

SELLER'S PROPERTY DISCLOSURE STATEMENT

SPD

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

1 **PROPERTY** 622 First Ave Berwyn PA 19312
2 **SELLER** Megan O'Keefe

INFORMATION REGARDING THE REAL ESTATE SELLER DISCLOSURE LAW

4 The Real Estate Seller Disclosure Law (68 P.S. §7301, et seq.) requires that before an agreement of sale is signed, the seller in a residential
5 real estate transfer must disclose all known **material defects** about the property being sold that are not readily observable. A **material defect**
6 is a problem with a residential real property or any portion of it that would have a significant adverse impact on the value of the property or
7 that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is at or beyond the end
8 of its normal useful life is not by itself a material defect.

9 This property disclosure statement ("Statement") includes disclosures beyond the basic requirements of the Law and is designed to assist
10 Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. Sellers who wish to see
11 or use the basic disclosure form can find the form on the website of the Pennsylvania State Real Estate Commission. Neither this Statement
12 nor the basic disclosure form limits Seller's obligation to disclose a material defect.

13 This Statement discloses Seller's knowledge of the condition of the Property as of the date signed by Seller and is not a substitute for any
14 inspections or warranties that Buyer may wish to obtain. This Statement is not a warranty of any kind by Seller or a warranty or rep-
15 resentation by any listing real estate broker, any selling real estate broker, or their licensees. Buyer is encouraged to address concerns
16 about the condition of the Property that may not be included in this Statement.

17 The Law provides exceptions (listed below) where a property disclosure statement does not have to be completed. All other sellers
18 are obligated to complete a property disclosure statement, even if they do not occupy or have never occupied the Property.

- 19 1. Transfers by a fiduciary during the administration of a decedent estate, guardianship, conservatorship or trust.
- 20 2. Transfers as a result of a court order.
- 21 3. Transfers to a mortgage lender that results from a buyer's default and subsequent foreclosure sales that result from default.
- 22 4. Transfers from a co-owner to one or more other co-owners.
- 23 5. Transfers made to a spouse or direct descendant.
- 24 6. Transfers between spouses as a result of divorce, legal separation or property settlement.
- 25 7. Transfers by a corporation, partnership or other association to its shareholders, partners or other equity owners as part of a plan of
26 liquidation.
- 27 8. Transfers of a property to be demolished or converted to non-residential use.
- 28 9. Transfers of unimproved real property.
- 29 10. Transfers of new construction that has never been occupied and:
 - 30 a. The buyer has received a one-year warranty covering the construction;
 - 31 b. The building has been inspected for compliance with the applicable building code or, if none, a nationally recognized model
32 building code; and
 - 33 c. A certificate of occupancy or a certificate of code compliance has been issued for the dwelling.

COMMON LAW DUTY TO DISCLOSE

34 Although the provisions of the Real Estate Seller Disclosure Law exclude some transfers from the requirement of completing a disclo-
35 sure statement, the Law does not excuse the seller's common law duty to disclose any known material defect(s) of the Property in order
36 to avoid fraud, misrepresentation or deceit in the transaction. **This duty continues until the date of settlement.**

EXECUTOR, ADMINISTRATOR, TRUSTEE SIGNATURE BLOCK

38 According to the provisions of the Real Estate Seller Disclosure Law, the undersigned executor, administrator or trustee is not required
39 to fill out a Seller's Property Disclosure Statement. **The executor, administrator or trustee, must, however, disclose any known**
40 **material defect(s) of the Property.**

41 _____ DATE _____
42

43 Seller's Initials MO Date 10/16/2023 SPD Page 1 of 11 Buyer's Initials _____ Date _____



44 Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the
 45 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

46 **1. SELLER'S EXPERTISE**

- 47 (A) Does Seller possess expertise in contracting, engineering, architecture, environmental assessment or
 48 other areas related to the construction and conditions of the Property and its improvements?
 49 (B) Is Seller the landlord for the Property?
 50 (C) Is Seller a real estate licensee?

	Yes	No	Unk	N/A
A		X		
B		X		
C		X		

51 Explain any "yes" answers in Section 1: _____
 52 _____

53 **2. OWNERSHIP/OCCUPANCY**

- 54 (A) **Occupancy**
 55 1. When was the Property most recently occupied? currently
 56 2. By how many people? one
 57 3. Was Seller the most recent occupant?
 58 4. If "no," when did Seller most recently occupy the Property? 1994
 59 (B) **Role of Individual Completing This Disclosure.** Is the individual completing this form:
 60 1. The owner
 61 2. The executor or administrator
 62 3. The trustee
 63 4. An individual holding power of attorney
 64 (C) When was the Property acquired? 1994
 65 (D) List any animals that have lived in the residence(s) or other structures during your ownership: 0

	Yes	No	Unk	N/A
A1				
A2				
A3	X			
A4				
B1	X			
B2		X		
B3		X		
B4		X		
C				

67 Explain Section 2 (if needed): _____
 68 _____

69 **3. CONDOMINIUMS/PLANNED COMMUNITIES/HOMEOWNERS ASSOCIATIONS**

- 70 (A) Disclosures for condominiums and cooperatives are limited to Seller's particular unit(s). Disclosures
 71 regarding common areas or facilities are not required by the Real Estate Seller Disclosure Law.
 72 (B) **Type.** Is the Property part of a(n):
 73 1. Condominium
 74 2. Homeowners association or planned community
 75 3. Cooperative
 76 4. Other type of association or community
 77 (C) If "yes," how much are the fees? \$ _____, paid () Monthly () Quarterly () Yearly
 78 (D) If "yes," are there any community services or systems that the association or community is responsi-
 79 ble for supporting or maintaining? Explain: _____
 80 (E) If "yes," provide the following information:
 81 1. Community Name _____
 82 2. Contact _____
 83 3. Mailing Address _____
 84 4. Telephone Number _____
 85 (F) How much is the capital contribution/initiation fee(s)? \$ _____

	Yes	No	Unk	N/A
B1		X		
B2		X		
B3		X		
B4		X		
C				X
D				X
E1				X
E2				X
E3				X
E4				X
F				X

86 **Notice to Buyer:** A buyer of a resale unit in a condominium, cooperative, or planned community must receive a copy of the declaration
 87 (other than the plats and plans), the by-laws, the rules or regulations, and a certificate of resale issued by the association, condominium,
 88 cooperative, or planned community. Buyers may be responsible for capital contributions, initiation fees or similar one-time fees in addition
 89 to regular maintenance fees. The buyer will have the option of canceling the agreement with the return of all deposit monies until the cer-
 90 tificate has been provided to the buyer and for five days thereafter or until conveyance, whichever occurs first.

91 **4. ROOFS AND ATTIC**

- 92 (A) **Installation**
 93 1. When was or were the roof or roofs installed? 10/13/2023
 94 2. Do you have documentation (invoice, work order, warranty, etc.)?
 95 (B) **Repair**
 96 1. Was the roof or roofs or any portion of it or them replaced or repaired during your ownership?
 97 2. If it or they were replaced or repaired, were any existing roofing materials removed?
 98 (C) **Issues**
 99 1. Has the roof or roofs ever leaked during your ownership?
 100 2. Have there been any other leaks or moisture problems in the attic?
 101 3. Are you aware of any past or present problems with the roof(s), attic, gutters, flashing or down-
 102 spouts?

	Yes	No	Unk	N/A
A1				
A2	X			
B1	X			
B2	X			
C1	X			
C2		X		
C3		X		

103 Seller's Initials MO Date 10/16/2023 SPD Page 2 of 11 Buyer's Initials _____ Date _____

104 Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the
 105 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

106 Explain any "yes" answers in Section 4. Include the location and extent of any problem(s) and any repair or remediation efforts,
 107 the name of the person or company who did the repairs and the date they were done:

108 Chimney removed 10/13/2023 along with roof replacement. Cracked vent pipe repaired 9/27/2023

109 5. BASEMENTS AND CRAWL SPACES

110 (A) Sump Pump

- 111 1. Does the Property have a sump pit? If "yes," how many? _____
 112 2. Does the Property have a sump pump? If "yes," how many? _____
 113 3. If it has a sump pump, has it ever run?
 114 4. If it has a sump pump, is the sump pump in working order?

	Yes	No	Unk	N/A
A1		X		
A2		X		
A3				X
A4				X
B1	X			
B2				X
B3		X		

115 (B) Water Infiltration

- 116 1. Are you aware of any past or present water leakage, accumulation, or dampness within the base-
 117 ment or crawl space?
 118 2. Do you know of any repairs or other attempts to control any water or dampness problem in the
 119 basement or crawl space?
 120 3. Are the downspouts or gutters connected to a public sewer system?

121 Explain any "yes" answers in Section 5. Include the location and extent of any problem(s) and any repair or remediation efforts,
 122 the name of the person or company who did the repairs and the date they were done:

123 The rear downspout is connected to underground berm to manage runoff (completed garage addition)
 124 Manage dampness & dehumidifier

125 6. TERMITES/WOOD-DESTROYING INSECTS, DRYROT, PESTS

126 (A) Status

- 127 1. Are you aware of past or present dryrot, termites/wood-destroying insects or other pests on the
 128 Property?
 129 2. Are you aware of any damage caused by dryrot, termites/wood-destroying insects or other pests?

	Yes	No	Unk	N/A
A1	X			
A2	X			
B1	X			
B2	X			

130 (B) Treatment

- 131 1. Is the Property currently under contract by a licensed pest control company?
 132 2. Are you aware of any termite/pest control reports or treatments for the Property?

133 Explain any "yes" answers in Section 6. Include the name of any service/treatment provider, if applicable:

134 Hoffmans, Exterminating Co., Inc.
 135 Moist repair in basement prior to ownership

136 7. STRUCTURAL ITEMS

- 137 (A) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls,
 138 foundations or other structural components?
 139 (B) Are you aware of any past or present problems with driveways, walkways, patios or retaining walls on
 140 the Property?
 141 (C) Are you aware of any past or present water infiltration in the house or other structures, other than the
 142 roof(s), basement or crawl space(s)?
 143 (D) Stucco and Exterior Synthetic Finishing Systems
 144 1. Is any part of the Property constructed with stucco or an Exterior Insulating Finishing System
 145 (EIFS) such as Dryvit or synthetic stucco, synthetic brick or synthetic stone?
 146 2. If "yes," indicate type(s) and location(s) _____
 147 3. If "yes," provide date(s) installed _____
 148 (E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property?
 149 (F) Are you aware of any defects (including stains) in flooring or floor coverings?

	Yes	No	Unk	N/A
A		X		
B		X		
C		X		
D1		X		
D2				X
D3				X
E		X		
F		X		

150 Explain any "yes" answers in Section 7. Include the location and extent of any problem(s) and any repair or remediation efforts,
 151 the name of the person or company who did the repairs and the date the work was done:

152 8. ADDITIONS/ALTERATIONS

- 153 (A) Have any additions, structural changes or other alterations (including remodeling) been made to the
 154 Property during your ownership? Itemize and date all additions/alterations below.

	Yes	No	Unk	N/A
A	X			

Addition, structural change or alteration (continued on following page)	Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)
Conversion of garage to bedroom	1994	Yes	Yes
Removal of two interior walls	1994	NA	

162 Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the
 163 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

164	165	166	167	168	169	170	171	172
Addition, structural change or alteration		Approximate date of work	Were permits obtained? (Yes/No/Unk/NA)	Final inspections/ approvals obtained? (Yes/No/Unk/NA)				
Upstairs bathroom & downstairs bedroom bathroom remodeled		2/2022	NA					
Downstairs laundry room/bathroom remodeled		Late 1990's/early 2000	NA					

173 A sheet describing other additions and alterations is attached.

Yes	No	Unk	N/A
	X		

174 (B) Are you aware of any private or public architectural review control of the Property other than zoning
 175 codes? If "yes," explain: _____

176 **Note to Buyer:** The PA Construction Code Act, 35 P.S. §7210 et seq. (effective 2004), and local codes establish standards for building and
 177 altering properties. Buyers should check with the municipality to determine if permits and/or approvals were necessary for disclosed work
 178 and if so, whether they were obtained. Where required permits were not obtained, the municipality might require the current owner to up-
 179 grade or remove changes made by the prior owners. Buyers can have the Property inspected by an expert in codes compliance to determine
 180 if issues exist. Expanded title insurance policies may be available for Buyers to cover the risk of work done to the Property by previous
 181 owners without a permit or approval.

182 **Note to Buyer:** According to the PA Stormwater Management Act, each municipality must enact a Storm Water Management Plan for
 183 drainage control and flood reduction. The municipality where the Property is located may impose restrictions on impervious or semi-per-
 184 vious surfaces added to the Property. Buyers should contact the local office charged with overseeing the Stormwater Management Plan
 185 to determine if the prior addition of impervious or semi-pervious areas, such as walkways, decks, and swimming pools, might affect your
 186 ability to make future changes.

187 **9. WATER SUPPLY**

188 (A) Source. Is the source of your drinking water (check all that apply):

- 189 1. Public
- 190 2. A well on the Property
- 191 3. Community water
- 192 4. A holding tank
- 193 5. A cistern
- 194 6. A spring
- 195 7. Other _____
- 196 8. If no water service, explain: _____

197 (B) General

- 198 1. When was the water supply last tested? _____
 199 Test results: _____
- 200 2. Is the water system shared?
- 201 3. If "yes," is there a written agreement?
- 202 4. Do you have a softener, filter or other conditioning system?
- 203 5. Is the softener, filter or other treatment system leased? From whom? _____
- 204 6. If your drinking water source is not public, is the pumping system in working order? If "no,"
 205 explain: _____

206 (C) Bypass Valve (for properties with multiple sources of water)

- 207 1. Does your water source have a bypass valve?
- 208 2. If "yes," is the bypass valve working?

209 (D) Well

- 210 1. Has your well ever run dry?
- 211 2. Depth of well _____
- 212 3. Gallons per minute: _____, measured on (date) _____
- 213 4. Is there a well that is used for something other than the primary source of drinking water?
 214 If "yes," explain _____
- 215 5. If there is an unused well, is it capped?

	Yes	No	Unk	N/A
A1	X			
A2		X		
A3		X		
A4		X		
A5		X		
A6		X		
A7				
B1			X	
B2		X		
B3				X
B4		X	X	
B5				X
B6				X
C1		X	X	
C2				
D1				X
D2				X
D3				X
D4				
D5				X

217 Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the
 218 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

219 (E) Issues

	Yes	No	Unk	N/A
E1	✓			
E2		X		

- 220 1. Are you aware of any leaks or other problems, past or present, relating to the water supply,
 221 pumping system and related items?
 222 2. Have you ever had a problem with your water supply?

223 Explain any problem(s) with your water supply. Include the location and extent of any problem(s) and any repair or remedia-
 224 tion efforts, the name of the person or company who did the repairs and the date the work was done: _____

225 Leak in upstairs pipe (bathroom) that resulted in remodeling years ago. Floor was damaged
 226 10. SEWAGE SYSTEM and repaired

227 (A) General

	Yes	No	Unk	N/A
A1	X			
A2				X
A3			X	
A4				

- 228 1. Is the Property served by a sewage system (public/private or community)? Township
 229 2. If "no," is it due to unavailability or permit limitations?
 230 3. When was the sewage system installed (or date of connection, if public)? _____
 231 4. Name of current service provider, if any: Township Public

232 (B) Type Is your Property served by:

B1	X			
B2		X		
B3		X		
B4				

- 233 1. Public
 234 2. Community (non-public)
 235 3. An individual on-lot sewage disposal system
 236 4. Other, explain: _____

237 (C) Individual On-lot Sewage Disposal System. (check all that apply):

C1				X
C2				X
C3				X
C4				X
C5				X
C6				X
C7				X
C8				X
C9				X
C10				X

- 238 1. Is your sewage system within 100 feet of a well?
 239 2. Is your sewage system subject to a ten-acre permit exemption?
 240 3. Does your sewage system include a holding tank?
 241 4. Does your sewage system include a septic tank?
 242 5. Does your sewage system include a drainfield?
 243 6. Does your sewage system include a sandmound?
 244 7. Does your sewage system include a cesspool?
 245 8. Is your sewage system shared?
 246 9. Is your sewage system any other type? Explain: _____
 247 10. Is your sewage system supported by a backup or alternate system?

248 (D) Tanks and Service

D1		X		
D2		X		
D3		X		
D4		X		
D5				X
D6				X

- 249 1. Are there any metal/steel septic tanks on the Property?
 250 2. Are there any cement/concrete septic tanks on the Property?
 251 3. Are there any fiberglass septic tanks on the Property?
 252 4. Are there any other types of septic tanks on the Property? Explain _____
 253 5. Where are the septic tanks located? _____
 254 6. When were the tanks last pumped and by whom? _____

256 (E) Abandoned Individual On-lot Sewage Disposal Systems and Septic

E1		X		
E2		X		

- 257 1. Are you aware of any abandoned septic systems or cesspools on the Property?
 258 2. If "yes," have these systems, tanks or cesspools been closed in accordance with the municipality's
 259 ordinance?

260 (F) Sewage Pumps

F1		X		
F2				X
F3				X
F4				X
F5				X

- 261 1. Are there any sewage pumps located on the Property?
 262 2. If "yes," where are they located? _____
 263 3. What type(s) of pump(s)? _____
 264 4. Are pump(s) in working order?
 265 5. Who is responsible for maintenance of sewage pumps? _____

267 (G) Issues

G1				X
G2				X
G3				X
G4	X			

- 268 1. How often is the on-lot sewage disposal system serviced? _____
 269 2. When was the on-lot sewage disposal system last serviced and by whom? _____
 270
 271 3. Is any waste water piping not connected to the septic/sewer system?
 272 4. Are you aware of any past or present leaks, backups, or other problems relating to the sewage
 273 system and related items?

275 Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the
 276 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

277 Explain any "yes" answers in Section 10. Include the location and extent of any problem(s) and any repair or remediation ef-
 278 forts, the name of the person or company who did the repairs and the date the work was done: Years ago (1990s) there was
 279 a Crack in sewage pipe next to driveway causing backup. It was repaired I think by Aqua

280 **11. PLUMBING SYSTEM**

281 (A) Material(s). Are the plumbing materials (check all that apply):

- 282 1. Copper
- 283 2. Galvanized
- 284 3. Lead
- 285 4. PVC
- 286 5. Polybutylene pipe (PB)
- 287 6. Cross-linked polyethylene (PEX)
- 288 7. Other _____

	Yes	No	Unk	N/A
A1	X			
A2	X			
A3			X	
A4	X			
A5			X	
A6			X	
A7			X	
B		X		

289 (B) Are you aware of any past or present problems with any of your plumbing fixtures (e.g., including but
 290 not limited to: kitchen, laundry, or bathroom fixtures; wet bars; exterior faucets; etc.)?
 291 If "yes," explain: _____

292
 293 **12. DOMESTIC WATER HEATING**

294 (A) Type(s). Is your water heating (check all that apply):

- 295 1. Electric
- 296 2. Natural gas
- 297 3. Fuel oil
- 298 4. Propane
- 299 If "yes," is the tank owned by Seller?
- 300 5. Solar
- 301 If "yes," is the system owned by Seller?
- 302 6. Geothermal
- 303 7. Other _____

	Yes	No	Unk	N/A
A1	X			
A2		X		
A3		X		
A4		X		
A5		X		
A6		X		
A7				
B1				
B2				
B3		X		
C		X		

304 (B) System(s)

- 305 1. How many water heaters are there? one
- 306 Tanks ✓ Tankless _____
- 307 2. When were they installed? 2013
- 308 3. Is your water heater a summer/winter hook-up (integral system, hot water from the boiler, etc.)?

309 (C) Are you aware of any problems with any water heater or related equipment?
 310 If "yes," explain: NO

311
 312 **13. HEATING SYSTEM**

313 (A) Fuel Type(s). Is your heating source (check all that apply):

- 314 1. Electric
- 315 2. Natural gas
- 316 3. Fuel oil
- 317 4. Propane
- 318 If "yes," is the tank owned by Seller?
- 319 5. Geothermal
- 320 6. Coal
- 321 7. Wood
- 322 8. Solar shingles or panels
- 323 If "yes," is the system owned by Seller?
- 324 9. Other: _____

	Yes	No	Unk	N/A
A1		X		
A2	X			
A3		X		
A4		X		
A5		X		
A6		X		
A7		X		
A8		X		
A9				
B1	X			
B2		X		
B3		X		
B4		X		
B5		X		
B6		X		
B7		X		

325 (B) System Type(s) (check all that apply):

- 326 1. Forced hot air
- 327 2. Hot water
- 328 3. Heat pump
- 329 4. Electric baseboard
- 330 5. Steam
- 331 6. Radiant flooring
- 332 7. Radiant ceiling

334 **Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the**
 335 **Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.**

- 336 8. Pellet stove(s)
 337 How many and location? _____
 338 9. Wood stove(s)
 339 How many and location? _____
 340 10. Coal stove(s)
 341 How many and location? _____
 342 11. Wall-mounted split system(s)
 343 How many and location? _____
 344 12. Other: _____
 345 13. If multiple systems, provide locations _____
 346 _____

	Yes	No	Unk	N/A
B8		X		
B9		X		
B10		X		
B11		X		
B12				
B13				
C1		X		
C2				
C3				
C4				
C5		X		
C6		X		
D1		X		
D2				X
D3				X
D4				X
D5		X		
D6				
D7				X
D8				X
E1		X		
E2				
E3				
F		X		
A1	X			
1a				
1b				
1c				
A2		X		
A3		X		
A4		X		
A5				
A6				
B		X		
C		X		

- 347 **(C) Status**
 348 1. Are there any areas of the house that are not heated?
 349 If "yes," explain: _____
 350 2. How many heating zones are in the Property? one
 351 3. When was each heating system(s) or zone installed? 2008
 352 4. When was the heating system(s) last serviced? 2022
 353 5. Is there an additional and/or backup heating system? If "yes," explain: _____
 354 _____
 355 6. Is any part of the heating system subject to a lease, financing or other agreement?
 356 If "yes," explain: _____

- 357 **(D) Fireplaces and Chimneys**
 358 1. Are there any fireplaces? How many? _____
 359 2. Are all fireplaces working?
 360 3. Fireplace types (wood, gas, electric, etc.): _____
 361 4. Was the fireplace(s) installed by a professional contractor or manufacturer's representative?
 362 5. Are there any chimneys (from a fireplace, water heater or any other heating system)?
 363 6. How many chimneys? _____
 364 7. When were they last cleaned? _____
 365 8. Are the chimneys working? If "no," explain: _____

- 366 **(E) Fuel Tanks**
 367 1. Are you aware of any heating fuel tank(s) on the Property?
 368 2. Location(s), including underground tank(s): _____
 369 3. If you do not own the tank(s), explain: _____

370 **(F) Are you aware of any problems or repairs needed regarding any item in Section 13? If "yes,"**
 371 **explain:** _____

372 **14. AIR CONDITIONING SYSTEM**

- 373 **(A) Type(s). Is the air conditioning (check all that apply):**
 374 1. Central air
 375 a. How many air conditioning zones are in the Property? one
 376 b. When was each system or zone installed? 2022
 377 c. When was each system last serviced? 2022
 378 2. Wall units
 379 How many and the location? _____
 380 3. Window units
 381 How many? _____
 382 4. Wall-mounted split units
 383 How many and the location? _____
 384 5. Other _____
 385 6. None

- 386 **(B) Are there any areas of the house that are not air conditioned?**
 387 If "yes," explain: _____

388 **(C) Are you aware of any problems with any item in Section 14? If "yes," explain:** _____
 389 _____

391 Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the
 392 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

393 **15. ELECTRICAL SYSTEM**

- 394 (A) Type(s)
- 395 1. Does the electrical system have fuses?
- 396 2. Does the electrical system have circuit breakers?
- 397 3. Is the electrical system solar powered?
- 398 a. If "yes," is it entirely or partially solar powered? _____
- 399 b. If "yes," is any part of the system subject to a lease, financing or other agreement? If "yes,"
 400 explain: _____
- 401 (B) What is the system amperage? 150
- 402 (C) Are you aware of any knob and tube wiring in the Property?
- 403 (D) Are you aware of any problems or repairs needed in the electrical system? If "yes," explain: _____

	Yes	No	Unk	N/A
A1		X		
A2	X			
A3		X		
3a				
3b				X
B				
C		X		
D		X		

405 **16. OTHER EQUIPMENT AND APPLIANCES**

406 (A) **THIS SECTION IS INTENDED TO IDENTIFY PROBLEMS OR REPAIRS** and must be completed for each item that
 407 will, or may, be included with the Property. The terms of the Agreement of Sale negotiated between Buyer and Seller will deter-
 408 mine which items, if any, are included in the purchase of the Property. **THE FACT THAT AN ITEM IS LISTED DOES NOT**
 409 **MEAN IT IS INCLUDED IN THE AGREEMENT OF SALE.**

410 (B) Are you aware of any problems or repairs needed to any of the following:

Item	Yes	No	N/A	Item	Yes	No	N/A
A/C window units			X	Pool/spa heater			X
Attic fan(s)			X	Range/oven		X	
Awnings			X	Refrigerator(s)		X	
Carbon monoxide detectors		X		Satellite dish			X
Ceiling fans		X		Security alarm system			X
Deck(s)		X		Smoke detectors		X	
Dishwasher		X		Sprinkler automatic timer			X
Dryer		X		Stand-alone freezer			X
Electric animal fence			X	Storage shed		X	
Electric garage door opener			X	Trash compactor			X
Garage transmitters			X	Washer		X	
Garbage disposal		X		Whirlpool/tub			X
In-ground lawn sprinklers			X	Other:			
Intercom			X	1.			
Interior fire sprinklers			X	2.			
Keyless entry			X	3.			
Microwave oven			X	4.			
Pool/spa accessories			X	5.			
Pool/spa cover			X	6.			

431 (C) Explain any "yes" answers in Section 16: _____

433 **17. POOLS, SPAS AND HOT TUBS**

- 434 (A) Is there a swimming pool on the Property? If "yes,"
- 435 1. Above-ground or in-ground? _____
- 436 2. Saltwater or chlorine? _____
- 437 3. If heated, what is the heat source? _____
- 438 4. Vinyl-lined, fiberglass or concrete-lined? _____
- 439 5. What is the depth of the swimming pool? _____
- 440 6. Are you aware of any problems with the swimming pool?
- 441 7. Are you aware of any problems with any of the swimming pool equipment (cover, filter, ladder,
 442 lighting, pump, etc.)?
- 443 (B) Is there a spa or hot tub on the Property?
- 444 1. Are you aware of any problems with the spa or hot tub?
- 445 2. Are you aware of any problems with any of the spa or hot tub equipment (steps, lighting, jets,
 446 cover, etc.)?
- 447 (C) Explain any problems in Section 17: _____

	Yes	No	Unk	N/A
A		X		
A1				X
A2				X
A3				X
A4				X
A5				X
A6				X
A7				X
B		X		
B1				X
B2				X

450 Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the
 451 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

452 **18. WINDOWS**

	Yes	No	Unk	N/A
A	X			
B	X			

453 (A) Have any windows or skylights been replaced during your ownership of the Property?

454 (B) Are you aware of any problems with the windows or skylights?

455 Explain any "yes" answers in Section 18. Include the location and extent of any problem(s) and any repair, replacement or
 456 remediation efforts, the name of the person or company who did the repairs and the date the work was done:

457 Windows replaced in laundry room and basement, others are older

458 **19. LAND/SOILS**

	Yes	No	Unk	N/A
A1		X		
A2		X		
A3		X		
A4		X		
A5		X		

459 (A) Property

- 460 1. Are you aware of any fill or expansive soil on the Property?
- 461 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth
 462 stability problems that have occurred on or affect the Property?
- 463 3. Are you aware of sewage sludge (other than commercially available fertilizer products) being
 464 spread on the Property?
- 465 4. Have you received written notice of sewage sludge being spread on an adjacent property?
- 466 5. Are you aware of any existing, past or proposed mining, strip-mining, or any other excavations on
 467 the Property?

468 *Note to Buyer: The Property may be subject to mine subsidence damage. Maps of the counties and mines where mine subsidence
 469 damage may occur and further information on mine subsidence insurance are available through Department of Environmental
 470 Protection Mine Subsidence Insurance Fund, (800) 922-1678 or ra-epmsi@pa.gov.*

471 (B) Preferential Assessment and Development Rights

472 Is the Property, or a portion of it, preferentially assessed for tax purposes, or subject to limited devel-
 473 opment rights under the:

- 474 1. Farmland and Forest Land Assessment Act - 72 P.S. §5490.1, et seq. (Clean and Green Program)
- 475 2. Open Space Act - 16 P.S. §11941, et seq.
- 476 3. Agricultural Area Security Law - 3 P.S. §901, et seq. (Development Rights)
- 477 4. Any other law/program: _____

	Yes	No	Unk	N/A
B1		X		
B2		X		
B3		X		
B4		X		

478 *Note to Buyer: Pennsylvania has enacted the Right to Farm Act (3 P.S. § 951-957) in an effort to limit the circumstances under
 479 which agricultural operations may be subject to nuisance suits or ordinances. Buyers are encouraged to investigate whether any
 480 agricultural operations covered by the Act operate in the vicinity of the Property.*

481 (C) Property Rights

482 Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a
 483 previous owner of the Property):

- 484 1. Timber
- 485 2. Coal
- 486 3. Oil
- 487 4. Natural gas
- 488 5. Mineral or other rights (such as farming rights, hunting rights, quarrying rights) Explain:

	Yes	No	Unk	N/A
C1		X		
C2		X		
C3		X		
C4		X		
C5		X		

489 *Note to Buyer: Before entering into an agreement of sale, Buyer can investigate the status of these rights by, among other means,
 490 engaging legal counsel, obtaining a title examination of unlimited years and searching the official records in the county Office of
 491 the Recorder of Deeds, and elsewhere. Buyer is also advised to investigate the terms of any existing leases, as Buyer may be subject
 492 to terms of those leases.*

493 Explain any "yes" answers in Section 19: _____

496 **20. FLOODING, DRAINAGE AND BOUNDARIES**

	Yes	No	Unk	N/A
A1		X		
A2		X		
A3		X		
A4		X		
A5		X		
A6		X		
A7		X		

497 (A) Flooding/Drainage

- 498 1. Is any part of this Property located in a wetlands area?
- 499 2. Is the Property, or any part of it, designated a Special Flood Hazard Area (SFHA)?
- 500 3. Do you maintain flood insurance on this Property?
- 501 4. Are you aware of any past or present drainage or flooding problems affecting the Property?
- 502 5. Are you aware of any drainage or flooding mitigation on the Property?
- 503 6. Are you aware of the presence on the Property of any man-made feature that temporarily or per-
 504 manently conveys or manages storm water, including any basin, pond, ditch, drain, swale, culvert,
 505 pipe or other feature?
- 506 7. If "yes," are you responsible for maintaining or repairing that feature which conveys or manages
 507 storm water for the Property?

509 Check yes, no, unknown (unk) or not applicable (N/A) for each question. Be sure to check N/A when a question does not apply to the
 510 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

511 Explain any "yes" answers in Section 20(A). Include dates, the location and extent of flooding and the condition of any man-
 512 made storm water management features: _____
 513

514 (B) Boundaries

- 515 1. Are you aware of encroachments, boundary line disputes, or easements affecting the Property?
 516 2. Is the Property accessed directly (without crossing any other property) by or from a public road?
 517 3. Can the Property be accessed from a private road or lane?
 518 a. If "yes," is there a written right of way, easement or maintenance agreement?
 519 b. If "yes," has the right of way, easement or maintenance agreement been recorded?
 520 4. Are you aware of any shared or common areas (driveways, bridges, docks, walls, etc.) or mainte-
 521 nance agreements?

	Yes	No	Unk	N/A
B1		X		
B2	X			
B3		X		
3a				X
3b				X
B4		X		

522 *Note to Buyer: Most properties have easements running across them for utility services and other reasons. In many cases, the ease-
 523 ments do not restrict the ordinary use of the property, and Seller may not be readily aware of them. Buyers may wish to determine
 524 the existence of easements and restrictions by examining the property and ordering an Abstract of Title or searching the records in
 525 the Office of the Recorder of Deeds for the county before entering into an agreement of sale.*

526 Explain any "yes" answers in Section 20(B): _____
 527

528 21. HAZARDOUS SUBSTANCES AND ENVIRONMENTAL ISSUES

529 (A) Mold and Indoor Air Quality (other than radon)

- 530 1. Are you aware of any tests for mold, fungi, or indoor air quality in the Property?
 531 2. Other than general household cleaning, have you taken any efforts to control or remediate mold or
 532 mold-like substances in the Property?

	Yes	No	Unk	N/A
A1		X		
A2		X		

533 *Note to Buyer: Individuals may be affected differently, or not at all, by mold contamination. If mold contamination or indoor air
 534 quality is a concern, buyers are encouraged to engage the services of a qualified professional to do testing. Information on this
 535 issue is available from the United States Environmental Protection Agency and may be obtained by contacting IAQ INFO, P.O. Box
 536 37133, Washington, D.C. 20013-7133, 1-800-438-4318.*

537 (B) Radon

- 538 1. Are you aware of any tests for radon gas that have been performed in any buildings on the Property?
 539 2. If "yes," provide test date and results @ purchase - results ok, not
 540 3. Are you aware of any radon removal system on the Property? available

	Yes	No	Unk	N/A
B1	X			
B2				
B3		X		

541 (C) Lead Paint

542 If the Property was constructed, or if construction began, before 1978, you must disclose any knowl-
 543 edge of, and records and reports about, lead-based paint on the Property on a separate disclosure form.

- 544 1. Are you aware of any lead-based paint or lead-based paint hazards on the Property?
 545 2. Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on
 546 the Property?

	Yes	No	Unk	N/A
C1		X		
C2		X		

547 (D) Tanks

- 548 1. Are you aware of any existing underground tanks?
 549 2. Are you aware of any underground tanks that have been removed or filled?

	Yes	No	Unk	N/A
D1		X		
D2		X		

550 (E) Dumping. Has any portion of the Property been used for waste or refuse disposal or storage?

551 If "yes," location: _____
 552

	Yes	No	Unk	N/A
E		X		

553 (F) Other

- 554 1. Are you aware of any past or present hazardous substances on the Property (structure or soil)
 555 such as, but not limited to, asbestos or polychlorinated biphenyls (PCBs)?
 556 2. Are you aware of any other hazardous substances or environmental concerns that may affect the
 557 Property?
 558 3. If "yes," have you received written notice regarding such concerns?
 559 4. Are you aware of testing on the Property for any other hazardous substances or environmental
 560 concerns?

	Yes	No	Unk	N/A
F1		X		
F2		X		
F3		X		
F4		X		

560 Explain any "yes" answers in Section 21. Include test results and the location of the hazardous substance(s) or environmental
 561 issue(s): _____
 562

562 22. MISCELLANEOUS

563 (A) Deeds, Restrictions and Title

- 564 1. Are there any deed restrictions or restrictive covenants that apply to the Property?
 565 2. Are you aware of any historic preservation restriction or ordinance or archeological designation
 566 associated with the Property?

	Yes	No	Unk	N/A
A1		X		
A2		X		

568 **Check yes, no, unknown (unk) or not applicable (N/A) for each question.** Be sure to check N/A when a question does not apply to the
 569 Property. Check unknown when the question does apply to the Property but you are not sure of the answer. All questions must be answered.

570 3. Are you aware of any reason, including a defect in title or contractual obligation such as an option
 571 or right of first refusal, that would prevent you from giving a warranty deed or conveying title to the
 572 Property?

	Yes	No	Unk	N/A
A3		X		
B1		X		
B2		X		
B3		X		
C1		X		
C2		X		
D1		X		

573 (B) **Financial**

- 574 1. Are you aware of any public improvement, condominium or homeowner association assessments
 575 against the Property that remain unpaid or of any violations of zoning, housing, building, safety or
 576 fire ordinances or other use restriction ordinances that remain uncorrected?
 577 2. Are you aware of any mortgages, judgments, encumbrances, liens, overdue payments on a support
 578 obligation, or other debts against this Property or Seller that cannot be satisfied by the proceeds of
 579 this sale?
 580 3. Are you aware of any insurance claims filed relating to the Property during your ownership?

581 (C) **Legal**

- 582 1. Are you aware of any violations of federal, state, or local laws or regulations relating to this Prop-
 583 erty?
 584 2. Are you aware of any existing or threatened legal action affecting the Property?

585 (D) **Additional Material Defects**

- 586 1. Are you aware of any material defects to the Property, dwelling, or fixtures which are not dis-
 587 closed elsewhere on this form?

588 *Note to Buyer: A material defect is a problem with a residential real property or any portion of it that would have a significant
 589 adverse impact on the value of the property or that involves an unreasonable risk to people on the property. The fact that a
 590 structural element, system or subsystem is at or beyond the end of the normal useful life of such a structural element, system or
 591 subsystem is not by itself a material defect.*

- 592 2. After completing this form, if Seller becomes aware of additional information about the Property, including through
 593 inspection reports from a buyer, the Seller must update the Seller's Property Disclosure Statement and/or attach the
 594 inspection report(s). These inspection reports are for informational purposes only.

595 Explain any "yes" answers in Section 22: _____
 596 _____

597 **23. ATTACHMENTS**

598 (A) The following are part of this Disclosure if checked:

- 599 Seller's Property Disclosure Statement Addendum (PAR Form SDA)
 600 _____
 601 **Pre Listing Home Inspection**
 602 _____

603 The undersigned Seller represents that the information set forth in this disclosure statement is accurate and complete to the best
 604 of Seller's knowledge. Seller hereby authorizes the Listing Broker to provide this information to prospective buyers of the prop-
 605 erty and to other real estate licensees. SELLER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMA-
 606 TION CONTAINED IN THIS STATEMENT. If any information supplied on this form becomes inaccurate following comple-
 607 tion of this form, Seller shall notify Buyer in writing.

608 SELLER Megan O'Keefe DATE 10/16/2022
 609 SELLER _____ DATE _____
 610 SELLER _____ DATE _____
 611 SELLER _____ DATE _____
 612 SELLER _____ DATE _____
 613 SELLER _____ DATE _____

614 **RECEIPT AND ACKNOWLEDGEMENT BY BUYER**

615 The undersigned Buyer acknowledges receipt of this Statement. Buyer acknowledges that this Statement is not a warranty and
 616 that, unless stated otherwise in the sales contract, Buyer is purchasing this property in its present condition. It is Buyer's re-
 617 sponsibility to satisfy himself or herself as to the condition of the property. Buyer may request that the property be inspected, at
 618 Buyer's expense and by qualified professionals, to determine the condition of the structure or its components.

619 BUYER _____ DATE _____
 620 BUYER _____ DATE _____
 621 BUYER _____ DATE _____

RESIDENTIAL LEAD-BASED PAINT HAZARDS DISCLOSURE FORM

LPD

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR)

THIS FORM MUST BE COMPLETED FOR ANY PROPERTY BUILT PRIOR TO 1978

PROPERTY 622 First Ave

Berwyn

PA 19312

SELLER Megan O'Keefe

LEAD WARNING STATEMENT

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The Seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

MB / Seller has no knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. / Seller has knowledge of the presence of lead-based paint and/or lead-based paint hazards in or about the Property. (Provide the basis for determining that lead-based paint and/or hazards exist, the location(s), the condition of the painted surfaces, and other available information concerning Seller's knowledge of the presence of lead-based paint and/or lead-based paint hazards.)

SELLER'S RECORDS/REPORTS

MB / Seller has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in or about the Property. / Seller has provided Buyer with all available records and reports regarding lead-based paint and/or lead-based paint hazards in or about the Property. (List documents):

Seller certifies that to the best of Seller's knowledge the above statements are true and accurate.

SELLER DocuSigned by: Megan O'Keefe DATE 10/16/23 | 7:34 PM EDT

SELLER DATE

SELLER DATE

BUYER

DATE OF AGREEMENT

BUYER'S ACKNOWLEDGMENT

Buyer has received the pamphlet Protect Your Family from Lead in Your Home and has read the Lead Warning Statement. Buyer has reviewed Seller's disclosure of known lead-based paint and/or lead-based paint hazards and has received the records and reports regarding lead-based paint and/or lead-based paint hazards identified above. Buyer has (initial one): / received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or / waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Buyer certifies that to the best of Buyer's knowledge the statements contained in Buyer's Acknowledgement are true and accurate.

BUYER DATE

BUYER DATE

BUYER DATE

AGENT ACKNOWLEDGEMENT AND CERTIFICATION

DD Agent/Licensee represents that Agent has informed Seller of Seller's obligations under the Residential Lead-Based-Paint Hazard Reduction Act, 42 U.S.C. §4852(d), and is aware of Agent's responsibility to ensure compliance.

The following have reviewed the information above and certify that the Agent statements are true to the best of their knowledge and belief. Seller Agent and Buyer Agent must both sign this form.

BROKER FOR SELLER (Company Name) BHHS Fox Roach - Rosemont DATE 10/16/23 | 6:43 PM EDT

LICENSEE Deborah Dorsey DATE

BROKER FOR BUYER (Company Name) DATE

LICENSEE DATE





SUNLIGHT INSPECTION SERVICE

6104506056

Office@sunlightinspections.com

www.sunlightinspections.com

590 Sandra Lane, Phoenixville, PA 19460



622 First Ave Berwyn, PA 19312

REPORT# 2308311DK

Tuesday, September 19, 2023

Report Prepared For

Megan OKeefe

Clients Representative

N/A

Inspector

Daniel Keogh

InterNACHI 212167





Tuesday, September 19, 2023
Megan OKeefe
622 First Ave
Berwyn, PA 19312

Dear Megan OKeefe,

I have enclosed the report for the property inspection I conducted for you on Tuesday, September 19, 2023 at:

622 First Ave
Berwyn, PA 19312

My report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like me to explain, or if there is other information you would like, please feel free to call me 484-995-9444. I would be happy to answer any questions you may have.

Thank you for the opportunity to be of service to you.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Keogh".

SunLight Inspection Services

Daniel Keogh
SunLight Inspection Services
Scheduling Office: 610-450-6056
Office@SunLightInspections.com
www.SunLightInspections.com

Table of Contents

Introduction.....	4
General Information.....	6
Dan Keogh Owner/Inspector.....	7
Roof.....	8
Exterior.....	12
Heating System.....	18
Cooling System.....	23
Water Heater.....	26
Plumbing System.....	28
Structural/Basement.....	30
Electrical.....	33
Attic.....	38
Bathrooms.....	39
Interiors.....	43
Kitchen.....	47
Report Summary.....	49
InterNACHI Standards of Practice.....	52

SunLight Inspection Services

Introduction

Please Read Carefully

The following numbered and attached pages are your home inspection report. The report includes photographs, comments, and the Standards of Practice. This inspection was performed in accordance with the current Standards of Practice and Code of Ethics of the International Association of Certified Home Inspectors (InterNACHI). The Standards contain certain and very important limitations, exceptions, and exclusions to the inspection. A copy is available prior to, during, and after the inspection, and it is part of the report. Please find a copy of the InterNACHI Standards of Practice in the attachment section of the report. All components designated in the InterNACHI standards of practices, except for limitations that may be noted in the report, will be inspected. The inspection is for the most part a limited visual inspection only. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Be sure to keep your signed copy of the home inspection agreement with the report for future reference.

SCOPE: This inspection complies and reflects with the provision of Act 114, Section 75, known as the PA Home Inspection Law. A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible, and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection.


NO WARRANTY IS EXPRESSED OR IMPLIED. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all defects will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection is not and should not be considered a guarantee, warranty, or insurance policy of any kind. The inspection is not a code-compliant inspection. This report does not include inspection for mold, lead, asbestos, or wood-destroying insects.


The person conducting your 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 are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements, or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs or corrections should be completed and documented before the closing or purchase of the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers, or roofers.


Please refer to the pre-inspection agreement and the ASHI Standards of Practice for a full explanation of the scope of the inspection, its limitations, and exclusions.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

 = Inspector comment: Highlights an Inspector comment or denotes an Inspector recommendation to improve the performance or comfort of the home.

 = Safety Concern: Denotes an observation, defect or recommendation that is considered an immediate safety concern. Safety standards have increased over the years. The inspector will use today's standards as a baseline to evaluate the home. Safety standards may have changed since your home was built. However, it is recommended whenever practical to bring the home up to current standards.

 = Recommendation: Denotes a system or component of the home that is significantly deficient or at the end of its service life and needs corrective action by a professional to assure proper and reliable function. The professional making any repairs should inspect further, in order to discover and repair related problems that may not have been evident of identifiable in a visual inspection. All corrections and evaluations should be made prior to purchasing the property.

 = Improvement: Denotes a system or component that should receive normal maintenance, repair, or adjustment in order to continue functioning properly.



General Information

INSPECTION TYPE

Pre-listing inspection

DATE OF INSPECTION:

Tuesday, September 19, 2023

REPORT ID:

2308311DK

PROPERTY ADDRESS:

622 First Ave
Berwyn, PA 19312

REPORT PREPARED FOR:

Megan OKeefe
(484) 885-3185
meganjokeefe@msn.com

PRESENT AT INSPECTION:

Owner

APPROXIMATE AGE:

70 Years

STRUCTURE STYLE:

Cape Cod

OCCUPANCY STATUS:

Occupied, Furnished

WEATHER AT TIME OF INSPECTION:

Sunny
72 Degrees

INSPECTORS COMMENTS

The Home Inspection is conducted as a pre-listing inspection. The goal of the inspection is to help the homeowner(s) identified defects in the home that they may need to disclose or want to repair prior to listing the home for sale.

Just as no two home inspectors and no two reporting systems are alike, no two inspection reports, even if performed on the same property at the same time, are alike. The pre-listing inspection report was performed for my client, with the cooperation and assistance of my client. It assumes full disclosure on the part of my client. My client may choose to share this report with others, but it was performed solely for my client.

Although SunLight Inspection Services performs all inspections and writes all reports objectively, without regard to the client's personal interests, performance of an additional fresh inspection (which, of course, could reveal and report matters differently) should be considered.

Dan Keogh Owner/Inspector

I represent that I am a full member in good standing of the International Association of Certified Home Inspectors (InterNACHI) and the America Society of Home Inspectors (ASHI). I will Conduct a home inspection of the previously mentioned property in accordance with the InterNACHI code of ethics and the Standards of Practice. I am in compliance with the Pennsylvania Home Inspection Law and the Delaware Home Inspection Law. I carry all the required insurance.

LICENSE & CERTIFICATION



DELAWARE HOME INSPECTION LICENSE

H4-0000167

INTERNATIONAL ASSOCIATION OF CERTIFIED HOME INSPECTORS

InterNACHI #13121612

THE AMERICAN SOCIETY OF HOME INSPECTORS

ASHI #212167

CERTIFIED PESTICIDE APPLICATOR

#703024

BU14262

PA DEP RADON

Certification #2109

Roof

I inspect the roof-covering materials flashings, skylights, chimneys, and roof penetrations if accessible. This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition may leak under certain circumstances. I will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system. It is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection service.

BASIC INFORMATION

Method Used To Inspect: [Walked](#)

Roof Covering Materials: [Asphalt Fiberglass Shingles](#)

Number of Visible Layers: [One Layer](#)


Approximate Age: [Varies 25-30 years](#)

Average Service Life: [25-30 years](#)

Gutter Type: [6" K gutter](#)

Gutter Guards: [No](#)

ASPHAT SHINGLES

 The roofing shingles appear older. The roof shingles were installed at different times. There are four different shingle sections noted

The asphalt shingles on each roof section are showing signs of their age. The following conditions were noted: granular loss, surface cracking, exposed fiberglass at the edges of the shingle, a confirmed roof leak, missing drip edge, missing waterproofing underlayment

These conditions are indications that the roof is at the end of its useful life.

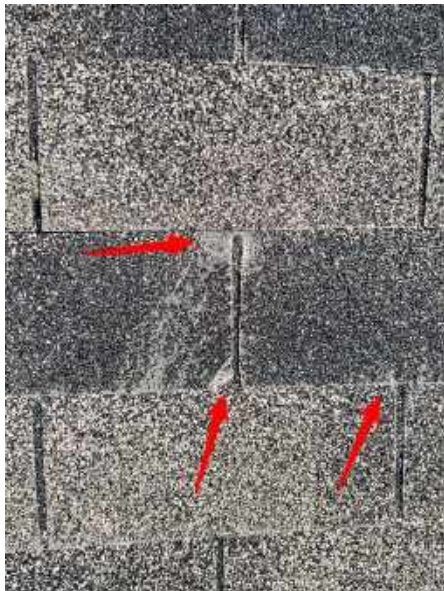
I recommend consulting with a qualified roofing contractor to get an estimate on replacement costs.



Missing drip edge and waterproofing underlayment on the upper rear roof section.



surface cracking lower rear roof



Worn shingles, fiberglass exposed on edges



Granular loss noted on shingles edges

PLUMBING VENTS

REC Damage was noted to the upper rear plumbing vent. The vent pipe is cracked. The crack extends down below the roof line. Under the right weather conditions, this can be a possible source of water intrusion.

There is no access to the plumbing vent from the interior of the home. The opportunity to repair the plumbing vent should be taken when the roof is re-done.



cracks visible on exterior of pipe



crack extends down below the roof line

CHIMNEY STRUCTURE

REC Failing masonry surface was noted on the chimney. The stucco applied to the exterior of the chimney is failing. Large areas have separated from the chimney. To prevent further deterioration a qualified masonry contractor or qualified roofing contractor should resurface the chimney.



GUTTERS

The gutters appear to be functional but the lower rear gutters need to be cleaned.

The gutters appear to be securely attached to the house.

The gutters appear sloped towards the downspouts.

Gutters require regular maintenance to function properly. The gutters should be kept clean and the gutter seam and joints re-sealed as needed.



SunLight Inspection Services

Exterior

Water can be destructive and foster conditions that can be harmful to health. For this reason, the ideal property will have the ground around the foundation perimeter that slopes away from the home about 6 inches for the first 10 feet. The sellers or occupants will have a more intimate knowledge of the site than we will have during our limited visit. I recommend asking the seller about water problems including but not limited to water puddles in the yard, gutter or downspout problems, water intrusion into the lowest level of the structure, and drainage systems. I recommend closely monitoring and inspecting the exterior during a heavy rainstorm to observe the way the surface water is controlled. Standing puddles near the house foundation are to be avoided.

BASIC INFORMATION

Exterior Wall Covering Material: [Vinyl](#)

LIMITATIONS

 The deck is very low to the ground. The low deck prevents access to the under side. I am unable to evaluate the deck structure.



DRIVEWAY & PARKING AREA

The driveway and parking area appeared functional.



DOWNSPOUTS

The downspouts appeared to be functioning.

Remember to adjust the downspouts, splash-blocks, and drain pipes to divert rain water away from the house foundation. Recommend watching how the rain water is controlled during a heavy rainstorm and adjusting the spouts as necessary.



GRADING & DRAINAGE

IMPR Poor drainage (grading) was noted near the foundation on the rear side of the house. The ground is level not sloped away from the foundation.

The soil around the home should be graded to take water away from the foundation. In order for drainage to be effective, the landscaping must be configured so that the yard is sloped away from the foundation at a pitch of no less than 6 inches in the first ten feet. Failure to maintain sufficient drainage will cause rain and surface runoff to drain toward the foundation where it can seep into basements and crawlspaces.

I recommend adding soil to the rear of the house to promote effective drainage



level area rear of house



level area rear of house

STEPS & WALKWAYS

The steps and walkways leading to the dwelling entrances appeared functional. No major trip hazards are apparent.



VINYL SIDING

The vinyl siding appears to be in functional condition.

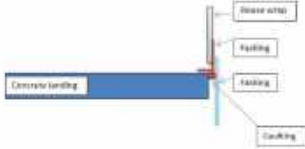


REC Missing flashing was noted at the rear of the house where the concrete pad the air conditioner sits on meets the rear exterior wall. The wood framing is visible at the gap between the siding and the concrete pad.

To protect the wall framing and to direct water that gets behind the side to the exterior a qualified roofing and siding contractor should install metal flashing.



The L flashing would go up the wall a minimum of 4 inches and out onto the pad at least 2 inches. Then the base of it would be installed down over the top of the flashing and then the siding would be installed.



OUTLETS

The outside electric receptacles were live and protected by a functional GFCI (or Ground Fault). Good.



WATER SPIGOTS

There is running water at the exterior faucets.



GAS SUPPLY

The left side of the house is where the gas meter is located. There were no gas leaks detected at the gas meter. There is adequate clearance between the meter and the ground. The meter is well mounted with no visual damage noted.



Heating System

This inspection of the heating system is a visual inspection only using the normal operating controls for the system. The inspection of the heating is general and not technically exhaustive. A detailed evaluation of the interior components of the heating system is beyond the scope of a home inspection. It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to taking custody of the home, because the hired-professional could reveal additional defects or recommend further repairs that could affect your evaluation of the property.

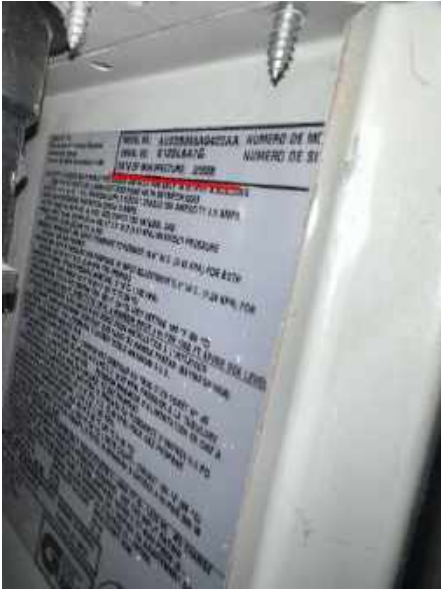
BASIC INFORMATION

Heating Type: [Gas Furnace](#)
Location: [Crawl Space](#)
Distribution Method: [Duct Work](#)
Approximate Age: [15 Years](#)
Average Service Life: [20-25 years](#)
Thermostat(s): [Dining Room](#)

HEATING EQUIPMENT

The home is heated with a gas furnace.
Using the thermostat I turn the heating system on.
The heating system functioned normally at the time of the inspection.

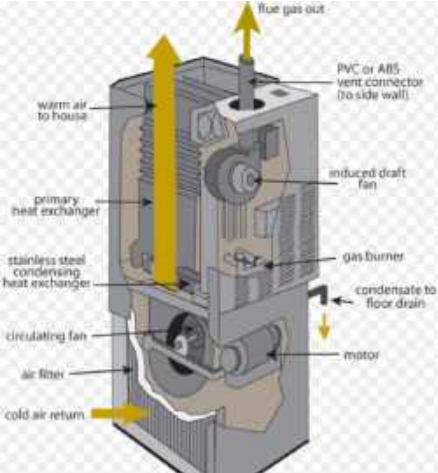
Heating and air conditioning systems require regular maintenance. I recommend having the heating system clean and serviced and the service record posted on the unit prior to listing the house.



Manufactured March 2008

FURNACE OPERATION

The draft fan could be heard running. The burners came on. The circulating fan could be heard running.



SWITCHES & VALVES

The shut off switches for the heating system functioned when tested. Testing fuel shut-off valves are outside the scope of the home inspection. The gas shut off valve for the furnace was accessible and appeared to be in functional condition.



FLUE PIPE

The flue pipe was intact and in good condition.



AIR FILTER

At the time of this inspection, the air filter for the forced air heating/air conditioner was clean.



HUMIDIFIER

The furnace has a humidifier installed on it.

The control for the humidifier is on the return air duct.

The water shut-off is to the left of the unit.

The humidifier will not be used in the summer so remember to close the bypass damper so that cool air is not drawn back into the cold air return and over the evaporator coil.

Humidifiers have a water panel that needs to be cleaned or replaced at least once a year.





Cooling System

This inspection of the cooling system is a visual inspection only using the normal operating controls for the system. The inspection of the cooling systems is general and not technically exhaustive. A detailed evaluation of the interior components of the cooling system is beyond the scope of a home inspection. It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to taking custody of the home because the hired professional could reveal additional defects or recommend further repairs that could affect your evaluation of the property.

BASIC INFORMATION

Cooling Type: [Central Air](#)

Location: [Split, Outside and Crawl Space](#)

Distribution Method: [Duct Work](#)

Approximate Age: [1 year](#)

Average Service Life: [15-20 years](#)

AIR CONDITIONING SYSTEM

The home is cooled with a central air conditioning system.

Using the thermostat I turned the air conditioning system on.

The central air conditioning system functioned normally at the time of the inspection.



Manufactured January 2022

CONDENSER

The condenser for the air conditioner is located on the back side of the home. The condenser unit appears level and was securely mounted on a base. The insulation around the condenser's suction line was in good condition. There is an electrical service disconnect for the condenser unit. The fins on the condenser appeared clean. No rust or corrosion was noted.



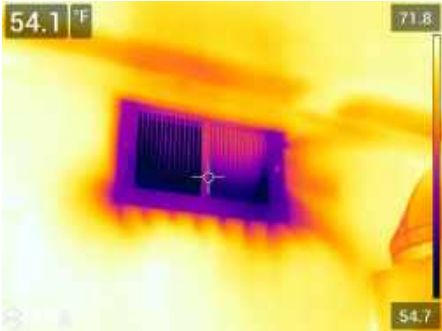
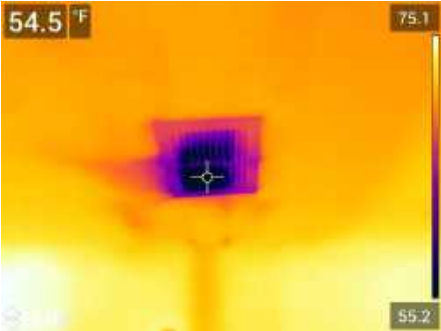
AIR HANDLER

The air conditioning is distributed through the house using the same ductwork as the furnace. The refrigerant lines that carry the liquid coolant to the unit appeared to be in good order. The insulation around the return line was in good condition. The fan was heard operating. No rattling or vibration.



DUCT WORK

A thermal imaging camera was used to check the air conditioning registered. All the registers were getting conditioned air at the time of the inspection.



Water Heater

I inspect water heating equipment and hot water supply systems. I inspect the water heating equipment for function and configuration. I do not guarantee that the water heater will not leak in the future. Water heaters leak. I do not take responsibility for water heater leaks that happen in the future.

BASIC INFORMATION

Hot Water Source: [Electric Water Heater](#)

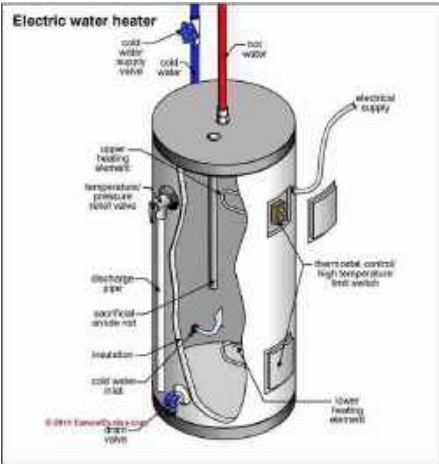
Capacity: [50 Gallon](#)

Approximate Age: [11 years](#)

Average Service Life: [10-15 years](#)

ELECTRIC WATER HEATER

Hot water is supplied to the house with an electrical water heater. The shut off valve on the incoming water supply pipe is present. The tank has the properly sized electrical cable connected to it. The electrical grounding is visible.



Manufactured July 2012



TEMPERATURE & PRESURE RELIEF VALVE

The T&P valve (Temperature and Pressure Relief) for the water heater is present and its discharge pipe is extended to the floor.



Plumbing System

Plumbing standards and codes have evolved over the years and home plumbing systems and their components are only required to comply with codes that were in effect at the time the home was built. The issue with various plumbing systems is not code compliance but the degree to which the installed system adequately provides for the requirements of the home. This is my concern as a Home Inspector. If in my opinion the installed plumbing system or any of its components is failing to adequately provide for the requirements of the home, I will recommend evaluation and/or correction by a qualified plumbing contractor.

BASIC INFORMATION

Water Supply: [Municipal Supply](#)

Main Water Shut off Location: [in the crawl space](#)

Water Supply Piping: [Copper and Cross linked polyethylene \(PEX\)](#)

Sewage/Waste System: [Municipal Waste](#)

Sewage Waste Piping: [Cast Iron and Copper](#)

LIMITATIONS

[The plumbing system inspection does not include the quality of the water supply.](#)

[The sewer lateral from the home to the street or home to the septic system is beyond the scope of this inspection. A sewer scan performed with a sewer camera can determine the condition of the sewer lateral. SunLight Inspection Service can perform this service or it can often be requested from a plumbing contractor who offers the service.](#)

WATER SUPPLY

The water meter is located in the crawl space.

The main water shut-off valve is to the left of the meter.

There is a jumper wire across the water meter, good.

No leaks were observed near the water meter or at any of the visible fittings in the basement.

The water pressure appeared adequate at the time of inspection.

The meter has an electronic reader on it so the water company will not have to come into the house to read the meter.



DRAIN & WASTE SYSTEM

The waste line pipes were well supported.
No visible cracks in any of the lines. Water was run at all the plumbing fixtures in the house. The cleanout fitting was visible.



Structural/Basement

I inspect the structural components including foundation and framing by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when probing would damage any finished surface or where no deterioration is visible or presumed to exist.

BASIC INFORMATION

Foundation Structure: [Masonry Block](#)

Floor Structure: [Dimensional Wood Joists on Wood Sill Plate](#)

Inspection Restrictions: [Insulation](#)

Method used to observe Crawlspace: [Crawled](#)

FLOOR STRUCTURE

The floor joists are constructed of dimensional joists. Readily accessible areas were inspected.




FOUNDATION

The foundation is constructed of masonry block.

Readily accessible areas were inspected. There are no indications of significant structural deficiencies apparent.



 I observed signs of past water intrusion in the crawl space. There is efflorescence on the foundation walls. There are some discolored areas that indicate past dampness. This is not uncommon with masonry block walls. In the short time of this inspection, it is impossible to determine prior or future water penetration problems. Conditions that affect the crawl space dryness, weather, wind, and temperature, will vary greatly during the course of a year.

When listing the house I recommend disclosing any knowledge of water leakage, accumulation, or dampness in the crawl space.



CRAWL SPACE

REC Fallen insulation was noted in the crawl space. There is evidence vermin have gotten into the insulation.

To reduce energy loss a qualified person should re-install/replace the insulation.



REC Flex ducts were noted lying on the floor of the crawl space. To prevent deterioration, exposure to moisture, and energy loss flex ducts should be supported/evaluated off the floor. A qualified HVAC contractor should support the ducts so that they are not on the floor.



Electrical

If I feel that it is safe enough to open the electrical panel, I will check the interior components of service panels and sub panels, the conductors, and the overcurrent protection devices. Inside the house, I will check a representative number of installed lighting fixtures, switches, receptacles, and ground fault circuit interrupters. This is not a technically exhaustive inspection of every electrical component and installation detail. I am not an electrician. I do not de-energize circuits to remove fixtures, switches, and receptacles to examine the condition concealed wiring. Therefore, it is essential that any recommendations that I may make for correction should be completed prior to taking custody of the house, because an electrician could reveal other problems or recommend other repairs.

BASIC INFORMATION

Service Cable Location: [Overhead Service Cable \(SEC\)](#)

Service Size: [150 Amp](#)

Panel Type: [Circuit breakers](#)

Main Disconnect: [Breaker in panel](#)

Wiring Method: [Romex \(Non-Metallic Cable\) \(NM\)](#)

Service Grounding: [Ground Rod Exterior](#)

SERVICE ENTRANCE CABLE

The electric service cable appears well mounted to the house. There is no apparent deterioration or damage to the outer protective sheath of the service cable.



ELECTRICAL METER

With normal hand pressure, the electric meter felt securely attached to the house.
There is no major rust or corrosion visible on the meter box.

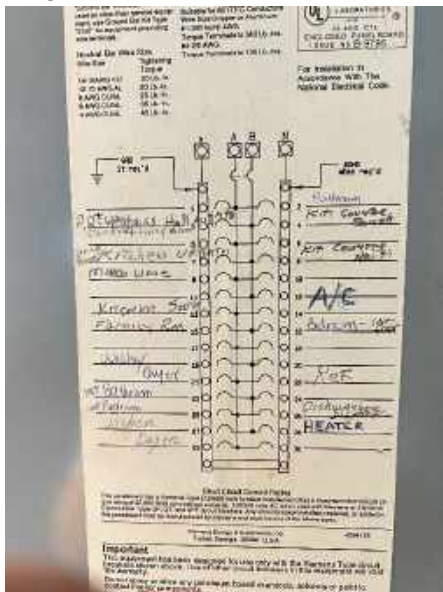


MAIN ELECTRICAL PANEL

150 amp service at the electrical panel.
There was an inspection sticker visible on the panel.
The main breaker to shut off the electricity is in the panel.
Most of the breakers are labeled.
All the wires running into the panel have cable connectors on them.
The grounding wire from the panel to the grounding rod is visible.
There is room for expansion in the panel.



REC There is a tandem breakers being used in the electrical panel. A tandem breaker is a breaker with two 110-volt breaks built into a single breaker allowing it to take up only one slot in the panel instead of two. In order to use tandem breakers in an electrical panel the panel must be rated to accept them. The wiring diagram on the panel shows that this electrical panel is not rated to accept tandem breakers. A qualified electrician should remove the tandem breaker from the panel and install the two circuits on single pole breakers.



GENERATOR/TRANSFER SWITCH

A UL listed transfer switch is installed on the homes electrical system.

The transfer switch will only allow one source of power to be sent to the panel at a time. The transfer switch disconnects the connection to the power grid when the generator is running and prevents power from the generator from feeding the panel when the grid is connected. This prevents power from the generator from back feeding the grid which is a hazard to linemen that may be working on the power lines and it prevents two power sources from feeding the electrical panel at the same time which would be a fire hazard.

The transfer switch appear to be properly installed.



ELECTRICAL WIRING

REC Loose and under-supported electrical cables (wires) were noted in the crawl space. For safety and to reduce the chance of damage electrical cables should not hang loose. Electrical cables should be supported (stabled to the framing) every 24 inches.

Electrical repairs should be performed by a qualified electrician.



GFCI PROTECTION

SAFE Not all the kitchen receptacles that service the kitchen countertops were GFCI-protected. The receptacle left of the stove are not GFCI protected.

Current accepted standards recommend that all receptacles that serve kitchen countertops be GFCI-protected.

For safety, a qualified electrician should install GFCI protection as needed.



SunLight Inspection Services

Attic

The Inspection of the attic is based on what is accessible at the time of the inspection. All accessible areas of the attic will be inspected. I inspect the roof structure. I inspect the insulation and vapor retarders. I inspect ventilation and mechanical ventilation systems.

BASIC INFORMATION

Method Used To Inspect Attic: [Attic access hatches](#)

Roof Structure Type: [Wood Framed \(Stick-built\)](#)

Rafter Board Dimensions: [2 x 6, 16 inches on center, 2 x 6 and 24 inches on center](#)

Attic Ventilation Visible: [Ridge vent and Gable vents](#)

Attic Insulation Type: [Fiberglass batt](#)

Approximate R-Value: [Varies, R18 to R24](#)

Attic Restrictions: [Limited access, Some areas not accessible](#)

ATTIC ROOF STRUCTURE

Visual inspection only of the attic spaces. Limited access. No major structural defects are readily visible from the access. There were no cut, damage, missing, or loose components of the rafter boards readily visible.

There were no signs of active roof leaks observed from the access. Recommend asking the seller to disclose of any prior roof leaks.



Bathrooms

I inspect all bathroom fixtures, including toilets, tubs, showers, and sinks. Water is run at each fixture. Readily visible water-supply and drain pipes are inspected. Plumbing access panels are opened, if readily accessible and available to open.

Saunas and steam showers are not operated but will be examined for visual defects. This inspection does not include leak-testing of shower pans or shower enclosures but I will comment on obvious leakage when fixtures are operated during the inspection.

BASIC INFORMATION

Number of Full Bathrooms: **Two**

Number of Half Bathrooms: **One**

Receptacles GFCI Protected: **Yes**

TOILETS

All the toilets flushed and appeared to be operating fine.

The toilets were secure to the floor.

There were no soft spots of flooring detected around the toilets.



SINKS

All the bathroom sinks had hot and cold water running to them.
All the bathroom sinks drained with no visible leaks at the drain pipes



TUBS & SHOWERS

All the tubs and showers had hot and cold water running to them.
All the tubs and showers drained with no visible leaks.
There were no soft spots of flooring detected around the tubs and showers.



There were no leaks visible at the access panel for the tub/shower.



OUTLETS

All the bathroom receptacles had functional GFCI protection.



Interiors

I check a representative number of doors and windows for basic function. I do not inspect the paint, wallpaper, carpeting, and window treatment. I do not move furniture, lift carpets or rugs, empty closets or cabinets, and I do not comment on cosmetic deficiencies. I may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. I do not report on odors from pets and cigarette smoke.

BASIC INFORMATION

Smoke Detectors: [Battery powered](#)

Carbon Monoxide Detectors: [No](#)

Dryer Hook-Up: [Electric](#)

WINDOWS

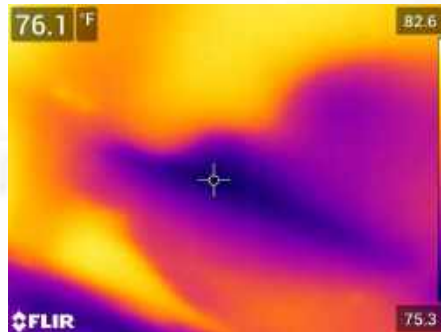
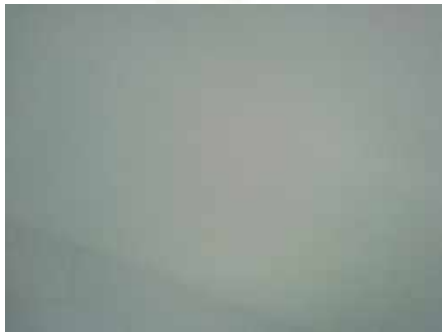
Windows are inspected for proper operation, condition of the sill, sash, hardware, and the condition of weather-sealing components.

The windows that were inspected were functional with no significant defects observed



WALLS

REC A water stain was observed on the second-floor bathroom ceiling. An infrared camera was used to scan the ceiling around the water stain. The infrared camera showed a difference in temperature in the ceiling indicating an active roof leak. A moisture meter was used to probe the water stain and ceiling near the stain. The meter detected elevated levels of moisture in the ceiling indicating that there is an active roof leak. A qualified roofer should repair or replace the roof above the bathroom ceiling. A qualified painter or sheet rock contractor should repair the ceiling.



SMOKE & CARBON MONOXIDE DETECTORS

Smoke & Carbon Monoxide Alarms

Current accepted standards for the placement of Smoke Alarms are as follows: One in each sleeping room, one outside of each separate sleeping area in the immediate vicinity of the bedrooms, and one on each additional story of the dwelling, including basements.

Current accepted standards for the placement of Carbon Monoxide Alarms are as follows: For homes with combustion appliances or an attached garage-one outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a bedroom or adjacent bathroom has a fuel burning appliance one within that bedroom.

It is recommended that all Smoke Alarms and Carbon Monoxide Alarms be checked at least once a month.

Smoke Alarms expire after 10 years. Carbon Monoxide Alarms expire after 6 years. Older Smoke and Carbon Monoxide Alarms should be replaced (date of manufacture is typically posted on that back side of the alarm).

The smoke alarms in the home were Battery powered.
At the time of the inspection the installed smoke alarms sounded when the test button was pushed.



For increased safety, I recommend adding smoke alarms in the following locations:

All the bedrooms

For increased safety, I recommend adding carbon monoxide alarms in the following locations:
second-floor hallway

RECEPTACLES

The receptacles that were inspected are properly wired.



LAUNDRY

I do not test clothes dryers, or washing machines and their water connections and drainpipes. If a water catch pan is installed, it is not possible for us to check its performance. We recommend turning off the water to the washer after every load.

The dryer is hook up is electric. The dryer duct should be cleaned and inspected once or twice a year.



Kitchen

I check built in appliances for basic function. I am not required to evaluate them for their performance nor for the accuracy of their settings or cycles. If they are older than ten years, they may well exhibit decreased efficiency. Also, many older ovens are not secured to the wall to prevent tipping. Be sure to check the appliance, especially if children are in the house. I recommend installing a minimum five pound ABC-type fire extinguisher mounted on the wall inside the kitchen area.

BASIC INFORMATION

Stove Cook-Top: **Electric**

Oven: **Electric**

Microwave: **No**

Dishwasher: **Yes**

Garbage Disposal: **Yes**

Receptacles GFCI Protected: **No not all**

STOVE & OVEN

Stove cook top and oven turned on with normal controls.



DISHWASHER

The dishwasher appeared to be in serviceable condition at the time of the inspection. The dishwasher was securely mounted.

KITCHEN SINK

Hot and cold water ran at the kitchen sink.
There were no leaks under the sink at the water supply lines or the drain pipe.



GARBAGE DISPOSAL

The garbage disposal turned on and appeared to function normally.



Report Summary

The summary is supplemental to the report, not a substitute. The list is provided for the convenience of our clients to help them prioritize items mentioned in the report. We recommended referring to the full body of this report for further details on these and other items.

This summary list is not intended to be a complete list. There may be other items that are in need of improvement, repair or correction that are not listed here. There may also be improvements that are necessary but are outside the scope of this inspection.

If any evaluations or corrections are needed, a professional should inspect the property further, in order to discover and repair related problems that may not have been identified in the report. All corrections and evaluations should be made prior to taking custody of the property.

EXTERIOR LIMITATIONS

ISSUE 1: The deck is very low to the ground. The low deck prevents access to the under side. I am unable to evaluate the deck structure.

STRUCTURAL/BASEMENT FOUNDATION

ISSUE 2: I observed signs of pasted water intrusion in the crawl space.

There is efflorescence on the foundation walls. There are some discolored areas that indicate past dampness. This is not uncommon with masonry block walls.

In the short time of this inspection, it is impossible to determine prior or future water penetration problems. Conditions that affect the crawl space dryness, weather, wind, and temperature, will vary greatly during the course of a year.

When listing the house I recommend disclosing any knowledge of water leakage, accumulation, or dampness in the crawl space.

ELECTRICAL GFCI PROTECTION

SAFE 3: Not all the kitchen receptacles that service the kitchen countertops were GFCI-protected. The receptacle left of the stove are not GFCI protected.

Current accepted standards recommend that all receptacles that serve kitchen countertops be GFCI-protected.

For safety, a qualified electrician should install GFCI protection as needed.

INTERIORS SMOKE & CARBON MONOXIDE DETECTORS

SAFE 4: For increased safety, I recommend adding smoke alarms in the following locations:

All the bedrooms

For increased safety, I recommend adding carbon monoxide alarms in the following locations:
second-floor hallway

ROOF ASPHAT SHINGLES

REC 5: The roofing shingles appear older. The roof shingles were installed at different times. There are four different shingle sections noted

The asphalt shingles on each roof section are showing signs of their age. The following conditions were noted: granular loss, surface cracking, exposed fiberglass at the edges of the shingle, a confirmed roof leak, missing drip edge, missing waterproofing underlayment

These conditions are indications that the roof is at the end of its useful life.

I recommend consulting with a qualified roofing contractor to get an estimate on replacement costs.

ROOF PLUMBING VENTS

REC 6: Damage was noted to the upper rear plumbing vent. The vent pipe is cracked. The crack extends down below the roof line. Under the right weather conditions, this can be a possible source of water intrusion.

There is no access to the plumbing vent from the interior of the home. The opportunity to repair the plumbing vent should be taken when the roof is re-done.

ROOF CHIMNEY STRUCTURE

REC 7: Failing masonry surface was noted on the chimney. The stucco applied to the exterior of the chimney is failing. Large areas have separated from the chimney. To prevent further deterioration a qualified masonry contractor or qualified roofing contractor should resurface the chimney.

EXTERIOR VINYL SIDING

REC 8: Missing flashing was noted at the rear of the house where the concrete pad the air conditioner sits on meets the rear exterior wall. The wood framing is visible at the gap between the siding and the concrete pad.

To protect the wall framing and to direct water that gets behind the side to the exterior a qualified roofing and siding contractor should install metal flashing.

STRUCTURAL/BASEMENT CRAWL SPACE

REC 9: Fallen insulation was noted in the crawl space. There is evidence vermin have gotten into the insulation.

To reduce energy loss a qualified person should re-install/replace the insulation.

REC 10: Flex ducts were noted lying on the floor of the crawl space. To prevent deterioration, exposure to moisture, and energy loss flex ducts should be supported/evaluated off the floor. A qualified HVAC contractor should support the ducts so that they are not on the floor.

ELECTRICAL MAIN ELECTRICAL PANEL

REC 11: There is a tandem breakers being used in the electrical panel. A tandem breaker is a breaker with two 110-volt breaks built into a single breaker allowing it to take up only one slot in the panel instead of two. In order to use tandem breakers in an electrical panel the panel must be rated to accept them. The wiring diagram on the panel shows that this electrical panel is not rated to accept tandem breakers. A qualified electrician should remove the tandem breaker from the panel and install the two circuits on single pole breakers.

ELECTRICAL WIRING

REC 12: Loose and under-supported electrical cables (wires) were noted in the crawl space. For safety and to reduce the chance of damage electrical cables should not hang loose. Electrical cables should be supported (stabled to the framing) every 24 inches.

Electrical repairs should be performed by a qualified electrician.

INTERIORS WALLS

REC 13: A water stain was observed on the second-floor bathroom ceiling.

An infrared camera was used to scan the ceiling around the water stain. The infrared camera showed a difference in temperature in the ceiling indicating an active roof leak.

A moisture meter was used to probe the water stain and ceiling near the stain. The meter detected elevated levels of moisture in the ceiling indicating that there is an active roof leak.

A qualified roofer should repair or replace the roof above the bathroom ceiling. A qualified painter or sheet rock contractor should repair the ceiling.



**InterNACHI's Home Inspection Standards of Practice
and
The International Code of Ethics for Home Inspectors**



www.NACHI.org

Effective October 2017

InterNACHI's Vision and Mission

InterNACHI®, the International Association of Certified Home Inspectors, is [the world's largest organization of residential and commercial property inspectors](#).

InterNACHI® is a Colorado nonprofit corporation with [tax-exempt status as a trade association under Section 501\(c\)\(6\)](#) of the Internal Revenue Code. InterNACHI® provides [training, certification, and Continuing Education](#) for its membership, including property inspectors, licensed real estate agents, and building contractors; and provides for its membership [business training, software products, marketing services](#), and [membership benefits](#).

InterNACHI® members follow a comprehensive [Standards of Practice](#) and are bound by a strict [Code of Ethics](#). The membership takes part in the regular exchange of professional experiences and ideas to support each other. InterNACHI® maintains an [industry blog, Inspection Forum](#), and [local Chapters](#) in support of this exchange of information. InterNACHI® provides its members with other means of direct and membership-wide communication to further their understanding of their particular roles in the inspection industry and how best to serve their clients. The benefits of this cross-communication enhance the members' ability to build their businesses and develop specialized ancillary services.

In fulfilling this fundamental objective of training and mentoring its inspector-members, InterNACHI's broader mission is to educate homeowners by helping them understand the functions, materials, systems and components of their properties. InterNACHI® inspectors are committed to providing consistent, accessible and trusted information to their clients about their properties' condition.

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InterNACHI's Home Inspection Standards of Practice is available online at <http://www.nachi.org/sop.htm>

The International Code of Ethics for Home Inspectors is available online at http://www.nachi.org/code_of_ethics.htm

Estándares de Práctica, the Spanish version of the International Standards of Practice for Performing a General Home Inspection, is available online at <http://www.nachi.org/sopspanish.htm>

Código de ética, the Spanish version of the International Code of Ethics for Home Inspectors, is available online at <http://www.nachi.org/coespanish.htm>

Les Normes de Pratique Internationales pour la Réalisation d'une Inspection Générale de Biens Immobiliers, the French version of the International Standards of Practice for Performing a General Home Inspection, is available online at <http://www.nachi.org/res-sop-french.htm>

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InterNACHI's Home Inspection
Standards of Practice

TABLE OF CONTENTS

1. Definitions and Scope	3
2. Limitations, Exceptions & Exclusions	3
3. Standards of Practice	5
3.1. Roof	5
3.2. Exterior	5
3.3. Basement, Foundation, Crawlspace & Structure	6
3.4. Heating	6
3.5. Cooling	7
3.6. Plumbing	7
3.7. Electrical	8
3.8. Fireplace	9
3.9. Attic, Insulation & Ventilation	10
3.10. Doors, Windows & Interior	11
4. Glossary of Terms	12
Code of Ethics	14

1. Definitions and Scope

1.1. A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

- I. The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.
- II. The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the

end of its normal, useful life is not, in itself, a material defect.

1.3. A general home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

- I. An inspection is not technically exhaustive.
- II. An inspection will not identify concealed or latent defects.
- III. An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.
- IV. An inspection will not determine the suitability of the property for any use.
- V. An inspection does not determine the market value of the property or its marketability.
- VI. An inspection does not determine the insurability of the property.
- VII. An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.
- VIII. An inspection does not determine the life expectancy of the property or any components or systems therein.
- IX. An inspection does not include items not permanently installed.
- X. This Standards of Practice applies only to properties with four or fewer residential units and their attached garages and carports.

2.2. Exclusions:

- I. The inspector is not required to determine:
 - A. property boundary lines or encroachments.
 - B. the condition of any component or system that is not readily accessible.
 - C. the service life expectancy of any component or system.
 - D. the size, capacity, BTU, performance or efficiency of any component or system.
 - E. the cause or reason of any condition.
 - F. the cause for the need of correction, repair or replacement of any system or component.
 - G. future conditions.
 - H. compliance with codes or regulations.

InterNACHI's Home Inspection Standards of Practice

- I. the presence of evidence of rodents, birds, bats, animals, insects, or other pests.
 - J. the presence of mold, mildew or fungus.
 - K. the presence of airborne hazards, including radon.
 - L. the air quality.
 - M. the existence of environmental hazards, including lead paint, asbestos or toxic drywall.
 - N. the existence of electromagnetic fields.
 - O. any hazardous waste conditions.
 - P. any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.
 - Q. acoustical properties.
 - R. correction, replacement or repair cost estimates.
 - S. estimates of the cost to operate any given system.
- II. The inspector is not required to operate:
- A. any system that is shut down.
 - B. any system that does not function properly.
 - C. or evaluate low-voltage electrical systems, such as, but not limited to:
 - 1. phone lines;
 - 2. cable lines;
 - 3. satellite dishes;
 - 4. antennae;
 - 5. lights; or
 - 6. remote controls.
 - D. any system that does not turn on with the use of normal operating controls.
 - E. any shut-off valves or manual stop valves.
 - F. any electrical disconnect or over-current protection devices.
 - G. any alarm systems.
 - H. moisture meters, gas detectors or similar equipment.
- III. The inspector is not required to:
- A. move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.
 - B. dismantle, open or uncover any system or component.
 - C. enter or access any area that may, in the inspector's opinion, be unsafe.
 - D. enter crawlspaces or other areas that may be unsafe or not readily accessible.
 - E. inspect underground items, such as, but not limited to: lawn-irrigation systems, or underground storage tanks (or indications of their presence), whether abandoned or actively used.
 - F. do anything that may, in the inspector's opinion, be unsafe or dangerous to him/herself or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.
 - G. inspect decorative items.
 - H. inspect common elements or areas in multi-unit housing.
 - I. inspect intercoms, speaker systems or security systems.
 - J. offer guarantees or warranties.
 - K. offer or perform any engineering services.
 - L. offer or perform any trade or professional service other than general home inspection.
 - M. research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.
 - N. determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.
 - O. determine the insurability of a property.
 - P. perform or offer Phase 1 or environmental audits.

- Q. inspect any system or component that is not included in these Standards.

- I. perform a water test.
- J. warrant or certify the roof.
- K. confirm proper fastening or installation of any roof-covering material.

3. Standards of Practice

3.1. Roof

- I. The inspector shall inspect from ground level or the eaves:
 - A. the roof-covering materials;
 - B. the gutters;
 - C. the downspouts;
 - D. the vents, flashing, skylights, chimney, and other roof penetrations; and
 - E. the general structure of the roof from the readily accessible panels, doors or stairs.
- II. The inspector shall describe:
 - A. the type of roof-covering materials.
- III. The inspector shall report as in need of correction:
 - A. observed indications of active roof leaks.
- IV. The inspector is not required to:
 - A. walk on any roof surface.
 - B. predict the service life expectancy.
 - C. inspect underground downspout diverter drainage pipes.
 - D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
 - E. move insulation.
 - F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
 - G. walk on any roof areas that appear, in the inspector's opinion, to be unsafe.
 - H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage.

3.2. Exterior

- I. The inspector shall inspect:
 - A. the exterior wall-covering materials;
 - B. the eaves, soffits and fascia;
 - C. a representative number of windows;
 - D. all exterior doors;
 - E. flashing and trim;
 - F. adjacent walkways and driveways;
 - G. stairs, steps, stoops, stairways and ramps;
 - H. porches, patios, decks, balconies and carports;
 - I. railings, guards and handrails; and
 - J. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.
- II. The inspector shall describe:
 - A. the type of exterior wall-covering materials.
- III. The inspector shall report as in need of correction:
 - A. any improper spacing between intermediate balusters, spindles and rails.
- IV. The inspector is not required to:
 - A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
 - B. inspect items that are not visible or readily accessible from the ground, including window and door flashing.
 - C. inspect or identify geological, geotechnical, hydrological or soil conditions.

- D. inspect recreational facilities or playground equipment.
- E. inspect seawalls, breakwalls or docks.
- F. inspect erosion-control or earth-stabilization measures.
- G. inspect for safety-type glass.
- H. inspect underground utilities.
- I. inspect underground items.
- J. inspect wells or springs.
- K. inspect solar, wind or geothermal systems.
- L. inspect swimming pools or spas.
- M. inspect wastewater treatment systems, septic systems or cesspools.
- N. inspect irrigation or sprinkler systems.
- O. inspect drainfields or dry wells.
- P. determine the integrity of multiple-pane window glazing or thermal window seals.

- C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
- D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to:

- A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself.
- B. move stored items or debris.
- C. operate sump pumps with inaccessible floats.
- D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
- E. provide any engineering or architectural service.
- F. report on the adequacy of any structural system or component.

3.3. Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect:

- A. the foundation;
- B. the basement;
- C. the crawlspace; and
- D. structural components.

II. The inspector shall describe:

- A. the type of foundation; and
- B. the location of the access to the under-floor space.

III. The inspector shall report as in need of correction:

- A. observed indications of wood in contact with or near soil;
- B. observed indications of active water penetration;

3.4. Heating

I. The inspector shall inspect:

- A. the heating system, using normal operating controls.

II. The inspector shall describe:

- A. the location of the thermostat for the heating system;
- B. the energy source; and
- C. the heating method.

III. The inspector shall report as in need of correction:

- A. any heating system that did not operate; and
- B. if the heating system was deemed inaccessible.

IV. The inspector is not required to:

- A. inspect, measure or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes,

make-up air, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.

- B. inspect fuel tanks or underground or concealed fuel supply systems.
- C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
- D. light or ignite pilot flames.
- E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
- F. override electronic thermostats.
- G. evaluate fuel quality.
- H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.
- I. measure or calculate the air for combustion, ventilation or dilution of flue gases for appliances.

3.5. Cooling

I. The inspector shall inspect:

- A. the cooling system, using normal operating controls.

II. The inspector shall describe:

- A. the location of the thermostat for the cooling system; and
- B. the cooling method.

III. The inspector shall report as in need of correction:

- A. any cooling system that did not operate; and
- B. if the cooling system was deemed inaccessible.

IV. The inspector is not required to:

- A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.

- B. inspect portable window units, through-wall units, or electronic air filters.
- C. operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
- D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
- E. examine electrical current, coolant fluids or gases, or coolant leakage.

3.6. Plumbing

I. The inspector shall inspect:

- A. the main water supply shut-off valve;
- B. the main fuel supply shut-off valve;
- C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
- D. the interior water supply, including all fixtures and faucets, by running the water;
- E. all toilets for proper operation by flushing;
- F. all sinks, tubs and showers for functional drainage;
- G. the drain, waste and vent system; and
- H. drainage sump pumps with accessible floats.

II. The inspector shall describe:

- A. whether the water supply is public or private based upon observed evidence;
- B. the location of the main water supply shut-off valve;
- C. the location of the main fuel supply shut-off valve;
- D. the location of any observed fuel-storage system; and

InterNACHI's Home Inspection Standards of Practice

- E. the capacity of the water heating equipment, if labeled.
- III. The inspector shall report as in need of correction:
- A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
 - B. deficiencies in the installation of hot and cold water faucets;
 - C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and
 - D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.
- IV. The inspector is not required to:
- A. light or ignite pilot flames.
 - B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
 - C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
 - D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
 - E. determine the water quality, potability or reliability of the water supply or source.
 - F. open sealed plumbing access panels.
 - G. inspect clothes washing machines or their connections.
 - H. operate any valve.
 - I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
 - J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
 - K. determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
 - L. determine whether there are sufficient cleanouts for effective cleaning of drains.
 - M. evaluate fuel storage tanks or supply systems.
 - N. inspect wastewater treatment systems.
 - O. inspect water treatment systems or water filters.
 - P. inspect water storage tanks, pressure pumps, or bladder tanks.
 - Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
 - R. evaluate or determine the adequacy of combustion air.
 - S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.
 - T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.
 - U. determine the existence or condition of polybutylene plumbing.
 - V. inspect or test for gas or fuel leaks, or indications thereof.
- 3.7. Electrical**
- I. The inspector shall inspect:
- A. the service drop;
 - B. the overhead service conductors and attachment point;
 - C. the service head, gooseneck and drip loops;
 - D. the service mast, service conduit and raceway;
 - E. the electric meter and base;
 - F. service-entrance conductors;
 - G. the main service disconnect;

InterNACHI's Home Inspection Standards of Practice

- H. panelboards and over-current protection devices (circuit breakers and fuses);
 - I. service grounding and bonding;
 - J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
 - K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
 - L. smoke and carbon-monoxide detectors.
- II. The inspector shall describe:
- A. the main service disconnect's amperage rating, if labeled; and
 - B. the type of wiring observed.
- III. The inspector shall report as in need of correction:
- A. deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs;
 - B. any unused circuit-breaker panel opening that was not filled;
 - C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
 - D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
 - E. the absence of smoke detectors.
- IV. The inspector is not required to:
- A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.
 - B. operate electrical systems that are shut down.
 - C. remove panelboard cabinet covers or dead fronts.
 - D. operate or re-set over-current protection devices or overload devices.
 - E. operate or test smoke or carbon-monoxide detectors or alarms.
 - F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems.
 - G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.
 - H. inspect ancillary wiring or remote-control devices.
 - I. activate any electrical systems or branch circuits that are not energized.
 - J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.
 - K. verify the service ground.
 - L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.
 - M. inspect spark or lightning arrestors.
 - N. inspect or test de-icing equipment.
 - O. conduct voltage-drop calculations.
 - P. determine the accuracy of labeling.
 - Q. inspect exterior lighting.

3.8. Fireplace

- I. The inspector shall inspect:
- A. readily accessible and visible portions of the fireplaces and chimneys;
 - B. lintels above the fireplace openings;
 - C. damper doors by opening and closing them, if readily accessible and manually operable; and
 - D. cleanout doors and frames.

II. The inspector shall describe:

- A. the type of fireplace.

III. The inspector shall report as in need of correction:

- A. evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;
- B. manually operated dampers that did not open and close;
- C. the lack of a smoke detector in the same room as the fireplace;
- D. the lack of a carbon-monoxide detector in the same room as the fireplace; and
- E. cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

- A. inspect the flue or vent system.
- B. inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.
- C. determine the need for a chimney sweep.
- D. operate gas fireplace inserts.
- E. light pilot flames.
- F. determine the appropriateness of any installation.
- G. inspect automatic fuel-fed devices.
- H. inspect combustion and/or make-up air devices.
- I. inspect heat-distribution assists, whether gravity-controlled or fan-assisted.
- J. ignite or extinguish fires.
- K. determine the adequacy of drafts or draft characteristics.
- L. move fireplace inserts, stoves or firebox contents.
- M. perform a smoke test.
- N. dismantle or remove any component.

- O. perform a National Fire Protection Association (NFPA)-style inspection.

- P. perform a Phase I fireplace and chimney inspection.

3.9. Attic, Insulation & Ventilation

I. The inspector shall inspect:

- A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas;
- B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and
- C. mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe:

- A. the type of insulation observed; and
- B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction:

- A. the general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to:

- A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.
- B. move, touch or disturb insulation.
- C. move, touch or disturb vapor retarders.
- D. break or otherwise damage the surface finish or weather seal on or around access panels or covers.
- E. identify the composition or R-value of insulation material.
- F. activate thermostatically operated fans.
- G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.
- H. determine the adequacy of ventilation.

3.10. Doors, Windows & Interior

I. The inspector shall inspect:

- A. a representative number of doors and windows by opening and closing them;
- B. floors, walls and ceilings;
- C. stairs, steps, landings, stairways and ramps;
- D. railings, guards and handrails; and
- E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. The inspector shall describe:

- A. a garage vehicle door as manually-operated or installed with a garage door opener.

III. The inspector shall report as in need of correction:

- A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
- B. photo-electric safety sensors that did not operate properly; and
- C. any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to:

- A. inspect paint, wallpaper, window treatments or finish treatments.
- B. inspect floor coverings or carpeting.
- C. inspect central vacuum systems.
- D. inspect for safety glazing.
- E. inspect security systems or components.
- F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.
- G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.
- H. move suspended-ceiling tiles.

- I. inspect or move any household appliances.
- J. inspect or operate equipment housed in the garage, except as otherwise noted.
- K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door.
- L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards.
- M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.
- N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.
- O. inspect microwave ovens or test leakage from microwave ovens.
- P. operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.
- Q. inspect elevators.
- R. inspect remote controls.
- S. inspect appliances.
- T. inspect items not permanently installed.
- U. discover firewall compromises.
- V. inspect pools, spas or fountains.
- W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects.
- X. determine the structural integrity or leakage of pools or spas.

4. Glossary of Terms

- **accessible:** In the opinion of the inspector, can be approached or entered safely, without difficulty, fear or danger.
- **activate:** To turn on, supply power, or enable systems, equipment or devices to become active by normal operating controls. Examples include turning on the gas or water supply valves to the fixtures and appliances, and activating electrical breakers or fuses.
- **adversely affect:** To constitute, or potentially constitute, a negative or destructive impact.
- **alarm system:** Warning devices, installed or freestanding, including, but not limited to: carbon-monoxide detectors, flue gas and other spillage detectors, security equipment, ejector pumps, and smoke alarms.
- **appliance:** A household device operated by the use of electricity or gas. Not included in this definition are components covered under central heating, central cooling or plumbing.
- **architectural service:** Any practice involving the art and science of building design for construction of any structure or grouping of structures, and the use of space within and surrounding the structures or the design, design development, preparation of construction contract documents, and administration of the construction contract.
- **component:** A permanently installed or attached fixture, element or part of a system.
- **condition:** The visible and conspicuous state of being of an object.
- **correction:** Something that is substituted or proposed for what is incorrect, deficient, unsafe, or a defect.
- **cosmetic defect:** An irregularity or imperfection in something, which could be corrected, but is not required.
- **crawlspace:** The area within the confines of the foundation and between the ground and the underside of the lowest floor's structural component.
- **decorative:** Ornamental; not required for the operation of essential systems or components of a home.
- **describe:** To report in writing on a system or component by its type or other observed characteristics in order to distinguish it from other components used for the same purpose.
- **determine:** To arrive at an opinion or conclusion pursuant to examination.
- **dismantle:** To open, take apart or remove any component, device or piece that would not typically be opened, taken apart or removed by an ordinary occupant.
- **engineering service:** Any professional service or creative work requiring engineering education, training and experience, and the application of special knowledge of the mathematical, physical and engineering sciences to such professional service or creative work as consultation, investigation, evaluation, planning, design and supervision of construction for the purpose of assuring compliance with the specifications and design, in conjunction with structures, buildings, machines, equipment, works and/or processes.
- **enter:** To go into an area to observe visible components.
- **evaluate:** To assess the systems, structures and/or components of a property.
- **evidence:** That which tends to prove or disprove something; something that makes plain or clear; grounds for belief; proof.
- **examine:** To visually look (see **inspect**).
- **foundation:** The base upon which the structure or wall rests, usually masonry, concrete or stone, and generally partially underground.
- **function:** The action for which an item, component or system is specially fitted or used, or for which an item, component or system exists; to be in action or perform a task.
- **functional:** Performing, or able to perform, a function.

- **functional defect:** A lack of or an abnormality in something that is necessary for normal and proper functioning and operation, and, therefore, requires further evaluation and correction.
- **general home inspection:** The process by which an inspector visually examines the readily accessible systems and components of a home and operates those systems and components utilizing this Standards of Practice as a guideline.
- **home inspection:** See **general home inspection**.
- **household appliances:** Kitchen and laundry appliances, room air conditioners, and similar appliances.
- **identify:** To notice and report.
- **indication:** That which serves to point out, show, or make known the present existence of something under certain conditions.
- **inspect:** To examine readily accessible systems and components safely, using normal operating controls, and accessing readily accessible areas, in accordance with this Standards of Practice.
- **inspected property:** The readily accessible areas of the buildings, site, items, components and systems included in the inspection.
- **inspection report:** A written communication (possibly including images) of any material defects observed during the inspection.
- **inspector:** One who performs a real estate inspection.
- **installed:** Attached or connected such that the installed item requires a tool for removal.
- **material defect:** A specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal, useful life is not, in itself, a material defect.
- **normal operating controls:** Describes the method by which certain devices (such as thermostats) can be operated by ordinary occupants, as they require no specialized skill or knowledge.
- **observe:** To visually notice.
- **operate:** To cause systems to function or turn on with normal operating controls.
- **readily accessible:** A system or component that, in the judgment of the inspector, is capable of being safely observed without the removal of obstacles, detachment or disengagement of connecting or securing devices, or other unsafe or difficult procedures to gain access.
- **recreational facilities:** Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment and athletic facilities.
- **report (verb form):** To express, communicate or provide information in writing; give a written account of. (See also **inspection report**.)
- **representative number:** A number sufficient to serve as a typical or characteristic example of the item(s) inspected.
- **residential property:** Four or fewer residential units.
- **residential unit:** A home; a single unit providing complete and independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.
- **safety glazing:** Tempered glass, laminated glass, or rigid plastic.
- **shut down:** Turned off, unplugged, inactive, not in service, not operational, etc.
- **structural component:** A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
- **system:** An assembly of various components which function as a whole.

- **technically exhaustive:** A comprehensive and detailed examination beyond the scope of a real estate home inspection that would involve or include, but would not be limited to: dismantling, specialized knowledge or training, special equipment, measurements, calculations, testing, research, analysis, or other means.
- **unsafe:** In the inspector's opinion, a condition of an area, system, component or procedure that is judged to be a significant risk of injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards.
- **verify:** To confirm or substantiate.

These terms are found within the Standards of Practice. Visit InterNACHI's full Glossary online at <http://www.nachi.org/glossary.htm>

International Code of Ethics for Home Inspectors

The International Association of Certified Home Inspectors (InterNACHI®) promotes a high standard of professionalism, business ethics and inspection procedures. InterNACHI® members subscribe to the following Code of Ethics in the course of their business.

I. Duty to the Public

1. The InterNACHI® member shall abide by the Code of Ethics and substantially follow the InterNACHI® Standards of Practice.
2. The InterNACHI® member shall not engage in any practices that could be damaging to the public or bring discredit to the home inspection industry.
3. The InterNACHI® member shall be fair, honest and impartial, and act in good faith in dealing with the public.
4. The InterNACHI® member shall not discriminate in any business activities on the basis of age, race, color, religion, gender, national origin, familial status, sexual orientation, or handicap, and shall comply

with all federal, state and local laws concerning discrimination.

5. The InterNACHI® member shall be truthful regarding his/her services and qualifications.
6. The InterNACHI® member shall not:
 - a. have any disclosed or undisclosed conflict of interest with the client;
 - b. accept or offer any disclosed or undisclosed commissions, rebates, profits, or other benefit from real estate agents, brokers, or any third parties having financial interest in the sale of the property; or
 - c. offer or provide any disclosed or undisclosed financial compensation directly or indirectly to any real estate agent, real estate broker, or real estate company for referrals or for inclusion on lists of preferred and/or affiliated inspectors or inspection companies.
7. The InterNACHI® member shall not release any information about the inspection or the client to a third party unless doing so is necessary to protect the safety of others, to comply with a law or statute, or both of the following conditions are met:
 - a. the client has been made explicitly aware of what information will be released, to whom, and for what purpose, and;
 - b. the client has provided explicit, prior written consent for the release of his/her information.
8. The InterNACHI® member shall always act in the interests of the client unless doing so violates a law, statute, or this Code of Ethics.
9. The InterNACHI® member shall use a written contract that specifies the services to be performed, limitations of services, and fees.
10. The InterNACHI® member shall comply with all government rules and licensing

requirements of the jurisdiction where he or she conducts business.

11. The InterNACHI® member shall not perform or offer to perform, for an additional fee, any repairs or associated services to the structure for which the member or member's company has prepared a home inspection report for a period of 12 months. This provision shall not include services to components and/or systems that are not included in the InterNACHI® Standards of Practice.

II. Duty to Continue Education

1. The InterNACHI® member shall comply with InterNACHI's current Continuing Education requirements.
2. The InterNACHI® member shall pass InterNACHI's Online Inspector Exam once every three years.

III. Duty to the Profession and to InterNACHI®

1. The InterNACHI® member shall strive to improve the home inspection industry by sharing his/her lessons and/or experiences for the benefit of all. This does not preclude

the member from copyrighting or marketing his/her expertise to other Inspectors or the public in any manner permitted by law.

2. The InterNACHI® member shall assist the InterNACHI® leadership in disseminating and publicizing the benefits of InterNACHI® membership.
3. The InterNACHI® member shall not engage in any act or practice that could be deemed damaging, seditious or destructive to InterNACHI®, fellow InterNACHI® members, InterNACHI® employees, leadership or directors. Accusations of a member acting or deemed in violation of such rules shall trigger a review by the Ethics Committee for possible sanctions and/or expulsion from InterNACHI®.
4. The InterNACHI® member shall abide by InterNACHI's current membership requirements.
5. The InterNACHI® member shall abide by InterNACHI's current message board rules.

Members of other associations are welcome to join InterNACHI®, but a requirement of membership is that InterNACHI® must be given equal or greater prominence in their marketing materials (brochures and websites) compared to other associations of membership.