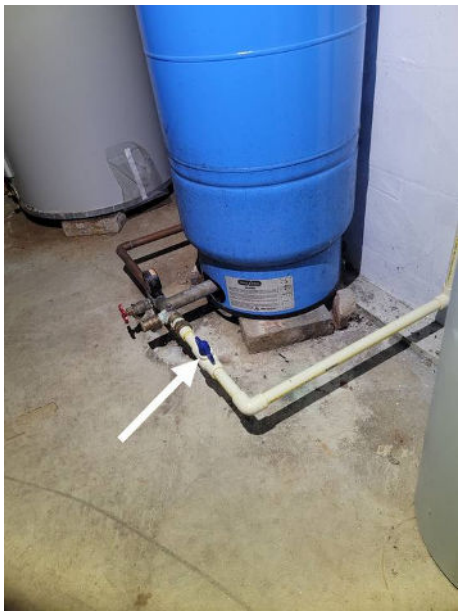
Main Water Shutoff

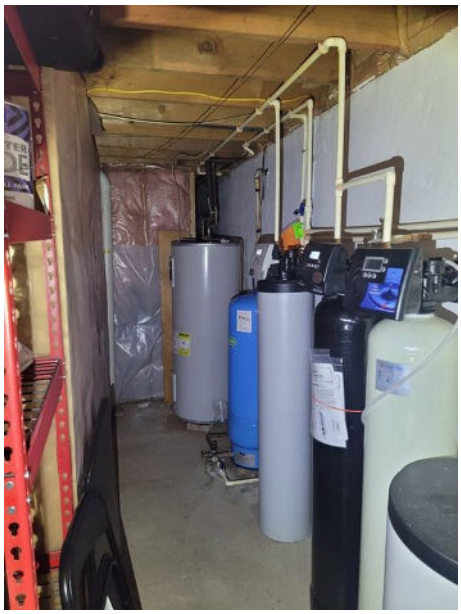
Inspected

Water Source
Private

Main Water Shut-Off Valve Location
At pressure tank, Basement

The main shutoff for the water supply is indicated in the photos.





Water Treatment Systems

Inspected

Water treatment systems are not evaluated during a regular home inspection. This is a complimentary overview.

Sediment filters need replacement when they become clogged. The sediment filter cover is opaque (nontransparent), consequently you cannot assess its condition without opening it. Consider replacing with a clear filter cover.

Water softener operational. The water softener system appeared satisfactory, but they are not fully evaluated for function during a regular home inspection. The salt level is currently good. Replenish salt as needed. That is a DIY home maintenance task or outsourced.

Generic equipment. I cannot determine the exact purpose of a generic resin-based water treatment system because it depends on the media installed in the tank, and the controller. They are typically used as acid neutralizers or to reduce iron, or as water softeners when accompanied by a brine tank. I evaluate the controller for apparent working condition only.

Supply Lines

Inspected

Supply lines are copper and CPVC.

Plumbing is installed as trunk-and-branch style. An implication of this type is that simultaneous draws from multiple locations could affect pressure, for example, if a bathroom and a laundry room are on the same branch, then the water pressure might drop if the washing machine takes water while someone showers. This is often only a problem if the pipe sizes are inadequate for the total flow demand. With that said, I did not observe significant drop in shower pressure while running sinks and toilet at the same time in the bathroom(s).

Supply Lines

Maintenance

I observed mineral deposits on plumbing fittings which we attribute as micro leaks. A micro leak is so small that it often does not appear to be leaking or get wet on the outside, yet mineral deposits from the evaporation of the water indicate that it leaks. This leak is generally cosmetic but should be addressed eventually as it could grow into a larger leak over time. Recommend proactive fixing before it becomes problematic.

Drain Lines

Inspected

Drain, Waste and Vent materials are mainly PVC.

Vents

Inspected

The purpose of plumbing vents is to regulate air pressure to facilitate flow, and to block sewage air from escaping into the home. Most ventilation ports are not visible. We look for and report on issues found in air admittance valves, standpipes, vents stacks above the roof, and wet vents.

Sinks, Tubs & Showers

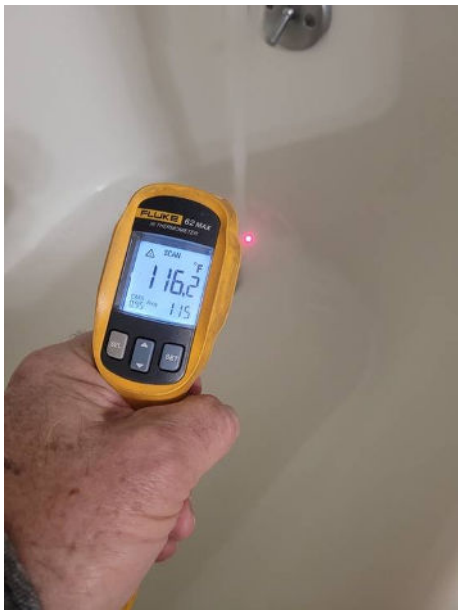
Maintenance

Corrugated drain pipe. The sink has an unapproved, flexible, corrugated drain pipe. These pipes are installed by non-professional plumbers as convenience. They often contribute to blockages. We do not endorse it. Consider hiring a plumber to improve this plumbing.

Sinks, Tubs & Showers

Defect

Scalding water. The temperature at the tub exceeds the recommended maximum of 100°. This is a scalding hazard for small children. Recommend that you hire a plumber to adjust the thermostatic control valve in the tubs / showers. A thermostatic valve mixes cold water with the hot water to temper the output. [Note - the issue is not the water heater, which is typically set around 120°-140°. It is the adjustable setting of the thermostatic valve at the tub.]



Toilets

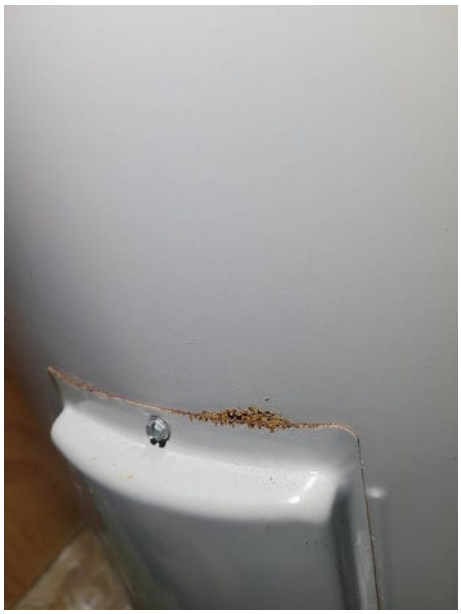
Inspected

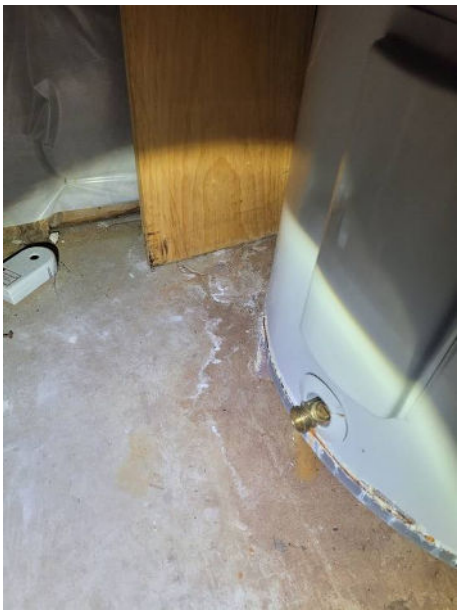
Water Heater

Maintenance

Fuel Source: Electric
Capacity: 80 gallon
The water heater was manufactured in 2013.

A typical water heater life expectancy is 10-15 years. This unit is nearing the end of its useful life. It has signs of internal leaking. I recommend proactive replacement since failure with leaks is likely.





Radon mitigation

Inspected

The home has a radon mitigation system. It is a sub-slab depressurization type. The fan was running as can be seen on the manometer. The PA Dept. of Environmental Protection recommends re-testing for radon every two years. We did not perform a radon gas test during this inspection.

Radon mitigation

Defect

EPA's Radon Mitigation Standards require vent discharge points to be above the roofline. This radon pipe ends below the roofline. The risk is that concentrated radon gas removed from the basement can enter through a window. In addition, the vent pipe is gutter pipes, using a PVC-to-gutter connection near ground level. There is a lot of air leakage under pressure from the pump at that location. Concentrated levels of radon are delivered near windows. This is not a professional installation. Hire a radon mitigation professional to remedy.

Electrical

Electrical System Inspection

Components inspected:

- electrical electric meter and base
- main service disconnect
- panelboards and over-current protection devices (main and subpanels)
- a representative number of switches, lighting fixtures and receptacles
- ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs
- electrical service grounding and bonding both at the exterior and interior

Defects in any of these items will be listed. Refer to the InterNACHI SoP for a complete reference.

Main Service Drop/Entry

Inspected

Service Entry Type
Underground

Meter and Base

Inspected

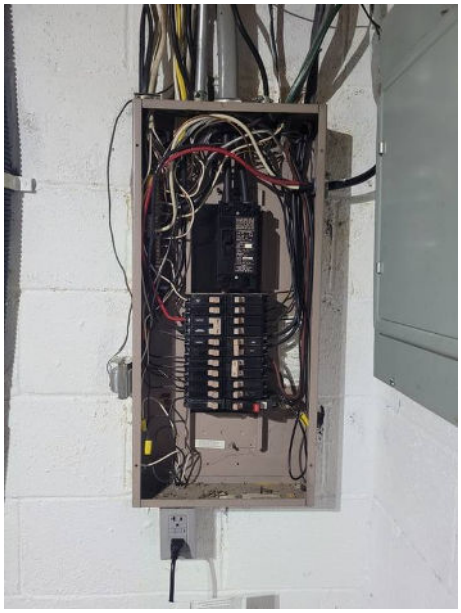
Primary Panels

Inspected

Service Ampacity
200 Amp

Incorrect types of screws were used at the electrical panel cover (deadfront). This could be potentially hazardous if the

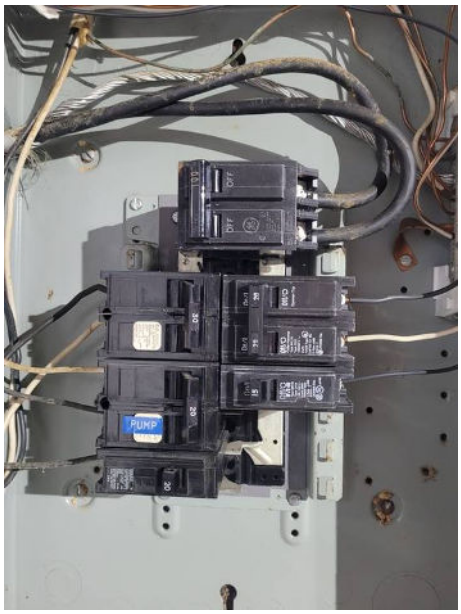
screws puncture a live electrical wire. Proper panel cover screws are fine threaded and blunt. Replace with appropriate deadfront screws available at hardware stores.



Sub Panels

Defect

The neutral conductor (white or grey wire) and the equipment ground conductor (bare or green wire) were bonded together at the sub panel. This permits electricity to flow on ground conductors. Neutral conductors must be kept separate from the equipment ground conductor, they must be isolated from the sub panel metal enclosure, and the equipment ground conductors must be bonded to the sub panel metal enclosure. This is a fairly common problem but easy to fix. I recommend that an electrician remove the bonding.
(The newer subpanel was wired correctly.)



Sub Panels

Maintenance

This panel has an open knockout. This is the secondary (newer) subpanel. The issue with an open knockout is that a metal object that falls in, such as a screwdriver, could cause a direct short. Have an electrician install a blocking plate.

Breakers

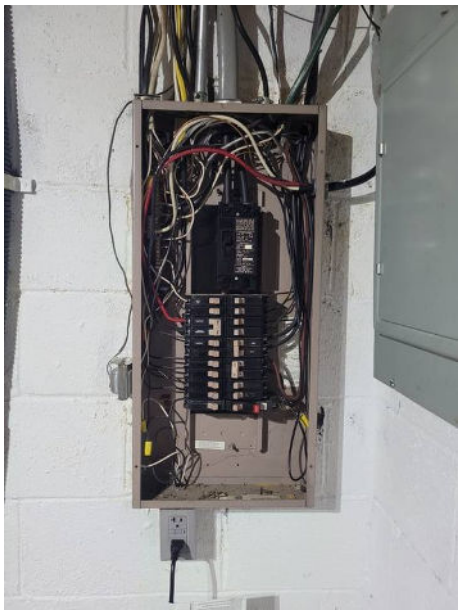
Defect

The GFCI breaker did not trip when tested. Hire an electrician to replace the breaker.

Breakers

Defect

Missing breaker tie. The well pump is a 240-volt service, but the two breakers are not interconnected with a breaker tie. (For comparison, note the double-breaker below these two where a breaker tie is present.) As is, it could permit one of the two breakers to trip while the other remains on, thus providing 120-volt service to the pump that requires 240 volts. This can give the false appearance that it is not working, or it could cause the pump to fail. This must be corrected.



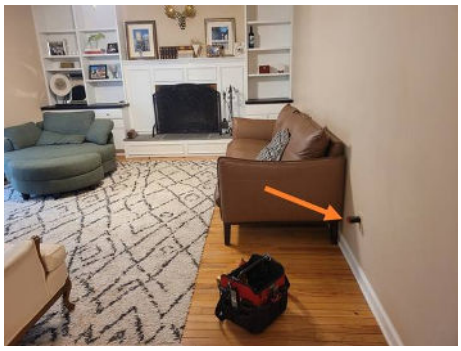
Branch Wiring

Inspected

Lights and Outlets

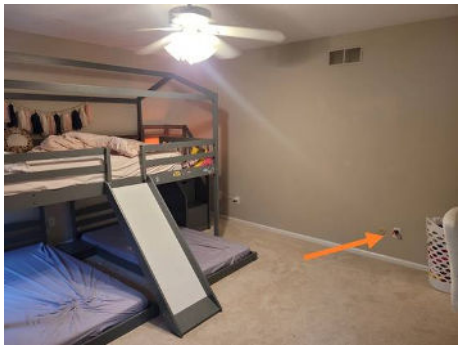
Defect

A wall receptacle was wired with reversed polarity or open neutral. A reverse polarity condition will cause current to flow on the neutral conductor which is a shock hazard. The open neutral condition will cause current to flow on the grounding conductor, which creates the possibility of an electrical shock at the ground connector of *any* outlet in the home. This condition **must** be fixed. Hire an electrician to resolve.



one receptacle in this room

all receptacles in this room



and one receptacle in this room

Lights and Outlets

Defect

Ungrounded receptacle. One or more wall receptacles tested as being ungrounded. This is a potential electrical hazard. This problem only occurred in the shown location. The wall receptacle apparently has a disconnected ground connection.

AFCI

Not Present

Arc Fault Circuit Interrupter (AFCI) is an electrical safety technology that has been used in homes since 1999. An AFCI breaker or receptacle will trip when there's a fluctuation pattern between hot and neutral wires. This home predates the AFCI requirement, so this is not a defect for this home, but consider upgrading your electrical system to incorporate AFCI for improved safety. Consult with an electrician for cost and options if this is appealing to you.

GFCI

Defect

The GFCI shown is defective because it failed to trip. When multiple GFCIs are installed on the same branch circuit, testing or tripping any one of them will cause all functioning GFCIs on the circuit to trip. These must then be reset in the order they are wired from the main panel, as a GFCI cannot reset without power. This can be challenging if the GFCIs are located in different parts of the building.

It’s important to note that the requirement is to protect certain receptacles with GFCI protection, not to install a GFCI device at every receptacle. This misunderstanding often leads to unnecessary GFCI installations, such as in this case.

To resolve the issue, remove the identified defective GFCI device since the branch circuit already has GFCI protection upstream in the daisy chain. To ensure compliance, affix a label or mark the outlet as "GFCI Protected Outlet."

location is primary bathroom

Smoke & CO Detector Requirements

Smoke alarms are required in every sleeping room, outside of every sleeping room, and on every level of a house. Smoke detectors have a 10-year life expectancy after which period they must be replaced. Smoke detectors without a manufacture date stamped on them are expired. Carbon monoxide alarms are required in every room that has an appliance that burns fuel, such as fireplaces, furnaces, or gas-fired dryers. Local ordinances sometimes have different requirements. As a general best practice guideline, we recommend installing new smoke detectors and carbon monoxide detectors when you take possession of the house.

We do not test smoke detectors since they can only be accurately tested with actual smoke. We cannot test Carbon Monoxide (CO) alarms either because we have no ability to generate CO-rich exhaust air. We inspect them for compliance with requirements in terms of age and location. Local jurisdictions have different requirements and may have their own Use and Occupancy (UAO) requirements and inspections.

Smoke Detectors

Defect

I did not find a single smoke detector at the lower level, and only one at second floor. New smoke alarms are recommended. They could be hard-wired with battery backup, or the newer type with non-replaceable batteries that last for 10 years.

Carbon Monoxide Detectors

Defect

A CO detector was missing in rooms that have an appliance that can produce carbon monoxide. This is a safety hazard. I recommend installing CO detectors where required. [basement for furnace; rooms with fireplaces]

Solar and Generator

Not Present

Insulation and Ventilation

Insulation and Ventilation

I inspected these components, where accessible:
- Mechanical exhausts in laundry room, bathrooms and kitchen
- Insulation in attics and crawlspaces
- Ventilation in attics, crawlspaces and foundation areas

Attic Insulation

Inspected

Type of Insulation
Loose fill

Depth of Insulation
6-9 inches

Crawlspace Insulation

Inspected

Attic Ventilation

Inspected

Attic Ventilation Type
Soffit, Gable

Foundation Ventilation

Inspected

Basement Ventilation Type
Hopper window

The basement windows were closed on account of the cold. The crawlspace has no ventilation, which is acceptable.

Mechanical Exhausts

Inspected

Could not access all vents. I was unable to closely reach and observe all of the vent pipes that pass through the roof or soffits or walls. This was an inspection restriction.

Fireplace and Chimney

Fireplace and Chimney

Chimney and Fireplace inspections include: - the chimney exterior; - the flashing installed at the chimney, where visible; - the chimney liner where visible; - the lintel above the fireplace opening; - the cleanout doors and frames; - the damper doors by opening and closing them, if they were readily accessible and manually operable.

Limitations

Inspecting the chimney interior and flue is beyond the scope of a home inspection because most of it is not visible without dismantling. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, we will look at readily accessible and visible parts of the chimney flue.

Fireplace

Maintenance

This information is offered as FYI. Open fireplaces often *increase* your heating cost. They are inefficient because a large volume of heated air is sucked out in the draft of the fire. Also, the chimney dampers are most often left open during heating season because most people forget to close the damper after the fire had gone cold.

An open fireplace can be converted to a closed fireplace with a fireplace insert, which is a wood stove that fits inside the fireplace. It still gives you the benefit of ambiance and radiant heat, but it eliminates the wasteful draft up and out the chimney. It has two primary benefits:(1) minimize heated air loss because it has draft control, and (2) harvest heat from the firebox to heat the room. The same fireplace with a fireplace insert could be a valuable heating device to *lower* your heating cost. Alternatively, at a lower investment cost, consider installing fireplace glass doors. They help to reduce air loss. Consult with fireplace vendors for more information.

Chimney and Flue

Maintenance

There is thick soot in the smoke chamber. Hire a certified chimney sweep to clean and inspect the interior of the fireplace and chimney system before first use, and then annually as part of your ongoing maintenance.

Interior

Interior

For the interior, I inspected:
- a representative number of doors and windows;
- floors, walls and ceilings;
- stairs, steps, landings, stairways and ramps;
- railings, guards and handrails; and
- garage vehicle doors and the operation of door openers.

See https://www.nachi.org/sop.htm#doors for more info.

Limitations

As per the the SOP, I inspected a representative number of windows. It's impossible to inspect every window component closely during a home inspection. A home inspection is not an exhaustive evaluation. I did not reach and access closely every window, particularly those blocked by furniture.

Environmental Issues - Lead in Paint

Maintenance

Possible lead in paint. I do not test for presence of lead in the paint. It is not possible to do so during regular home inspections. The home was built at a time when lead paint was used so there is a reasonable assumption that the walls and ceilings have been painted with paint that contained lead. A former EPA strategy was that encapsulating old lead paint with fresh paint would yield satisfactory **remediation**. They have since rescinded that strategy because the new paint could peel off then the old paint is exposed again. The only way to get rid of lead paint is to replace all painted material, which is not practical. It does not appear that such action had been taken at this home, therefore assume there is lead in the paint. Consider having the walls tested if you want to know the extent of the exposure. The only practical **mitigation** is to keep the walls painted. Read more about this topic at https://www.cdc.gov/lead-prevention/prevention/paint.html.

Environmental Issues - Lead in Water

Maintenance

Possible lead in plumbing. The home was built at a time when lead was still used in the soldering for copper and brass plumbing pipes and fittings. I do not test for the presence of lead in the plumbing fittings because it is not possible to do so during regular home inspections. Assume that those connections contain lead. If the presence of lead in plumbing fittings concerns you, we can assist you with Water Quality testing to determine the presence of lead. Learn more about this topic at https://www.dep.pa.gov/Citizens/My-Water/PublicDrinkingWater/pages/lead-in-drinking-water.aspx and https://www.pa.gov/content/dam/copapwp-pagov/en/health/documents/topics/documents/programs/infant-and-children-health/Pennsylvania%20Lead%20Ban.pdf.

Environmental Issues - Mold

Inspected

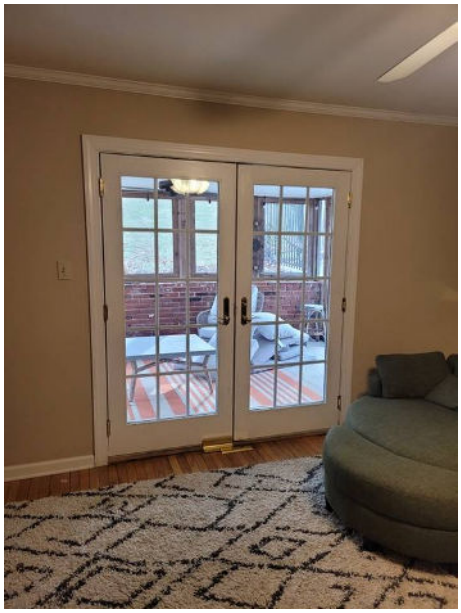
Mold not detected. I search for visible mold and will report where found. I did not find mold in this home by sight or smell. Nonetheless, mold might not always be detectable but it is omnipresent in the air. If you want to know what type of mold is present in this home then hire a mold testing company to take samples for laboratory analysis. Ask them for sample reports so you know what to expect, because the reports are often overwhelming with useless

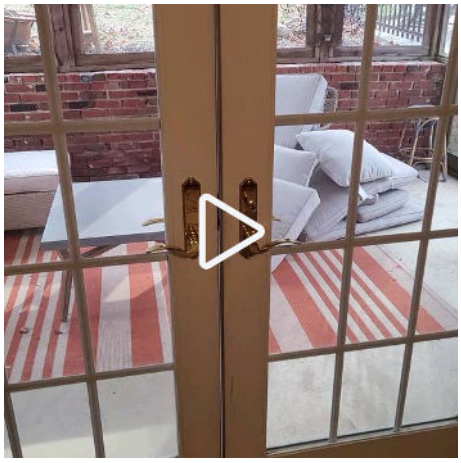
information but lack usable substance.

Entry Doors

Defect

The door does not latch as it it supposed to, you have to lift the handle to free the latch. It is supposed to latch like any other door by simply closing it. I recommend that a door installer adjust the door latch and lock mechanisms.
[Open the video in a new browser tab or window to prevent it from overlaying your inspection report.]

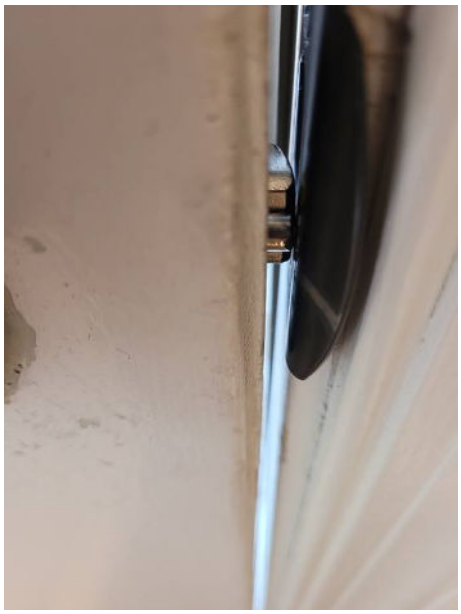


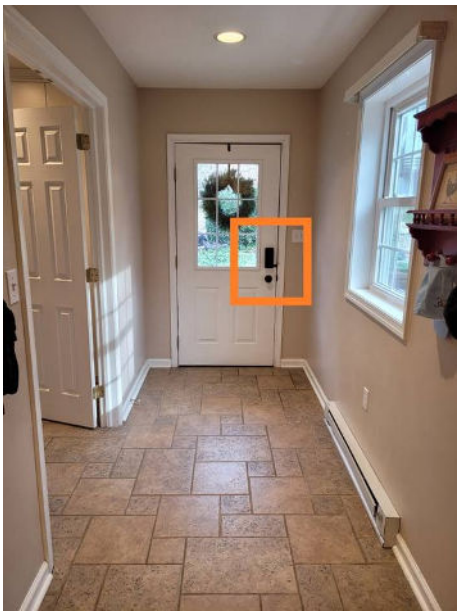


Entry Doors

Defect

The door does not latch as it it supposed to because the latch does not align with the strike plate. This occurs over time due to minor settlement. Have a handyman or door installer adjust the strike plate. In current condition, the door can only be held closed by the deadbolt.





Interior Doors
Inspected

Floors, Walls and Ceilings
Inspected

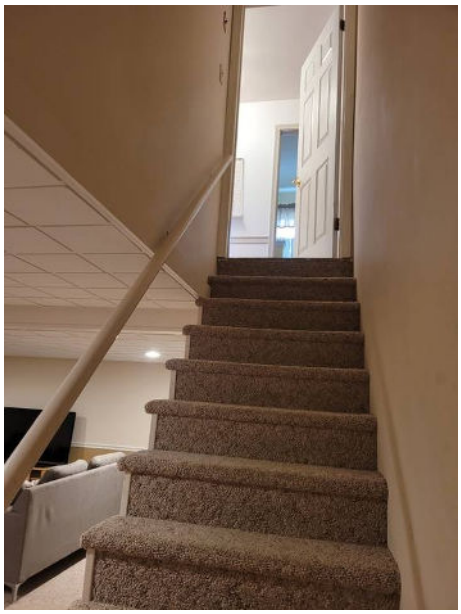
Ceiling Fans
Inspected

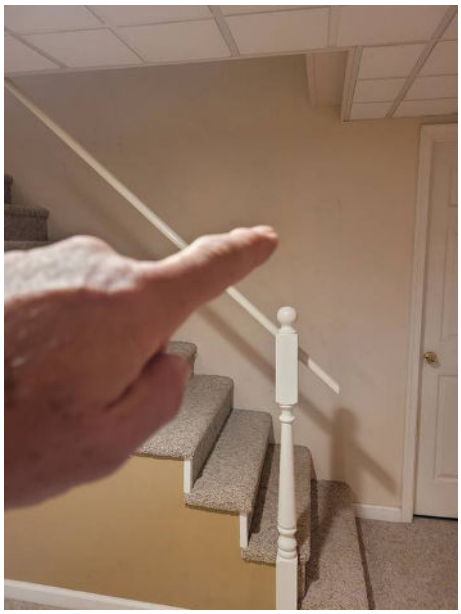
Cabinets
Inspected

Windows
Inspected

Stairs, Steps and Stairways
Defect

Three-way lighting is missing at the stairs. It is a standard requirement to have 3-way switches at the top and bottom of the stairs to turn lights on and off.





should have a switch about there

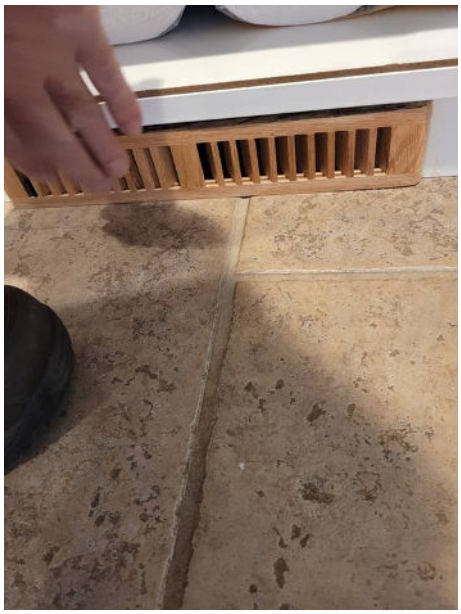
Railings, Guards and Handrails

Inspected

Room Heating

Maintenance

The laundry room has minimal air supply for heating because a cabinet was installed over a register location, with only minimal opening at the kick plate. The better option would have been to relocate the duct supply to the open floor area. Also, I did not find a return vent from this room. Airflow will be minimal with the room door closed. If heating this room proves to be problematic (expected to be) then hire an HVAC specialist to relocate the supply register and add a return.



Appliances

Appliances

Appliances Basic Life Expectancy:

- Dehumidifer - 8 years
- Dishwasher - 9 years
- Disposal - 12 years
- Dryer Vent (plastic) - 5 years
- Dryer Vent (steel) - 20 years
- Clothes Dryer - 13 years
- Exhaust Fans - 10 years
- Freezer - 10 to 20 years
- Gas Oven - 10 to 18 years
- Microwave - 9 years
- Electric Range - 13 to 15 years
- Gas Range - 15 to 17 years
- Refrigerator - 9 to 13 years
- Washing Machine - 5 to 15 years

• The refrigerator was inspected that temperature is below 42 degrees, that the freezer compartment is below 5 degrees, that the light is operational, the glass shelves are intact, and that water or ice dispensers, if present, are operational.
• The range/stove was tested that the burners and oven heats up only. We cannot verify if the oven can maintain accurate temperatures.
• The microwave was tested that it turns on and actives the turntable, light and vent (where present).
• The dishwasher installation was inspected but the unit was not tested - it was still warm from a cleaning cycle that was ran before the home inspection started.
• Using the garbage disposal system is discouraged because the house has an on-site septic sewer system.
• The garbage disposal was tested to be functional with minimal noise.
• The dryer was ran for just long enough to ensure it generates heat and that vent connections are proper.
• The clothes washer plumbing was inspected, but the unit was not tested because there were clothes in the washer.

Limitations

The tested appliances had a cursory test only to ensure they turn on/off. We cannot determine during the home inspection if the appliance would work as expected.

Dishwasher

Inspected

Garbage Disposal

Inspected

Microwave

Inspected

Oven/Range

Defect

The oven/range was not fastened to the floor. This poses a safety hazard to children if the oven door is left open while hot food is cooking on top. This is a newer range and would have come with the bracket, which is listed as a required installation step. Recommend correction by installing an anti-tip bracket to secure the range.

Refrigerator

Inspected

Appliances

Washer

Inspected

Dryer

Inspected

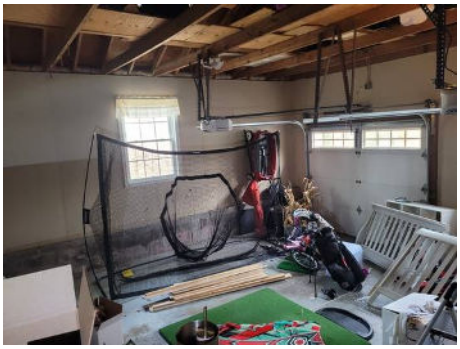
Garage

Garage

I inspected the garage door and opener for the following:
- The garage door wall button switch should be at least 5 feet above the standing surface, and high enough to be out of reach of small children;
- The door springs should not be broken or over-stretched; they should lend sufficient lift to prevent the door from falling;
- An opener must have an opener-reinforcement bracket attached to the door top section;
- The header bracket of the opener rail must be securely attached to the wall or header using lag bolts or concrete anchors;
- Extension springs should be contained by a cable that runs through the center of the springs;
- Photo-electric eyes must be installed; the vertical distance between the sensor beam and the floor is no more than 6 inches; the system must reverse the door travel when the beam is interrupted;
- Door opener has a manual release handle to detach it from the door; it should be red for visibility; it should be easily accessible and no more than 6 feet above the garage floor.

Limitations

Personal storage restriction. Stored items limited my visual inspection. Moving personal items and storage is not required by the Standards of Practice. I could not see everything.



Water Intrusion

Inspected

Ceiling, Walls & Firewall

Inspected

Electric

Maintenance

The light switch did not have a faceplate cover. Also, the light did not work - possibly the light bulb expired.

I could not inspect the receptacles since they were blocked by the stored items and the refrigerator. Given that this home is older, those receptacles are probably not GFCI protected, and if that is the case, then consider upgrading to GFCI for general safety as is now done for newer homes.

Floor
Inspected

Pedestrian Door
Inspected

Vehicle Door
Inspected

Door Opener
Inspected

Basement and/or Crawlspace

Sump Pump

Defect

The sump output drain pipe did not have a one-way check-valve. A check-valve prevents discharged water from reentering the sump well. Recommend that a plumber install a check-valve.

The sump cover plate has been removed. The cover was originally sealed by the radon mitigator to ensure that the radon mitigation system can achieve sub-slab depressurization. I noted, however, that the drain tile do not extend into the sump crock as they do in newer homes, and therefore the sealing of the sump crock is of lesser importance. Nonetheless, I recommend installing a proper sump lid that will prevent accidents or injury.

Exterior

Siding

Defect

Type of Siding
Vinyl, Brick veneer

This wall is brick veneer. It is a single layer of brick anchored to the house exterior framing using brick ties, with provisions like weep holes, flashing, and an air gap to manage moisture and protect the structural frame. This method ensures durability and aesthetic appeal while maintaining the integrity of the home's structural system. But sometimes things go wrong which cause that veneer wall to separate from the building. It could be that the brick ties pulled loose from the house sheathing, or the sheathing pulled loose from the house framing. When that happens, the wall will eventually fall away from the house unless it is stabilized. I observed that this wall was stabilized using tension rods.

Tension rods are structural reinforcement tools used to stabilize walls at risk of detaching from a building due to compromised structural integrity. Commonly employed in barns, homes, and other structures, these rods address issues caused by factors such as soil erosion, mortar degradation, or significant settling. The system typically involves large plates installed on the exterior of the wall, with rods or cables connecting to the opposing wall or internal structural members. By tightening the rods, the setup counteracts outward forces, preventing further separation and preserving the building's stability.

A veneer wall is not structural but of course it needs to be preserved. My assessment is that this veneer wall started to pull away (or was at risk of pulling away) and was re-anchored to the house framing with anchor rods. Note that the same wall continuing to the left of the front door did not need this repair. *In my opinion, this is a perfectly good fix and I found no signs that suggest otherwise.* I am listing this as a Defect issue ONLY to get your attention to the matter, not because I believe there is an issue that needs to be resolved. You need to know, so I had to explain. If you have any reservations about this issue, please consult with a structural engineer.

Home Site

Driveway
Defect

The driveway was not properly installed. A thin coat of asphalt was installed over a previous driveway but the installer cut corners too far - it was not thick enough to last. Consult with a driveway installer for repair options. Ideally the last coat should be removed, not just covered over.

Walkways
Defect

Pavers have settled due to inadequate substrate preparation and poor installation practices such as relying on epoxy. Some pavers are loose which is a fall hazard. Hire a landscaper or hardscaper to re-set the pavers.

Porch and Patio
Defect

The step from the landing to the front door is loose. I tripped on this on my first entry into the home. But furthermore, this step was too low. It should equally divide the height from the landing pad to the threshold of the door. Steps must have uniform rise, even for just two rises as in this single step. Hire a general contractor to modify or repair this step, and to attach it to the wall.

Fence and Retainers
Defect

A guardrail is required at all locations where there is a 30-inch or more drop from one surface to another. Hire a fencing specialist to install guardrails where required.

Pool Fence
Defect

There is settlement at the pool fence which caused the front gates' lock and latch to be out of alignment. These latches are adjustable to compensate for anticipated movement. Have the gate lock and latch adjusted to ensure that the pool area can be properly secured. Pool safety is paramount.

We did not perform a Pool Inspection at this time. We noted a **priority defect** that should be addressed - the pool cover is severely weathered and would not sustain the weight it was designed to accommodate. That is a safety hazard. Please contact us for a detailed pool inspection.

Heating and Cooling

Heating Equipment
Defect

The furnace has indications that blowback occurs. This is when hot exhaust gas does not exit into the chimney but blows back into the interior. The cause could be due to inadequate sealing at the exhaust flange, or blockage in the

exhaust pipe or chimney flue, or both. The effect is that exhaust gas enters the home, and that gas contains carbon monoxide (CO) which can be deadly. Hire an HVAC specialist to correct the problem.

Plumbing

Sinks, Tubs & Showers

Defect

Scalding water. The temperature at the tub exceeds the recommended maximum of 100°. This is a scalding hazard for small children. Recommend that you hire a plumber to adjust the thermostatic control valve in the tubs / showers. A thermostatic valve mixes cold water with the hot water to temper the output. [Note - the issue is not the water heater, which is typically set around 120°-140°. It is the adjustable setting of the thermostatic valve at the tub.]

Radon mitigation

Defect

EPA's Radon Mitigation Standards require vent discharge points to be above the roofline. This radon pipe ends below the roofline. The risk is that concentrated radon gas removed from the basement can enter through a window. In addition, the vent pipe is gutter pipes, using a PVC-to-gutter connection near ground level. There is a lot of air leakage under pressure from the pump at that location. Concentrated levels of radon are delivered near windows. This is not a professional installation. Hire a radon mitigation professional to remedy.

Electrical

Sub Panels

Defect

The neutral conductor (white or grey wire) and the equipment ground conductor (bare or green wire) were bonded together at the sub panel. This permits electricity to flow on ground conductors. Neutral conductors must be kept separate from the equipment ground conductor, they must be isolated from the sub panel metal enclosure, and the equipment ground conductors must be bonded to the sub panel metal enclosure. This is a fairly common problem but easy to fix. I recommend that an electrician remove the bonding.
(The newer subpanel was wired correctly.)

Breakers

Defect

The GFCI breaker did not trip when tested. Hire an electrician to replace the breaker.

Breakers

Defect

Missing breaker tie. The well pump is a 240-volt service, but the two breakers are not interconnected with a breaker tie. (For comparison, note the double-breaker below these two where a breaker tie is present.) As is, it could permit one of the two breakers to trip while the other remains on, thus providing 120-volt service to the pump that requires

240 volts. This can give the false appearance that it is not working, or it could cause the pump to fail. This must be corrected.

Lights and Outlets

Defect

A wall receptacle was wired with reversed polarity or open neutral. A reverse polarity condition will cause current to flow on the neutral conductor which is a shock hazard. The open neutral condition will cause current to flow on the grounding conductor, which creates the possibility of an electrical shock at the ground connector of *any* outlet in the home. This condition **must** be fixed. Hire an electrician to resolve.

Lights and Outlets

Defect

Ungrounded receptacle. One or more wall receptacles tested as being ungrounded. This is a potential electrical hazard. This problem only occurred in the shown location. The wall receptacle apparently has a disconnected ground connection.

GFCI

Defect

The GFCI shown is defective because it failed to trip. When multiple GFCIs are installed on the same branch circuit, testing or tripping any one of them will cause all functioning GFCIs on the circuit to trip. These must then be reset in the order they are wired from the main panel, as a GFCI cannot reset without power. This can be challenging if the GFCIs are located in different parts of the building.

It's important to note that the requirement is to protect certain receptacles with GFCI protection, not to install a GFCI device at every receptacle. This misunderstanding often leads to unnecessary GFCI installations, such as in this case.

To resolve the issue, remove the identified defective GFCI device since the branch circuit already has GFCI protection upstream in the daisy chain. To ensure compliance, affix a label or mark the outlet as "GFCI Protected Outlet."

Smoke Detectors

Defect

I did not find a single smoke detector at the lower level, and only one at second floor. New smoke alarms are recommended. They could be hard-wired with battery backup, or the newer type with non-replaceable batteries that last for 10 years.

Carbon Monoxide Detectors

Defect

A CO detector was missing in rooms that have an appliance that can produce carbon monoxide. This is a safety hazard. I recommend installing CO detectors where required. [basement for furnace; rooms with fireplaces]

Interior

Entry Doors

Defect

The door does not latch as it it supposed to, you have to lift the handle to free the latch. It is supposed to latch like any other door by simply closing it. I recommend that a door installer adjust the door latch and lock mechanisms.
[Open the video in a new browser tab or window to prevent it from overlaying your inspection report.]

Entry Doors

Defect

The door does not latch as it it supposed to because the latch does not align with the strike plate. This occurs over time due to minor settlement. Have a handyman or door installer adjust the strike plate. In current condition, the door can only be held closed by the deadbolt.

Stairs, Steps and Stairways

Defect

Three-way lighting is missing at the stairs. It is a standard requirement to have 3-way switches at the top and bottom of the stairs to turn lights on and off.

Appliances

Oven/Range

Defect

The oven/range was not fastened to the floor. This poses a safety hazard to children if the oven door is left open while hot food is cooking on top. This is a newer range and would have come with the bracket, which is listed as a required installation step. Recommend correction by installing an anti-tip bracket to secure the range.