

INSPECTION REPORT



**6789 Marlton Ave
Bala Cynwyd PA 19000
PREPARED BY
INSPECTIONS UNLIMITED INC.**



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**THIS DOCUMENT IS FOR THE CONFIDENTIAL AND EXCLUSIVE USE OF
Michael Jones for the property located at 6789 Marlton Ave Bala Cynwyd PA
19000**

June 25, 2010

Michael Jones
4567 Main St
Philadelphia PA 19000

Re: 6789 Marlton Ave
Bala Cynwyd PA 19000

Dear Michael Jones,

On April 10, 2010, I inspected the above referenced property, as per your request. The home is a 110 ± year old building. The temperature was approximately 75± degrees and the weather was overcast. The following is a summary of the conditions found from a visual inspection at that time.

Items indicated with an Estimated Cost require repairs or replacements. The dollar values are given as a guide for your information in planning only. For an accurate cost a contractor experienced and qualified in the particular trade must be consulted. Items indicated as recommendations should also be performed in the opinion of this inspector as upgrades and or improvements.

Items including but not limited to the underground sewage lines, piping and electrical lines inside the walls, areas and items hidden by furniture, buried or environmental issues INCLUDING THE PRESENCE OF RADON AND LEAD BASE PAINT are not included in this inspection. This inspection is based on a VISUAL inspection of ACCESSIBLE areas of the property that can be accessed without damage to adjacent areas, such as painted shut access panels etc. MAJOR fixed systems will be operated, conditions permitting, AT THE TIME OF THE INSPECTION. NO INSPECTIONS TO ANY GOVERNMENT CODES AND OR REGULATIONS IS INCLUDED IN THIS INSPECTION.

All statements regarding the condition of the systems, components and appliances, etc. are as of the date of this inspection and are limited to what was visible and accessible at that time. Any changes after this date are not the responsibility of this inspector or company. No inspection or opinion as to the condition, safety features or operation of any exterior items such as gas grills either portable or connected, playground type equipment, pools etc. is included in the inspection. These items are not to be considered a part of this inspection. If you have any concerns about such items they should be addressed with the current owner prior to the completion of the inspection time frame.



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It is recommended that the buyer re inspect the property prior to settlement to check for any changes in conditions, if any changes are noted and are of concern call my office immediately and I will discuss the issues with you at that time and if necessary return to the property.

This inspection report and any verbal information given during the inspection and any time subsequent to the inspection are CONFIDENTIAL and are for the sole use of the client (as indicated on this report). This report is not transferable or assignable to any third party. If any other parties obtain access to this report, whether the report obtained with or without permission neither the inspector nor the company will bear any responsibility under any circumstances for the contents of the report or any verbal information.

In the event that any problems should arise requiring repairs or replacement of any components included in this inspection or believed to be covered by this report, this inspector shall be notified and have the opportunity to make a physical inspection prior to any such repairs or replacement.

Section 7508 "Home Inspection Reports" Sub Section 3:

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection.

The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied.

If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of any opinion as to the structural integrity of a building or its component parts, you may be advised to seek a professional opinion as to any defects or concerns mentioned in the report.

This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose.



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Should there be any questions regarding this report please do not hesitate to contact my office. It was a pleasure to have been of service to you.

Very truly yours,

Fred Klein,
Inspections Unlimited Inc.
American Society of Home Inspectors ®
Certified Member #8465202360
Philadelphia License #24524

ps. As per your request a copy of this report is being given to your Realtor and or lawyer.



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In accordance with the law covering home inspections in Pennsylvania (Act 114 of 2000) Inspections Unlimited Inc. is in full compliance with the law. A fully executed compliance statement has been attached to our contract.

This law in part defines the following:

Home Inspection as a non-invasive, visual examination of some combination of the mechanical, electrical or plumbing systems or the structural and essential components of a residential dwelling designed to identify Material Defects. 75 P.S. §7502.

Material Defects as 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 that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near at or beyond the end of its normal useful life is not by itself considered to be a Material Defects. 75 P.S. §7502.

Estimated costs of repairs and/or replacement included in this report are presented in a range and are taken from the Home Tech Remodeling and Renovation Cost Estimator, Home Tech Handyman Cost Estimator and/or Marshal & Swift using the most recent available version. It is assumed that all work will be performed by licensed contractors in the related fields. **ALL PRICES SHOULD BE CONFIRMED BY CONTRACTORS QUALIFIED AND LICENSED IN THE PARTICULAR TRADE.**

No home whether new or previously owned is now or will ever be free of defects or items requiring attention and/or repairs. The purpose of an inspection is to provide you the buyer with information to make an informed decision on the purchase of this property. Considering the complexity of any property it is impossible in the limited time of a typical home inspection to identify every possible defect and/or possible problem. Many of the problems with buildings are hidden within floors or walls in addition to being blocked by items of the current occupant. Every reasonable attempt will be made to identify these items within the scope of a home inspection, but no guarantees can be given. At the time of your settlement walk through you are responsible to observe any changes and/or areas not visible or accessible at the time of the original inspection. Any such changes or problems should be addressed before final settlement of the property.



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ESTIMATED COST

ESTIMATED COST \$500.00-700.00 Have the rear two story structure inspected by a structural engineer and make necessary repairs or remove the structure at an added cost. Unless one of these recommendations are followed the area should not be used in or below.

ESTIMATED COST \$600.00-800.00 Have the area of the buried tank, that is in no longer in use, inspected by a certified company to determine if there are contaminates from past or present leakage. The cost of remediation if necessary or removal will be additional. These cost can have a large variation depending if contamination was found. It is also recommended that is possible an insurance policy be obtained for the underground tank to protect you from future cost resulting from failure and/or leakage.

ESTIMATED COST \$125.00-175.00 Consult with a qualified contractor to determine the best means to correct the water infiltration to the basement and or crawlspace areas, the cost of corrections will be additional and can range from \$1500.00-8000.00±. The average cost will range from \$35.00 45.00 per foot in addition to the cost for the sump pump etc, which can add and additional \$700.00-900.00 to the cost. In instances where access or existing conditions are difficult an additional cost maybe incurred.

The glass in the tub and/or shower doors does not appear to be safety tempered glass. This type material was commonly used when this house was built. It has not been used for many years because of the potential danger from broken glass. For your safety it is recommended that the glass be replaced with safety tempered glass or an approved plastic panel.

ESTIMATED COST \$3500.00-4500.00 Testing by a qualified licensed contractor to determine if the material present is Asbestos Containing Material is necessary. If it is determined that the product is an Asbestos Containing Material at levels requiring removal this and any other materials found should be removed. This must be performed by a qualified licensed contractor with all necessary paper work being supplied prior to settlement documenting the removal and disposal of the Asbestos Containing Material. The cost of removal is based on a one time set up fee and an average cost of \$10.00± per lineal foot. For larger jobs over 200 lineal feet the cost per foot maybe less. These cost are assuming normal access and conditions. When adverse conditions exist the cost will be greater.



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ESTIMATED COST Have the listed fireplace cleaned, repaired and certified safe by a licensed chimney sweep, if any of the other fireplaces are to be used these too must be certified also. Until that time under no circumstances should the fireplace be used. If not repaired the unit should be permanently sealed and considered unsafe. The cost of repairs will be additional and depend on the extend of the defects found after cleaning and inspection. All inspections and repairs should be performed by an individual certified in fire place repairs having one or more of these certifications CSIA, NFI and F.I.R.E.

ESTIMATED COST \$75.00-125.00 each Correct the open splices in all areas above the suspended ceilings of the first floor. All live wires must be in an approved junction box with a cover when spliced or terminated. Failure to properly enclose a splice or wire termination can lead to fire and/or electrical shock, serious injury or electrocution.

ESTIMATED COST \$150.00-250.00 Service the central air conditioner so the temperature between the discharge and return fall with in the normal range of 15-20 degrees. If replacement or major repairs are required an additional cost will be incurred. In addition it is our recommendation that you consult a licensed HVAC contractor for repairs and itemized estimates. HVAC contractor may identify and recommend additional items, not noted in this report that requires repair, replacement, or installation. When budgeting for replacement both the units must be replaced as a pair. A budgeted cost of \$4000.00-7000 should be used. This will vary and depend on the size, location and type of unit installed along with the SEER rating.

The items listed above are considered to be major defects as per the Pennsylvania Home Inspection Law as Chapter 75 of Title 68

A material defect is defined as "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 that involves an unreasonable risk to the people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of a normal useful life of such a structural element, system or subsystem is not by itself a material defect."

**IT IS IMPORTANT THAT THE COMPLETE REPORT BE READ TO UNDERSTAND
THE ABOVE ITEMS. THIS ESTIMATED COST SUMMERY IS NOT A COMPLETE**



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LISTING OF ALL ITEMS AND OR INFORMATION PERTAINING TO DEFECTS FOR THIS PROPERTY.

THE ESTIMATED COST GIVEN IN THIS REPORT ARE NOT INTENDED TO BE USED AS QUALIFIED CONTRACT QUOTES. ALL PRICES SHOULD BE CONFIRMED BY CONTRACTORS QUALIFIED AND LICENSED IN THE PARTICULAR TRADE.

IT IS IMPORTANT THAT ALL QUOTES FOR REPAIRS OR REPLACEMENT BE OBTAINED, IN WRITING, PRIOR TO THE EXPIRATION OF THE INSPECTION CLAUSE AS STATED IN YOUR AGREEMENT. FAILURE TO OBTAIN QUOTES MAY HAVE A NEGATIVE IMPACT IF THERE ARE HIDDEN OR ADDITIONAL ITEMS REQUIRING REPAIRS OR REPLACEMENT. OUR INSPECTION IS VISUAL AND LIMITED IN NATURE TO THOSE AREAS ACCESSIBLE AT THE TIME OF THE INSPECTION.

ANY DEFECT IN AN ITEM THAT MAY HAVE AN IMPACT ON OTHER ITEMS OR SYSTEMS WITH IN THE PROPERTY, SUCH AS DEFECTS IN ELECTRICAL, PLUMBING, HVAC ETC. MUST BE FULLY EVALUATED ONCE THE NOTED DEFECT IS CORRECTED. FAILURE TO MAKE THESE EVALUATIONS CAN AND MAY LEAD TO UNDISCOVERED DEFECTS NOT FOUND DURING THE ORIGINAL INSPECTION. IF SUCH CONDITIONS DO EXIST THESE TOO MUST BE CORRECTED. NEITHER THIS COMPANY OR INSPECTOR HAS NO CONTROL OVER THESE ITEMS AND IS THEREFORE NOT RESPONSIBLE FOR UNDISCOVERED DEFECTS.

ITEMS INDICATED AS RECOMMENDED REPAIRS ARE REPAIRS AND/OR IMPROVEMENTS THAT THIS INSPECTOR STRONGLY BELIEVES SHOULD BE MADE TO THE PROPERTY TO MAKE IT SAFER AND MORE HABITABLE, ALTHOUGH NOT CONSIDERED MATERIAL DEFECTS AS DEFINED.

NO RE INSPECTION OF ANY COMPONENTS, SYSTEMS OR DEFECTS FOUND OR ASSUMED ARE INCLUDED AS A PART OF THIS INSPECTION OR REPORT. IN THE EVENT A RE INSPECTION IS REQUESTED OF ANY ITEM INCLUDED OR DUE TO CONDITIONS AT THE TIME OF THE INSPECTION NOT INCLUDED A MINIMUM CHARGE OF 60% OF THE ORIGINAL INSPECTION WILL BE DUE AT



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THE TIME OF THE RE INSPECTION.

RECOMMENDED REPAIRS

Although the following items may not be considered as material or major defects as indicated in the Pennsylvania law, in the opinion of this inspector they should be addressed and where necessary corrected.

ESTIMATED COST \$ Seal all openings in the stone chimney and or other areas as necessary. The cost will be determined by the difficulty in access and must be quoted.

ESTIMATED COST \$300.00-350.00 The exterior requires repairs extensive repairs and a full survey and estimated by a licensed contractor is necessary to determine the extent of visible and hidden damage. The extent of repairs will be significant and replacement of wood etc in areas is to be expected. This will also require the removal of the lead base paint. This should only be done by a trained professional. The lead base paint is assumed due to the age of the property.

ESTIMATED COST \$ Ribbon point the stone on an as needed basis for the building. This is necessary to maintain the structure and reduce water infiltration. This estimated is for normal access and at a rate of \$175.00± for 10 square feet.

ESTIMATED COST \$125.00-175.00 The stone chimney liner is in need of an inspection to determine if it has failed. This must be performed by a qualified licensed contractor. If replacement of the chimney is necessary there will be an additional cost. The "tree" growing out of the top will have done damage to the structure and this along with the liner may require repairs or replacement.

ESTIMATED COST \$100.00-125.00 each Repair or replace the failed window counter balance for the listed windows. When replacing the counter balances they should always be replaced as a set.

ESTIMATED COST \$250.00-350.00 each Replace the rotted wood trim in the various areas



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as maybe necessary. If additional repairs and/or hidden damage are found an extra cost will be incurred.

ESTIMATED COST \$150.00-250.00 each Repair or replace damaged wood window sills. Hidden damage if found will incur an added cost for repairs. The removal of the lead base paint will entail an added cost.

ESTIMATED COST \$250.00-300.00 each Replace the rotted wood around the basement window. It is recommended that pressure treated wood be used and that it be capped with aluminum. If hidden damage is found an additional cost will be incurred.

ESTIMATED COST \$3.50.00-5.50 per square foot Replace the damaged and/or deteriorated concrete walkway to or around the house.

ESTIMATED COST Consulted with a qualified landscaping contractor to correct the grading around the building as necessary, the cost will depend on the extent of grading and access.

ESTIMATED COST \$150.00-200.00 each Raise the window well metal to aid in reducing water infiltration. For this estimate it is assumed no other corrective measures will be necessary.

ESTIMATED COST \$ Dash coat the walls of the basement as necessary. All coatings should be installed over galvanized wire lath. A budgeted cost of \$9.00-11.00 per square foot should be used for work at today's prices.

ESTIMATED COST \$250.00-350.00 Install proper supports to replace the previously installed 4 x 4 post in the basement. It is possible that there is hidden damage present that maybe found after repairs are started. If found an added cost of repairs or replacement will be incurred.

ESTIMATED COST \$25.00-35.00 Replace all metal straps use of copper pipes to copper or plastic in the basement. If damage is found an added cost will be incurred.

ESTIMATED COST \$125.00-175.00 each Re secure the toilet in the listed areas and replace the wax ring as necessary. This and all plumbing work should be done by a licensed



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plumber. If it appears that the substrate or area surrounding the toilet is damaged further investigation and repairs may be necessary. The cost will be determined after the extent of damage is determined. It is assumed no additional work will be required.

The forced air units were installed to replace the original steam boiler. The boiler was removed, but the radiators and piping for the most part were left in place along with the ACM insulation. The removal of this is covered elsewhere in this report. When a steam boiler is in use considerable amounts of moisture are released into the building as a function of the system. Once this is removed, as in this case and replaced with hot air systems the building will tend to "dry out" during the heating season. This can have an adverse effect on a building of this age, it is recommended that two quality humidifiers be installed to aid in introducing moisture back into the atmosphere.

ESTIMATED COST \$350.00-450.00 each system for a typical home up to 2000 square feet Clean the air ducts and properly install a filter. This work should be professionally performed. The cost of cleaning the heater and air conditioner coil, if present will be additional and range from \$250.00-350.00 for an average property of 2000 square feet or less.

ESTIMATED COST \$25.00-35.00 Extend temperature and pressure relief valve for the water heater, to within 6"± of the ground in a visible location with a ¾" pipe, unthreaded at the bottom.

ESTIMATED COST \$100.00-300.00 Repair as needed the gas burner(s). If replacement is necessary an additional cost may be incurred.

The overall condition of the kitchen floor is poor for its age. It is recommended that you budget for replacement at this time. The average cost for replacement of standard floor tile is \$800.00-900.00 for up to 50 square feet and \$10.00-12.00 for each additional square foot. The floor consists of a 12 x 12 tile floor.

**NO TEST FOR THE PRESENCE OF LEAD BASE PAINTS OR OTHER LEAD
MATERIALS OF ANY TYPE HAS BEEN MADE AS A PART OF THIS INSPECTION.
LEAD BASED PAINTS WERE MANUFACTURED FOR USE UNTIL**

APPROXIMATELY 1978. THEY WERE COMMONLY USED TILL THAT TIME AND



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IN SOME CASES AFTERWARDS. IT HAS BEEN DETERMINED THAT LEAD CAN BE VERY HARMFUL IF INGESTED BY CHILDREN. IF YOU HAVE ANY CONCERNS IN REGARDS TO THIS CONDITION TESTING CAN BE ARRANGED UNDER SEPARATED CONTRACT. BUT IS NOT A PART OF THIS INSPECTION.

As of April 22, 2010 a federal law pertaining to contractors working in properties containing lead base paint went into effect. This link will direct you to additional information. <http://www.epa.gov/lead/pubs/renovation.htm>. It is strongly recommended that you confirm that all contractors working currently or in the future are compliant with the law. This applies to any one who disturbs more that six (6) square feet of painted surface per room for interior activities or more than twenty (20) square feet of painted surfaces for exteriors. This applies to any property build before 1978 unless it has been determined to be lead base paint free. Certification paper work must be available from a certified inspector or risk assessor who is licensed to perform these type of test. There are additional conditions pertaining to lead paint that you can read about at the website listed.

ESTIMATED COST \$50.00-75.00 each side Install balustrades for basement steps either vertical set at a maximum of 4" o.c. or a board 10-12"± wide [following the angle of the steps]. This is recommended due to open areas and the chance of a child falling through. The doors to some rooms and or closets are in need of adjustment and/or repairs. This is a normal result of settlement and expansion of the wood. It is assumed for this estimate that replacement of the doors will not be required.

ESTIMATED COST \$50.00-100.00 each Adjust and/or repair the doors to rooms and/or closets as necessary for proper operation. If replacement of any doors and/or hardware is required an additional cost will be incurred.

ESTIMATED COST \$700.00-1500.00 Replace the shower surround in the listed bathroom. If additional damage is found to the substrate an additional cost will be incurred.

ESTIMATED COST \$100.00-150.00 each Remove old caulking and replace with a quality latex or preferably a silicone caulk. Failure to properly maintain caulking may lead to extensive and costly damage to the substrate, adjacent areas and where applicable areas below. If damage is found to the substrate or any areas an additional cost will be incurred.

ESTIMATED COST \$150.00-450.00 each Repair or replace the listed ceiling fan(s). When



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repairing or replacing the fan a determination should be made as to the method of installation of the outlet box and if it meets the requirements for the installed or new fan. If a new outlet box is required and additional cost maybe incurred. All fans should be installed at a height to provide safe passage beneath.

ESTIMATED COST \$25.00-35.00 Install blanks or plugs in the electrical panel to prevent an object from entering the panel and maintain the integrity of the panel.

ESTIMATED COST \$75.00-100.00 Install anti corrosive paste on the stranded aluminum wire connected to the main disconnect.

ESTIMATED COST \$125.00-175.00 each Properly wire and isolate the listed sub panel in accordance with today's standards if new wiring is necessary an additional cost will apply.

ESTIMATED COST \$100.00-150.00 Correct all double tapped circuits as required. If an additional panel is necessary to facilitate the repairs added cost will be incurred.

ESTIMATED COST 20.00-40.00 Install covers on all open junction boxes as necessary in various locations.

In some areas push button or Simplex switches were in use, these are typically very old. It is recommended that any older Simplex switches be replaced with new toggle switches.

ESTIMATED COST \$20.00-25.00 Install covers for all the outlet boxes throughout the house and related areas as maybe necessary.

ESTIMATED COST \$25.00-35.00 Install proper jumper for water meter, this must be a minimum of a #6 bare copper wire with proper clamps. If necessary a ground rod should also be installed at an added cost of \$75.00-100.00. Today a ground rod is required for all systems in addition to the water pipe ground.

ESTIMATED COST \$400.00-600.00 Install additional ventilation for the attic. There should be at a ratio of 100 square inches of net free air for every 150 square feet of attic area. A combination of gable and power venting can be used to achieve this ratio. Or as preferred continuous soffit and ridge vents, but not a combination of the above that is gable, power venting etc and ridge and soffit. Failure to provide adequate ventilation will result in decreased roof life, increased energy cost and the possibility of mold forming in the attic.



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The preferred method is to have soffit and ridge vents properly installed.

There was no insulation present in the visible and accessible areas of the attic. Today a minimum of R 30 is required for new homes and it is recommended that values of R 38 to R 45 be installed.

It is your responsibility on the day of settlement to do a pre settlement walk-through of the property. At that time all systems should be checked determine if they are in working condition as they were at the time of the inspection or if repairs requested were properly performed. This should include but not be limited to the following.

1. Check heating and air conditioner, if present for proper operation. If the outside temperature is has been below 55 degrees in the last 24 hours the air conditioner can not and should not be operated as this can damage the unit.
2. Operate ALL plumbing fixtures in the home and determine that the hot water heater is in operating condition.
3. Turn on and off all light fixtures and if possible check a random number of receptacles.
4. Visually inspect all walls and ceilings for signs of changes that may have occurred, including new water stains.
5. Visually inspect all windows for broken glass or failed insulated glass panels.
6. Operate all kitchen appliances including cooking, plumbing and cabinets.
7. Any signs of recent water infiltration in the basement or other areas of the property should be noted and brought to the agent and sellers attention.

**IF THERE ARE ANY DEFECTS OR DISCREPANCIES FOUND THEY MUST BE
ADDRESSED PRIOR TO SETTLEMENT.**



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ROOF

The roof is a multi gable design which was inspected from the ground and operating windows on the second and third floors in all visible areas. Because of the conditions present the roof was not "walked". The roof is covered with fiberglass shingles.

The roof appears to have been installed within the last 16-18 years. The accessible areas of the roof appear to be in fair condition for there age. The average life expectancy for this type of roof, with two layers installed and proper ventilation is 15-18 years. ***This roof is nearing the end of its normal life expectancy and it is recommended that you budget for replacement.*** All roofs and flashings require ongoing maintenance to maintain water tight integrity of the system. As a roof nears the end of its expected life some repairs to the flashings should be expected. **It is recommended that you budget for replacement of the roof with in the next 1-3 years at a cost of \$2.00-2.50 per square foot. This does not include stripping the existing roofing, but does installing new shingles and flashings. We do recommend stripping which will add an additional \$.75-1.00 per square foot to the overall cost. As with all roofs some repairs to the substrate should be expected at an average cost of \$75.00-85.00 per 4'x8' sheet.**

It was observed that there are some shingles that have been replaced in the past. These do not appear to be professionally done in all areas and if these repairs were not properly performed, leaks may return. At this time repairs are recommended to the shingles in the rear of the house that are poorly installed.

ESTIMATED COST \$300.00-400.00 Repair the improperly repaired shingles in the rear of the house as necessary. This should be repaired by a licensed and qualified roofing contractor. It is possible that there is hidden damage present that maybe found after repairs are started. If found an added cost of repairs or replacement will be incurred.



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There are some shingles on the roof that are loose and in need of repairs at this time.

ESTIMATED COST \$100.00-150.00 Repair or replace the missing and/or damaged shingles from the roof. It is important that these be replaced to reduce the chance of water infiltration and further damage from wind. Replacement should be done by a professional roofer using the same or similar shingles.

The limited visible flashings show no adverse signs of wear or deterioration that would not be normal for the age of the roof system. Repairs and/or replacement of the flashings maybe expected during the life of a roof with greater repair being necessary towards the end of the roofs and flashings life cycle. Hidden flashings can not be observed as a part of a visual inspection and are not a part of this inspection or report, but these too will require repairs and/or replacement.

The visible flashings are in fair condition for there age, there are no signs of adverse deterioration that would not be normal for the age of the roof system. Repairs and/or replacement of flashings maybe expected during the life of a roof with greater repair being necessary towards the end of the roofs and flashings life cycle. Hidden flashings can not be observed as a part of a visual inspection and are not a part of this inspection or report, but these too will require repairs and/or replacement.

As shown there are visible openings in the stone chimney, This will allow water to enter and cause damage and lead to failures. Proper sealing of all openings is necessary at this time.

ESTIMATED COST \$ Seal all openings in the stone chimney and or other areas as necessary. The cost will be determined my the difficulty in access and must be quoted.



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In some areas flashings were not visible. Typically a portion of the flashings are exposed above the shingles then installed to a wall. Without flashings leaks are likely. Since leaks were not visible inside, these areas should be monitored and if necessary installed.



There is a small flat roof present. that covered with what is referred to as a roll roofing. This is normally a 90# mineral surface type material that is applied cold and the seams are coated with roofing cement. The intended use of this material was for vertical parapet walls and roofs with a minimum pitch of 3" per foot were the manufacturer gives it a ten year life expectancy. Although not a recommended or an approved method of roofing it is often used in the Philadelphia area as a prime roof. This is typically installed on flat or low pitch roofs often with less then 1" per foot pitch. When installed in this manner it is not considered a quality roof and has a useful life of 5± years, assuming it was installed in a professional and workmanship like manner. The installed roofing appears to be 5 years old and is in fair condition. When replacing a hot build up roof or a single ply-membrane roof is recommended. Either of these will give 10± years of service with normal maintenance.





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There is moss present on the roof at this time, if you wish to remove and/or prevent the growth of moss there are numerous methods. The following is only one of many and is given for your information.

Roof moss is a common problem in some areas. Experts used to recommend stretching copper wire horizontally about every five feet across the roof. One product that appears to be easier to install and more effective can be used on new or old roofs. Z-Stop is a roll of zinc strip 2 1/2 inches wide by 50 feet long. You fasten it to the roof on both sides of the ridge cap. A roll costs about \$30. Each roll comes with zinc-coated, rubber-gasketed roofing nails to apply it to the roof. An average roof requires about three rolls. It can be used on all wood, composition, concrete, metal or flat tile roof shingles. However, it is not suited for Spanish Tile roofing products because their shape does not allow rainwater to flow continuously from the ridge cap all the way down the roof. For more information, contact Z Stop, Wespac, 4015 164 th St SW, #13, Lynnwood, WA 98037-6924 or call toll free (800) 845-5863. or at <http://www.z-stop.com/>

ESTIMATED COST \$ Obtain an estimated to remove the existing moss etc from the roof and install a product such as Z Stop to control formation of moss etc in the future.



The installed gutters and downspouts are aluminum and copper. Copper is a quality material but as with all exterior items does have a life expectancy and will in time require replacement. When copper changes from the patina back to the copper coloring failure will soon follow.

The system discharges, on the ground, it is recommended that where the downspouts discharge onto the ground splash blocks be installed. In the city of Philadelphia, discharging on the ground is not common and is discouraged, the normal and preferred method it to discharge to the underground system, which is directed to the rivers. In some



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cases, where the underground pipes have failed owners have taken to discharging on the ground. This will lead to water infiltration to interior spaces in some instances.

All points of discharge should be directed away from the building with the grading pitched at a minimum of (1") one inch per foot for a minimum of (3') three feet, this will aid in reducing water infiltration to interior spaces. If the discharge is to an underground source this should be monitored for possible blockage or possible failure. If problems with underground pipes does occur repairs maybe extensive and in some cases redirecting the discharge above ground maybe cost effective.



On the left side of the house there is a aluminum downspout that is loose and not properly supported. This must be repaired as necessary.

ESTIMATED COST \$150.00-250.00 Repair as necessary the gutter and downspout on the left side of the house. If replacement is necessary there will be an additional cost.





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EXTERIOR

The property, a three story single home, is covered with and/or constructed of the following materials: stone, stucco over frame, due to the methods of construction the actual thickness and methods of installation of the stucco over frame can not be determined by a visual inspection. The preferred method is a three part installation of "mud" over galvanized wire lath and a finish coat of colored stucco. As with all stucco, over frame installations, cracking is common and to be expected over time. There are some areas of galvanized metal, an older material for which replacement should be budgeted for in the future. Some areas are covered with wood shingles which have a limited life span and eventual replacement should be expected, considering the age of the property it is recommended that you budget for replacement in the near future.



Proper flashing detailing and installation is a critical component of a waterproofing system. This applies to roofs, basements, crawlspaces, exterior cladding, windows, doors etc. Flashings are applied at intersections of horizontal and vertical planes, points of penetration to provide waterproofing protection at these vulnerable junctures. These areas are the most vulnerable points of the entire system. Many reports of failures or leaks can be traced to improper flashing design, detailing or application. Successful flashing system design and installation is required at all points of terminations. It is essential that the flashing system be designed in compliance with the material manufacturers requirements for materials and application methods being used.

As inspectors many of these areas are not readily visible at the time of the inspection, since they may be covered by the finished material. But signs of poor workmanship, improper application or excessive wear may be visible and are so noted in our report. All flashings require maintenance over the life of the roof and structure system. Minor cracks are to be expected in any masonry material whether it be brick, stone, stucco



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or any other material. These will occur in most instances from normal movement and expansion and contraction. Such minor cracks 1/16 to 1/8" should be monitored and where necessary repaired using mortar or in some instances a quality expandable material such as silicone caulk. But in most cases these normal cracks do not present any major concern and are to be expected and do not require repairs.

The general condition of the visible areas is poor with major repairs and replacement necessary at this time. All buildings will require ongoing maintenance to extend the life of the exterior coverings. Failure to provide proper maintenance will result in costly repairs or replacements.

ESTIMATED COST \$300.00-350.00 The exterior requires repairs extensive repairs and a full survey and estimated by a licensed contractor is necessary to determine the extent of visible and hidden damage. The extend of repairs will be significant and replacement of wood etc in areas is to be expected. This will also requires the removal of the lead base paint. This should only be done by a trained professional. The lead base paint is assumed due to the age of the property. *In addition due to the poor conditions dealing with the paint will be a major issue.*



The exterior stone is in need of ribbon pointing for some areas on an as needed basis. Pointing is important to the overall maintenance of the building and to maintenance and the water tight integrity of the building.

ESTIMATED COST \$ Ribbon point the stone on an as needed basis for the building. This is necessary to maintain the structure and reduce water infiltration. This estimated is for normal access and at a rate of \$175.00± for 10 square feet.



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There is stone chimney installed, it appears to be in poor condition at this time when inspected from a ladder and or the ground with repairs necessary. All chimneys require ongoing maintenance and in time repairs. This is due in part to the nature of a chimney, the constant heating and cooling cycles. This will lead to deterioration and the need for repairs with eventual replacement. The presents of a "tree" growing out of the top is an indication of deterioration and reasons for concerns.

ESTIMATED COST \$125.00-175.00 The stone chimney liner is in need of an inspection to determine is it has failed. This must be performed by a qualified licensed contractor. If replacement of the chimney is necessary there will be an additional cost. The "tree" growing out of the top will have done damage to the structure and this along with the liner may require repairs or replacement.



There is a metal "B" vent chimney installed for the attic heater. It appears to be in satisfactory condition at this time, when viewed from the roof, ground and or ladder. But all chimneys require ongoing maintenance and in time repairs. This is due in part to the nature of a chimney, the constant heating and cooling cycles. This will lead to deterioration and the need for repairs with eventual replacement.

The doors are wood and are in fair condition for there age. All exterior doors should be maintained on a regular basis and all weather stripping checked periodically to assure proper function and the reduction of air infiltration. It is also recommended that security locks and/or bolts be installed with all keys being alike for ease of entrance. All exterior doors should be designed to lock automatically when exiting.

The glass in some doors and/or side panels maybe standard glass. This type material was commonly used when this building was built or the doors and/or panels were installed. It has not been used for many years because of the potential danger of serious injury or death from broken glass. For your safety it is recommended that all non safety glass in doors, side



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panels with in 24" of a door way and windows were necessary be replaced with safety, tempered glass or plastic panels.

The installed windows are wood prime windows storm windows. The installed accessible panels are standard glass. With operation of the windows consist of double hung units In addition to casement units. It is not unusual for casement windows to "stick" after the winter from lack of use or if the previous owner did not open them. Normally a light tapping or pushing will free the window, after which a quality lubricant should be applied.

Not all windows have screens installed, it is recommended and the owners should be questioned if the screens are available. It is important that all windows have properly working locks. Locks serve multiple purposes including security and keeping children from opening windows to reducing air infiltration. Windows should be checked periodically to determine if the locks are working and are locked when the windows are closed. ***In instances where safety latches are installed or can be installed they should always be used. These latches prevent the window from being opened more then 3-4 inches.***

Random sampling of accessible windows were inspected. In cases were furniture, personal items, seasonal decorations etc, prevent access an inspection may not have been performed. In such cases it is recommended that you inspect these windows prior to the expiration of the inspections period or if not at the pre settlement walk through.

It is recommended that you consider the installation of replacement windows for all existing windows. ***The average cost for a single vinyl double hung or sliding window of standard size unit, 88 united inches height plus width, is \$350.00-450.00 installed. If wood insulated glass replacements are desired the cost can range from \$800.00-1000.00 each for a comparable sized window. If larger windows or different configurations are necessary the cost will be increased accordingly. If is also recommended that the wood frame be capped at the same time this will normally cost \$75.00-85.00 each additional.***

There were some windows that were not accessible because of furniture and/or personnel items, these were not inspected. If this is a concern of yours, then it is recommended that once all the windows are accessible, that they be inspected for proper operation. In addition numerous windows were covered with plastic on the interior. This is typically installed to reduce drafts from poorly fitting windows.



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Repair or replace the failed window counter balance on the second floor.



ESTIMATED COST \$100.00-125.00 each Repair or replace the failed window counter balance for the listed windows. When replacing the counter balances they should always be replaced as a set.

It was observed around the front windows on the second floor and other areas that the wood outside was deteriorating and there are gaps present that will allow water to enter and cause damage. It is recommended that the damaged wood be replaced and all gaps sealed with caulk. It is possible that there is hidden damage present that maybe found after repairs are started. If found an added cost of repairs or replacement will be incurred.

ESTIMATED COST \$250.00-300.00 each Replace all damaged wood around the windows and seal all openings with caulk. It is recommended that the wood be capped with aluminum after it is replaced. This will reduce the maintenance to the wood. It is possible that there is hidden damage present that maybe found after repairs are started. If found an added cost of repairs or replacement will be incurred.



The trim in various areas show signs of deterioration and will require replacement. It is recommended after replacement that all area be covered with aluminum to reduce future maintenance.

ESTIMATED COST \$250.00-350.00 each Replace the rotted wood trim in the various



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areas as maybe necessary. If additional repairs and/or hidden damage are found an extra cost will be incurred.

The rear structure from the first and second floor is in poor condition and should be considered structurally unstable. It is our recommendation that the structure be removed at this time unless an inspection by a structural engineer deems it safe or presents a proposal to make it safe.

ESTIMATED COST \$500.00-700.00 Have the rear two story structure inspected by a structural engineer and make necessary repairs or remove the structure at an added cost. Unless one of these recommendations are followed the area should not be used in or below.



The wood insills for the accessible windows, in some areas, were in poor condition. Failure to properly maintain these areas will lead to failure and water infiltration. It is recommended that all sills be properly painted and repaired on an as needed basis. Some areas may require additional repairs prior to painting, the cost of repairs or replacement will be additional.

ESTIMATED COST \$150.00-250.00 each Repair or replace damaged wood window sills. Hidden damage if found will incur an added cost for repairs. The removal of the lead base paint will entail an added cost.



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It was observed that the wood window frame for the basement window are rotted and in need of replacement at this time. This should be replaced with pressure treated wood and capped with aluminum.

ESTIMATED COST \$250.00-300.00 each Replace the rotted wood around the basement window. It is recommended that pressure treated wood be used and that it be capped with aluminum. If hidden damage is found an additional cost will be incurred.



There are signs of deferred maintenance. It is recommended that a full survey of all exterior painted surfaces be performed by a qualified contractor with an estimated for painting and repairs if necessary being provided. There is considerable areas of deferred maintenance visible. In addition it can be expected that when a full survey is taken additional damage will be found. It is recommended that a budget of \$4500.00-5000.00 be established for repairs and/or replacement of the wood, in addition to the cost of lead removal and if necessary any custom wood. Considering the age of the property it maybe assumed that lead base paint was used at sometime in the past. Care should be used when working on any surface that has or may have had lead base paint installed. For additional information you can access <http://www.leadsafeusa.com/>.

The concrete sidewalks and/or walkways are in fair condition for there age. It is important that all walkways and steps be kept free from tripping hazards both now and in the future. This applies to broken or lifted concrete and any other area that may cause a person to trip. In cases where the steps are of a solid material, such as concrete or brick and are adjacent to the property the joint between the steps and the building is subject to movement. This joint should be monitored and when necessary repaired and or filled with a flexible sealer such as a silicone caulk. This will help reduce water infiltration to the building and deterioration of the steps.



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It has become apparent that some insurance carriers are requiring all uneven or cracked sidewalks, walkways and steps to be replaced as a requirement for insurance. If your carrier imposes these requirements an extra cost will be incurred above that indicated for "ramping". This may be several hundred dollars depending on the amount of work required.

There are concrete walkway to the house and/or around the house.

ESTIMATED COST \$3.50.00-5.50 per square foot Replace the damaged and/or deteriorated concrete walkway to or around the house.



The chain link fence is in fair condition, all fences will require repairs with age. All fences require ongoing maintenance along with repairs. This information is for your general knowledge, but is not generally considered to be a part of the inspection.

The wood fence is in fair to poor condition, all fences will require repairs with age. All fences require ongoing maintenance along with repairs. This information is for your general knowledge, but is not generally considered to be a part of the inspection. When a fence is covered with vines or heavy growth there are normally concealed defects present and if removed the fence maybe past repairs and require replacement. When a fence is covered with bushes or heavy growth there are normally concealed defects present and if removed the fence maybe past repairs and require replacement.



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The trees and/or bushes adjacent to the building are hitting and rubbing against the building. This will in time cause wear and damage the building in any place where there is contact. We recommended that they be trimmed so as not to have direct contact with the building. This will also allow for an inspection of any hidden areas for possible damage. In areas where access was impeded no visual inspection was performed at this time. All climbing vines should be removed because they damage the areas where they attach themselves to the building. In time this will cause deterioration of the masonry joints and walls. Removal will also allow for an inspection of any hidden areas. In areas where access was impeded no visual inspection was performed at this time. Keep trees trimmed so that branches are at least 7 feet away from any exterior house surface. This will help prolong the life of your siding and roof and prevent insects from entering your home from the tree. Vines should be kept off all exterior walls, because they can help open cracks in the siding, which allows moisture or insects to enter the building.



No inspection of any type was made of the in ground pool or related equipment, systems, decking, aprons etc. This should be preformed by a company qualified to do such work. At that time the pool cover should be removed, if necessary and the complete systems checked. With an in ground pool it is important that the fence and gates be properly maintained. It is recommended that the local authorities be contacted to determine if the fence meets current safety standards.



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It is recommended that the local authorities be contacted to determine if the fencing and/or all safety equipment related to the pool and its operation meet the current standards as of this date for this municipality. In the event that upgrades are necessary these items should be carefully considered as there impact on the safety of the pool and its operation. In addition a cost estimate should be obtained for any and all upgrades as may be required.



GRADING

The exterior grading was checked for proper water run off and low spots in accessible areas. It appears to be fair to poor under normal rain and/or snow conditions. It is recommended that you consider some improvements to reduce the chances of water infiltration in the future. But it must be understood that under abnormal conditions any property may experience some water infiltration. In addition if at sometime the perimeter landscaping is modified by removal of heavy growth this will in some cases allow infiltration to interior spaces that were dry in the past.

No opinion as to the undetermined conditions or past problems with grading are made by this inspector. Our inspection is a visual inspection of this property and does not include adjacent properties that might, under extreme conditions impact on this property. Such evaluations would require obtaining plans from the local authorities and the services of an engineering firm specializing in site work. If for any reason you have such concerns it is recommended that during the inspection process you obtain additional information and services as maybe necessary at an additional cost.

All areas should be angled away from the building with the grading pitched at a minimum of (1") one inch per foot for a minimum of (3') three feet, this will aid in reducing water infiltration to interior spaces. Care should be taken when flower beds are installed not to encroach on the 8" space around the perimeter between the ground and siding.



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There is heavy ground cover in various areas surrounding the building. This prevents a full inspection of the grading and general conditions. It is recommended that the covering be either removed or trimmed to allow for a full inspection and evaluation of the grading and the conditions of any walls, windows etc. in the area. ***If the covering is removed attention must be given to proper grading and water retention. At this time although the covering maybe covering poor grading it is also absorbing considerable amounts of moisture. Removal without proper grading and grass or other covering will in most cases lead to water infiltration.***

ESTIMATED COST Consulted with a qualified landscaping contractor to correct the grading around the building as necessary, the cost will depend on the extent of grading and access.

The window wells are flush or close to the ground and will allow water to infiltrate to the basement. It is recommended that the metal well be extended along with repairs to the grading to help reduce water infiltration. In addition you may want to consider installing covers over the window well to reduce the amount of water that can enter and accumulate.

ESTIMATED COST \$150.00-200.00 each Raise the window well metal to aid in reducing water infiltration. For this estimate it is assumed no other corrective measures will be necessary.

GARAGE/PARKING

There is evidence that there is a buried gas tank present and no longer in use near the garage. ***IT IS STRONGLY RECOMMENDED THAT THE TANK BE LOCATED AND THE GROUND IN THE AREA OF THE TANK AND THE TANK BE CHECKED BY A QUALIFIED FIRM SPECIALIZING IN DETECTING THE PRESENTS OF CONTAMINANTS. THE COST FOR THIS RANGES FROM \$600.00-800.00.***

ESTIMATED COST \$600.00-800.00 Have the area of the buried tank, that is in no longer in use, inspected by a certified company to determine if there are contaminates from past or present leakage. The cost of remediation if necessary or removal will be additional. These cost can have a large variation depending if contamination was found. It is also recommended that is possible an insurance policy be obtained for the underground tank to protect you from future cost resulting from failure and/or



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leakage.



Due to the size and complexity of the garage, it will be covered in a separate report.

STRUCTURE

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and/or concrete floors. In most cases they do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

The visible and accessible portions of the foundation and the main structural members were examined where and or when possible. The underground system, which consists of footings, and or piers with specific load bearing qualities, designed for this particular house and the soil cannot be examined. There is a full basement present, the general visible and accessible areas show visible no signs of major defects and should be considered to be in fair condition.

The stone walls were accessible and visible inspected for 75%± of the area.

The accessible areas of the walls were in fair condition considering the age of the building. Some areas of the walls of the basement have deteriorated mortar and cement coating, "dash coating". This is a normal condition caused by water infiltration and age with all stone foundation buildings. The walls should be "dash" coated with cement over galvanized wire lath where necessary. It is possible that non accessible areas also may require repairs



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and if in the future these areas are made accessible repairs should be made.

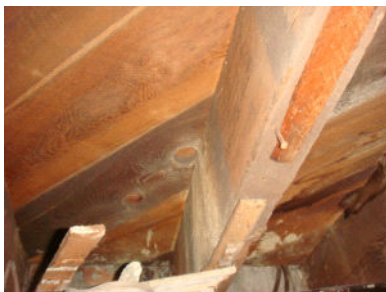
ESTIMATED COST \$ Dash coat the walls of the basement as necessary. All coatings should be installed over galvanized wire lath. A budgeted cost of \$9.00-11.00 per square foot should be used for work at today's prices.

The joist, 3 x 10 set 16" o.c. (on center), were visible for 5% or less than of the accessible area,

Additional structural components consist of triple wood beams. The beams in the visible areas are supported by 4" lolly columns foundation walls brick piers.



The sub flooring is tongue and groove flooring installed on a diagonal and was visible inspected for less then 5%± of the area. This is a superior method of installation and normally will produce a strong flooring system.



There are visible failed or compromised joist present that were *improperly repaired* in the past. The joist are located in the basement. Proper repairs are necessary at this time.

ESTIMATED COST \$250.00-350.00 Install proper supports to replace the previously installed 4 x 4 post in the basement. It is possible that there is hidden damage present that maybe found after repairs are started. If found an added cost of repairs or replacement will be incurred.



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There was what appears to be past termite activity in the basement. This should not be considered a termite inspection which must be performed by a certified individual, nor is this to be considered a list of all infested areas. A complete inspection by a state certified individual is required. Termite infestation and damage can be very extensive, is often hidden, and cannot be always found by a visual inspection. As per the American Society of Home Inspectors standards of practice, our inspection is of visual and accessible areas only. If you are concerned about hidden damage in this or other areas of the building, a through inspection is necessary that may require removal of wall, floor and ceiling covering. This should be arranged and performed by a qualified individual. All persons performing WDI inspections in this state, are required to be licensed.

Neither a WDI, termite, inspection nor the opening of walls etc. is part of a visual home inspection, as per the standards of practice of American Society of Home Inspections and was not performed as a part of this inspection.

As discussed proper grading is the first choice to reduce water infiltration, but if that does not adequately correct the problem a perimeter drainage system will be required. There are visible signs of water infiltration at this time in the basement. The proper installation and discharge of a sump pump, the proper discharge of all downspouts and grading all areas away from the building a minimum of 3' and angled at a minimum of 1" per foot can in most cases reduce or eliminate problems with water infiltration. To determine the best method of dealing with this problem is beyond the scope of a building inspection. A consultation with a qualified contractor is recommended to make this determination and decide the best means of correcting the problem.

ESTIMATED COST \$125.00-175.00 Consult with a qualified contractor to determine the best means to correct the water infiltration to the basement and or crawlspace areas, the cost of corrections will be additional and can range from \$1500.00-8000.00±. The average cost will range from \$35.00 45.00 per foot in addition



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to the cost for the sump pump etc, which can add and additional \$700.00-900.00 to the cost. In instances where access or existing conditions are difficult an additional cost maybe incurred.

At the time of the inspection a dehumidifier was in use, these are normally used to reduce dampness in basements. It is recommended that in the future the use be continued. Dehumidifiers are normally rated by the amount of water removed per day, the higher the better. If possible the unit should be set up to drain into a sink or other point to reduce risk of overflowing from units that require manual dumping of the water.



Whenever there is water infiltration and/or plumbing leakage from any source the possibility of mold and/or mildew growing and becoming a problem is present. As a home inspector, we do not do any destructive or invasive investigations to visibly determine if mold and/or mildew is present. Nor do we test for the present of mold and/or mildew or perform lab tests to determine the type present. If requested these tests can be arranged by outside companies at an additional cost.

In addition to possible mold, hidden damage to the ceiling and/or walls, insulation may have occurred. Damage behind walls and/or ceilings are beyond the scope of a home inspection, WHICH IS IN ITS NATURE A VISIBLE INSPECTION OF ACCESSIBLE AREAS AND ITEMS. Neither this inspector or the company are responsible for any hidden damage caused by past water infiltration and/or leaks. To determine the extent of such damage would require the opening of walls and/or ceilings for a visual inspection and possible testing. If you have, a concern about any such damage arrangements should be made for further invasive inspections and related testing, at a cost to be determined.

In addition it should be understood that individuals may have varied sensitivities to mold, contaminates etc. If anyone who may occupy this property has high sensitivities to any



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forms of mold, contaminates etc it is our recommendation that you have testing performed by a individual or firm qualified and if possible certified in determining indoor air quality. This as with any such testing should be completed as part of the inspection process and during the time frame allowed by the sales agreement.

PLUMBING

The building has a 1" copper public water service and terminates in the basement. In the event of a leak, turn the water off at this location or the individual appliance until repaired. All valves should be accessible at all times in the event of an emergency.



UNDERGROUND PIPES, SPRINKLER PIEST AND PIPES WITHIN WALLS, FLOORS AND CEILINGS ARE NOT A PART OF THIS VISUAL INSPECTION. THIS INCLUDES AREA DRAINS ON THE OUTSIDE, FLOOR DRAINS IN GARAGES STAIRWELLS AND BASEMENTS IF PRESENT. SEEPAGE OR SLOW LEAKS FROM HIDDEN PIPES ARE EXCLUDED FROM THIS VISUAL INSPECTION.

WATER QUALITY OR HAZARDOUS MATERIALS (LEAD) ETC. TESTING IS AVAILABLE FROM LOCAL TESTING LABS OR INSPECTIONS UNLIMITED INC. UPON REQUEST AND UNLESS SPECIFIED IN THE AGREEMENT IS NOT INCLUDED IN THIS INSPECTION REPORT.

The pressure was adequate for the incoming service. It is important to periodically clean all aerators, especially after any plumbing work or repairs have been performed.

The gas main is located in the basement. This should be left accessible at all times for emergency access. In the event of a gas leak it is recommended that the gas company be notified immediately and if necessary the building be evacuated.



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The limited visible piping is copper and shows no signs of excessive deterioration inconsistent with the age of the building.

The copper pipes have been supported with steel straps in some locations in the basement. This is incorrect because a dielectric action will occur between the two metals and in time cause deterioration and/or failure. All such straps and supports should be changed to copper or plastic.

ESTIMATED COST \$25.00-35.00 Replace all metal straps use of copper pipes to copper or plastic in the basement. If damage is found an added cost will be incurred.



While lead feeds were not visible considering the age of the building they are possible. These are very old and subject to failure at anytime. It is recommended that you budget for replacement on an as needed basis. In addition, whenever renovations are being performed all lead and galvanized pipe should be replaced when observed. The cost of replacement will depend on the areas involved, access and the amount of piping required.

The plumbing access panel is located in the second bathroom. It was accessed and no visible signs of active leaks were observed.



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The faucets and diverters are in fair condition for their age and replacement should be budgeted for in the near future.

The toilet is loose and can be moved at the base in the hall bathroom of the third floor. All toilets must be properly secured to the floor. This must be repaired because the seal of the "wax ring" between the toilet and the floor flange stops the sewer gases from entering the room and water leakage with resulting damage to substrate and surrounding areas. This can be corrected by installing a new "wax ring" and securely bolting the toilet down. Care must be taken to avoid over tightening the bolts and cracking the base. There is always the possibility of hidden damage to the surrounding areas and where possible the areas below the toilet.

ESTIMATED COST \$125.00-175.00 each Re secure the toilet in the listed areas and replace the wax ring as necessary. This and all plumbing work should be done by a licensed plumber. If it appears that the substrate or area surrounding the toilet is damaged further investigation and repairs may be necessary. The cost will be determined after the extent of damage is determined. It is assumed no additional work will be required.

The waste from the building exits to what has been presented as a public disposal system. The conditions of the pipes below the ground, within walls and/or hidden cannot be determined by a visual inspection and no opinion on their condition is known or is an opinion being presented. The condition of the visible and accessible lines is as noted in this report.

The visible sanitary system drains through horizontal and vertical waste stacks. Drains within walls, ceilings or otherwise hidden cannot be inspected as a part of a visual inspection. By running the water, we attempt to find active leaks in addition to visually inspecting all accessible areas. However, this is by no means to be considered an inspection of all areas



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hidden or blocked from view.

The visible drains consist of cast iron with lead seals at the joints, copper drain pipes, lead drains and PVC or ABS. PVC or ABS drains present in an older home indicate replacement of failed drains was necessary. Future replacement of hidden or in some cases visible drains can be expected in the future as a normal maintenance item.

In addition there may be lead and or galvanized drains present, but not visible. **Lead and or galvanized drains were installed up until the 1960's. The normal life of a lead or galvanized drain is 25-30 years but if not disturbed can last much longer. Once repairs or modifications to the fixture are made the drain will have to be replaced with plastic or copper drain lines. If in the course of repairs of remodeling when lead or galvanized drains are found they should be replaced while accessible.**

The vent stacks to the outside are cast iron in the accessible and visible areas.

The hose bibs were not tested because the water has been turned off by the owner. It is recommended that the owner be questions as to why they are off. When conditions permit it is recommended that these be checked.

HEATING

There is one gas fired forced air heater located in the basement. There is one gas fired forced air heater located in the attic. Care should be taken when servicing this unit. It is important that proper and secure walkways be installed and maintained in the attic area. This forced air heater utilizes what is referred to as a "turbo" system for the flame. The gas is forced into the combustion chamber, normally in a horizontal manner. Unlike older systems where the flame exits from an orifice and extends in an upward manner. Both systems provide adequate heat and service. The turbo, system does not allow for checking the flames pattern and any changes that may occur when the blower motor is in used. The flame pattern and/or changes are one method used to check for a failed heat exchanger.

These units were installed to replace the original steam boiler. The boiler was removed, but the radiators and piping for the most part were left in place along with the ACM insulation. The removal of this is covered elsewhere in this report. When a steam boiler is in use considerable amounts of moisture are released into the building as a function of the system. Once this is removed, as in this case and replaced with hot



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air systems the building will tend to "dry out" during the heating season. This can have an adverse effect on a building of this age, it is recommended that two quality humidifiers be installed to aid in introducing moisture back into the atmosphere.

The heaters were visibly inspected and is in satisfactory condition for their age and functioning as intended, it appears to be 4-6 years old.

It is recommended that a service policy be obtained from the local utility for all installed heating systems, if available, which will in part cover repairs to the systems. Although this is a limited policy it maybe of help for some repairs that can be expected in time. These policies do not typically cover major repairs or replacement.

No opinion as to the actual adequacy of the system or the distribution is made as a part of this inspection. Making this type of determination is beyond the scope of a home inspection and requires the services of a qualified heating contractor. Detailed measurements of the building, windows, the amount of insulation along with heat loss calculations must be taken of the entire building to make an accurate determination.

As with all hot air furnaces rust may in time cause a failure of the heat exchanger. This vital part of the heater is for the most part enclosed and cannot be fully inspected as a part of a visual inspection.

It is recommended that a service policy be obtained from the local utility if available which will in part cover repairs to the systems. Although this is a limited policy, it may be of help for some repairs that can be expected in time.

A random check as to the air flow was performed on accessible registers. Not all registers were checked nor was test equipment used. An inspection as to the amount of air flow and it's adequacy is beyond the scope of a home inspection. ***In instances where defects are found with the heating system any determination as to adequacy of air flow should be confirmed once repairs are made, by the licensed contractor. As noted previously our inspection is limited and is not meant to determine adequacy or the quantity of air flow to the various locations.***

It is common with some hot air systems to have to balance the air flow. This requires making changes between summer and winter usage, this is because hot air rises and cold air falls. In some instances it maybe necessary to close or restrict air flow to various areas accordingly.



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It is recommended that you consider proactively cleaning the duct system along with the units for all forced air heating and or cooling systems. This will aid in removing dust, allergens etc from the previous occupants. This would apply to any installation using ducts for the distribution of heating and cooling.

The filter was improperly installed. It is important that all filters be properly install to reduce the chance of air by passing the filter. When the filter is improperly installed dirt can accumulate in the ducts and on the fan blades, this will have an adverse effect on the operation of the system. It is recommended that the ducts and filter compartment be professionally cleaned.

The filter was very dirty, as a result, it must be assumed that considerable amounts of dirt have collected with in the unit and on the coils. This will have an adverse effect of operations and reduce the efficiency of the system. A complete cleaning and service is recommended of the unit and ducts. A quality throwaway filter should be installed and replaced after every two to three months of use. You may wish to have the system cleaned professionally after moving in and doing any changes creating dust or dirt.

ESTIMATED COST \$350.00-450.00 each system for a typical home up to 2000 square feet Clean the air ducts and properly install a filter. This work should be professionally performed. The cost of cleaning the heater and air conditioner coil, if present will be additional and range from \$250.00-350.00 for an average property of 2000 square feet or less.

The unit was in operation at the time of the inspection and responded to the thermostat. Checking the accuracy or the calibration of the thermostat is beyond the scope of a home inspection. The general visible condition of the system is satisfactory at this time. All systems require replacement and/or repairs with age, between now and replacement some repairs can be expected.

There is a central return for the heating and cooling system. It is important that all doors to individual rooms be undercut 1 to 1 1/4" to allow for air to be returned to the system. Failure to properly undercut the doors will result in poor circulation and uneven heating and cooling.

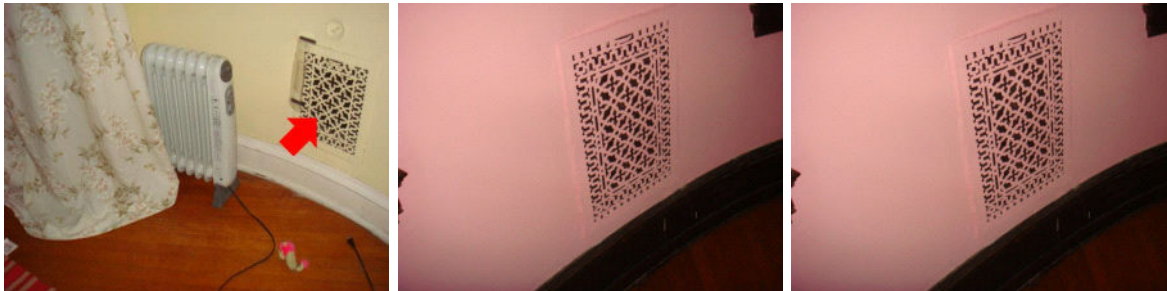


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There was adequate clearance around the heater. Nothing should be stored in the area of the heater. Failure to maintain this clearance can create a dangerous condition.

In some areas the old registers were used, these may prove to be less than adequate for a new system and replacement of these is recommended on an as needed basis.



Dampers have been installed in various locations and are a good means of adjusting air flow to the various areas, both winter and summer. This is common and necessary for forced air systems. It is recommended that the settings for both seasons be marked on the ducts for future reference.

It is required that all sections of exhaust vents be mechanically secured. Failure to properly secure the sections of vent may lead to sections becoming loose and allowing CO2 gases to escape into the property. The use of any type of tapes on the joints is not recommended or permitted due to the high heat of the gases.

The heater is vented to the chimney through a metal stack. The stack appears to be in satisfactory condition at this time. It is recommended that the vent pipe from any fossil burning appliances and or heaters be mechanically fastened so as to reduce the chance of accidental separation. ***In the event of separation carbon monoxide, a colorless and odorless deadly gas may be discharged into the home.***

The masonry chimney has a metal flue liner present. This is common in older buildings that were built with out lined chimneys or ones in which the liner has failed. The liner can be seen from the bottom and at the top. But it must be assumed to be connected and in satisfactory condition between these points. It is very important that a metal cap be installed at all times, at this time a cap is in place.

It appears the liner was installed through the fireplace, making it unusable.

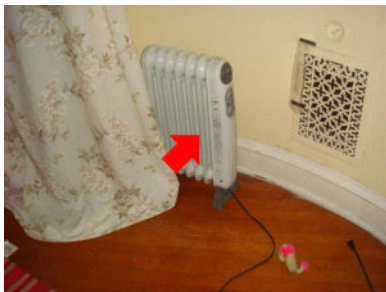


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A clean out for the chimney was present and was visible inspected from the basement. No visible signs of major defects were noted at this time. As with all liners water infiltration will in time cause deterioration and the need for repairs or replacement. It is important that periodic inspections be performed to determine the conditions of the liner and a need for repairs when necessary.

There are free standing electric heaters present in some areas. This is normally an indication that the installed system is inadequate for these areas requiring additional heat.



WATER HEATER

It is very important that the water temperature be set to the lowest practical temperature for daily use. Failure to take these precautions can lead to severe burns and/or scalding.

Here's how long it takes a baby to suffer a severe burn?

150 degree water scalds in just ½" second!

140 degree water scalds in just 1 second!

However, it takes four minutes for water at 120 degrees to scald.

One simple step for reducing water-heating energy costs is lowering the thermostat setting on your water heater. Although some manufacturers set water heaters at 140 degrees F (60 degrees C), 120 degrees F (48.9 degrees C) is satisfactory for most household needs.

Furthermore, when heated to 140 degrees F, water can pose a safety hazard (i.e., scalding). For each 10 degrees F (5.6 degrees C) reduction in water temperature, water-heating energy consumption can be reduced 3% to 5%.

If your dishwasher does not have a booster heater, lowering the water-heating temperature is not recommended. Also, many dishwasher detergents are formulated to clean effectively



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at 140 degrees F and may not perform adequately at lower temperatures.

The gas water heater is a 50 gallon unit The water heater was installed in 2000.

The water heater is past its normal life expectancy of 8-10 years. Although still in service it is recommended that you budget for replacement at anytime in the future. The average replacement cost for a large size 75-80 gallon hot water heater is \$1150.00-1350.00 each. If a larger capacity unit is used the cost may increase. If the heater is a direct vent type the cost will increase by \$250.00-350.00.

The water heater is vented to the chimney through a metal stack. The stack appears to be in satisfactory condition at this time. It is recommended that the vent pipe from gas appliances and or heaters be mechanically fastened so as to reduce the chance of accidental separation. As per manufacture specifications the maximum length of the vent should not exceed 15', this installation appears to be within that range. ***In the event of separation or failure of the system carbon monoxide, a colorless and odorless deadly gas may be discharged into the home.***

Consider installing a hot water circulator system to provide quick hot water at the various remote locations. One such unit is the Watts Instant Hot Water Recirculating System. This unit comes with a circulator and timer to allow for operation at desired times. In addition to comfort there maybe a considerable savings of water wasted "waiting for hot water".

The temperature pressure safety relief valve should have a pipe extending to within 6"± of the floor terminating with a visible uncapped and unthreaded pipe. This is in case the valve releases the steam and/or hot water will be directed to the floor level away from a person. We do not check the operation of safety relief valves because they are sometimes difficult to reseal. In the event of leakage or discharge from this pipe the temperature pressure relief valve should be changed by a qualified contractor.

ESTIMATED COST \$25.00-35.00 Extend temperature and pressure relief valve for the water heater, to with in 6"± of the ground in a visible location with a ¾" pipe, unthreaded at the bottom.



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KITCHEN

The kitchen appliances were turned on where possible, but a complete operational check was not performed nor was any calibration of temperature controlling devices made. That would be a job for an appliance specialist and is beyond the scope of a home inspection. Safety recalls or additional recommended safety devices for appliances are not identified as a part of our visual inspection. Some obvious items when encountered will be addressed on an individual basis when applicable. But this not to be considered an inspection to confirm or identify any or all possible safety concerns in the kitchen. If you are concerned about a specific item further investigation should be performed.

GAS RANGE Flexible hoses should be checked on a yearly basis for leaks, if signs of wear are noted replacement should be made. In some instances older brass or other type lines were used, these are no longer accepted in most areas. Replacement is recommended and maybe required by the local gas supplier. Because we do not move or disassemble appliances we do not check for this type of installation. No calibration nor checking as to the accuracy of the temperature controls was performed as a part of this inspection and is beyond the scope of a home inspection. The following units of the gas range or cooktop did not work properly and require repairs or replacement, the left front right front

ESTIMATED COST \$100.00-300.00 Repair as needed the gas burner(s). If replacement is necessary an additional cost maybe incurred.

Range tip-overs can happen to anyone. If a child steps on an open stove door or if an adult drops a heavy pot or a turkey on the door, the door acts like a lever, forcing the front of the stove down, and then back up. Not only will the stove tip and possibly land on your feet, but anything on the range top, such as a pot of boiling water, will be launched like a grenade. An anti-tip bracket can be attached to the bottom of the wall behind the stove. The stove slides out from the wall easily, but when it's in place, the stove cant tip up in back. Make sure the anti-tip bracket is installed. If it isn't, you can get one from the manufacturer of your stove at a home center. Installing the bracket is a simple, thirty-minute job if you have an electric stove. If you've got a gas stove, call a professional for installation. This procedure absolutely must be done if you have small children in the house.

As home inspectors we do not move stoves or other appliances out from there installed location, because of possible damaging the floor etc. Once you have possession of the



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home it is recommended that this easy and simple procedure be followed. In addition this should be done for any new installation of any item in the home subject to accidental tipping over.

DISHWASHER The normal life expectancy for a dish washer is 8-10 years. The installed dish washer was operated, but a full check of all cycles was not performed as a part of this inspection.

DISPOSAL Kitchen disposals have a normal life span of 8-10 years. The installed disposal is controlled by a under the counter switch. It is recommended that the safety fingers in the mouth of the disposal be checked periodically and replaced when necessary. These are installed to reduce the chance of items exiting the disposal when it is in use.

WINDOW are present for ventilation. It is recommended that in the future you consider installation of an exhaust to the exterior if possible.

The installed countertops are in fair condition for there age and show signs of wear. They consist of laminate tops over what is assumed to be particle board.

The wood cabinets are in fair to poor condition for their age. Future replacement should be considered.

The overall condition of the kitchen floor is poor for its age. It is recommended that you budget for replacement at this time. The average cost for replacement of standard floor tile is \$800.00-900.00 for up to 50 square feet and \$10.00-12.00 for each additional square foot. The floor consist of a 12 x 12 tile floor.





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INTERIOR

The interior rooms were checked for major structural flaws. In addition ceilings and walls were checked for past leak sites and for significant cracks. The floors were checked for humps, settling and movement or severe separation from the walls, where visible. Doors and windows were checked on a random sampling of those accessible for proper operation.

Any areas covered by carpet, furniture, paintings, house hold items etc. and not visible during a visual inspection performed under the standards of practice of the **AMERICAN SOCIETY OF HOME INSPECTORS** ® are not considered a part of this report.

MOLD, MILDEW, LEAD BASE PAINT AND INDOOR AND OUTDOOR AIR QUALITY

Mold, mildew and indoor and outdoor air quality concerns can be found in any environment and may be especially prevalent in the event that the Inspection Report discloses evidence of moisture or water penetration, active or inactive, anywhere within the property as is common and to be expected. *However, customer understands and agrees that inspection for and detection of any mold, mildew and indoor or outdoor air quality is beyond the scope of and not included within, this inspection.* No fee is being charged to the customer for the inspection of any mold, mildew and indoor or outdoor air quality and no such inspection will be performed by the company, with the exception if radon, testing is indicated in the inspection agreement and a fee is charged. Company is not an expert in the inspection for or detection of mold, mildew or indoor or outdoor air quality, with the exception of radon testing for which an individual license is held. Company cannot and will not offer any representations, guarantees or warranties of any kind, written or oral, that the property is free from any mold, mildew or other indoor or outdoor air quality concerns.

INSPECTIONS FOR MOLD, MILDEW AND LEAD BASED PAINTS AND INDOOR OR OUTDOOR AIR QUALITY SHOULD BE PERFORMED, DETECTED AND EVALUATED BY OTHER SPECIALISTS OF THE CUSTOMERS CHOICE AND HIRE. IT IS COMMON THAT MOLD OR MILDEW WILL BE FOUND BENEATH WALL COVERINGS, IF REMOVED. THIS IS MOST COMMONLY FOUND IN BATHROOMS ETC WHERE PROPER VENTILATION HAS NOT BEEN PROVIDED OR FANS NOT USED. BUT MOLD



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**AND OR MILDEW CAN BE FOUND BENEATH ANY WALL COVERING OR
ANY PLACE WHERE THE CONDITIONS FOR GROWTH ARE PROVIDED.**

***IF YOU HAVE ANY CONCERN ABOUT THE PRESENCE OR THE POSSIBLE
PRESENCE OF MOLD, MILDEW, LEAD BASE PAINTS OR ANY OTHER AIR
QUALITY ISSUES A TEST BY A QUALIFIED INDIVIDUAL SHOULD BE
ARRANGED FOR DURING THE INSPECTION PERIOD. THE COST OF THIS
INSPECTION AND TESTING WILL BE ADDITIONAL AND DEPEND ON THE
EXTENT OF THE TEST AND AREAS TESTED.***

***In addition it should be understood that individuals may have varied degrees of
sensitivities to mold, contaminates etc. If anyone who may occupy this property has high
sensitivities to any forms of mold, contaminates etc it is our recommendation that you
have testing performed by a individual or firm qualified and if possible certified in
determining indoor air quality. This as with any such testing should be completed as part
of the inspection process and during the time frame allowed by the sales agreement.***

**NO TEST FOR THE PRESENCE OF LEAD BASE PAINTS OR OTHER LEAD
MATERIALS OF ANY TYPE HAS BEEN MADE AS A PART OF THIS
INSPECTION. LEAD BASED PAINTS WERE MANUFACTURED FOR USE
UNTIL APPROXIMATELY 1978. THEY WERE COMMONLY USED TILL THAT
TIME AND IN SOME CASES AFTERWARDS. IT HAS BEEN DETERMINED
THAT LEAD CAN BE VERY HARMFUL IF INGESTED BY CHILDREN. IF YOU
HAVE ANY CONCERNS IN REGARDS TO THIS CONDITION TESTING CAN BE
ARRANGED UNDER SEPARATED CONTRACT. BUT IS NOT A PART OF THIS
INSPECTION.**

**As of April 22, 2010 a federal law pertaining to contractors working in properties
containing lead base paint went into effect. This link will direct you to additional
information. <http://www.epa.gov/lead/pubs/renovation.htm>. It is strongly
recommended that you confirm that all contractors working currently or in the future
are compliant with the law. This applies to any one who disturbs more that six (6)
square feet of painted surface per room for interior activities or more than twenty (20)
square feet of painted surfaces for exteriors. This applies to any property build before
1978 unless it has been determined to be lead base paint free. Certification paper work
must be available from a certified inspector or risk assessor who is licensed to perform**



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these type of test. There are additional conditions pertaining to lead paint that you can read about at the website listed.

The plaster wood lath walls and ceilings are in fair condition for their age. When repairing cracks in drywall or plaster it is recommended that the crack be covered with fiberglass tape, this will reduce the chance of the crack re appearing. The tape should then be covered with three coats of joint compound over the tape, each coat being wider then the previous. These methods will in most all cases stop the crack from reappearing.

Eventual replacement of the plaster and wood lath will be necessary. The time frame will depend on the overall conditions and if renovations are planned. It is recommended that when replacing drywall be used for the wall and/or ceiling covering.

BUDGET When necessary to replace plaster and lath it is recommended that drywall be used as a more cost effective material. The cost to remove the debris will depend on the amount, conditions and accessibility. An estimated cost of \$3.25-4.00 per square foot trash removal can be used for budgeting purposes to remove the plaster and lath and install drywall. As with all renovations conditions and the unexpected can lead to higher cost. An estimated should be obtained from a licensed contractor prior to committing to any project.

Some of the walls have been covered with paneling. When walls are paneled the condition of the walls beneath can not be checked and no statements as to their conditions can be made. If the paneling is removed extensive repairs may be needed to the walls.

The kitchen area has a suspended ceiling installed. If you chose to remove the ceiling you must be ready to repair or replace as needed the original ceiling.

The dipping and or squeaking of the floors at this time do not appear to be from a structural defect, but from age. Although an annoyance it does not in most cases present any additional concerns. In addition movement and settlement of floors, although annoying, may not present a major defect as per the standards of our inspection. These conditions are to be expected in older homes as is cracking in the finished walls etc. In instances where this is of concern you may wish to have a licensed contractor perform further investigations and provide an estimate and a feasibility study on leveling the floors. In some situations it is not practical to do so.



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There are laundry facilities present, the washer site was provided with a 120-volt electrical receptacle and the washer discharges into a tub. It is recommended that braided hoses be used for all washers. The rubber hoses supplied by the manufacture are known to fail, this can result in extensive damage from flooding. ***All discharge lines must be connected securely to the point of discharge, whether a tub, standpipe or other approved location. Failure to do so can result is excessive damage to the property in the event the discharge hose becomes loose and does not properly discharge to the tub or standpipe as maybe the case.*** The dryer site was provided with a 240-volt electric line with a disconnect. ***It is recommended that all dryer discharge line be professionally cleaned at this time and periodically in the future at recommended intervals, this will help reduce lint build up and potential fire hazards. In addition it will aid in reducing the cost of operation due to lint build up in the dryer vents. The cost for this will vary and depend on part on the distance to the point of discharge and the number of bends. This service would typically be provided by companies that clean air ducts etc. A Google search for duct cleaning companies in your area should provide a selection. In addition a search of Angie's List may also provide contractors who provide this service.***

The dryer is vented to the outside through a vinyl and/or foil vent. The outside point of termination, for the dryer, is not energy efficient and will lead to higher energy cost. It is recommended that this be changed. One recommended vent termination is shown here and available at most Home Depot or Lowes.

The condition of venting with in the walls or ceilings can only be assumed as no visible inspection is possible nor was performed. The Consumer Products Safety Commission estimates there are 24,000 clothes dryer fires each year in the United States, amounting to \$96,000,000 in estimated property damage. It is believed using more durable and efficient venting systems could eliminate many of these incidents. Vinyl is recommended for use with cool air exhaust, such as bathroom fans. Metal venting resists crushing better than vinyl or foil. This will allow the air and lint to be carried out of the system. Furthermore, reduced airflow from build-up or crushing can cause overheating and wear out the clothes and the appliance faster.

No determination as to the condition and/or blockage of any vents is made as a part of the inspection. Running a dryer or inspecting this type of appliance is not a part of a visual inspection.



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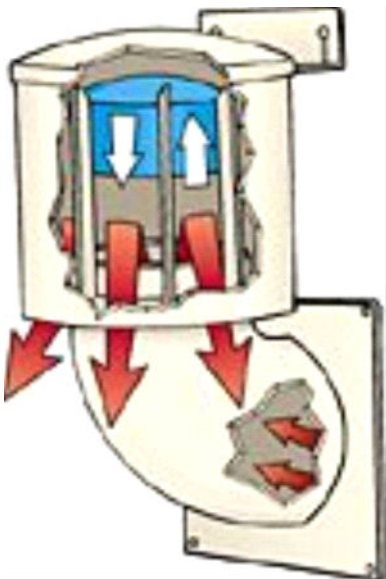
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Reduced airflow and the resulting lint build-up cause overheating by preventing fast enough drying action. When this happens, the high temperature limit safety switch has to cycle on and off to control the heater. Most high temperature limit switches were never designed to cycle on and off continuously which can cause them to fail over a period of time.

Lack of maintenance is the leading cause of dryer fires, and LINT is the leading material to ignite. These fires can be caused by failure of mechanical and/or electrical parts within the dryer itself, improper materials being put into the dryer, and insufficient airflow as a result of improper installation.

The proper installation of metal dryer vents with a minimum distance and number of bends to the outside is strongly recommended. Distances over the maximum recommended by the manufacturer may result in poor performance of the dryer and premature failure of various component parts. The type or condition of vents with in the walls can not be visible determined, but in most instances when installed by a builder are metal vents.

The maximum length of a clothes dryer exhaust duct shall not exceed 25 feet (7620 mm) from the dryer location to the outlet terminal. The maximum length of the duct shall be reduced 2½ feet (762 mm) for each 45 degree (0.79 radius) bend and 5 feet (1524 mm) for each 90 degree (1.6 radius) bend.





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The interior rails between floors are wood and are in fair condition. Railing should be monitored in the future for signs of failure or loose fittings and repaired as needed.

The steps to the basement have open rails. In the event that children occupy the residence it is recommended that for safety the steps and rail be made safe by properly installing balustrades at a maximum of 4" on center or a 10-12" wide board set between the rail and the steps following the angle of the steps. This will reduce the chances of a child falling though.

ESTIMATED COST \$50.00-75.00 each side Install balustrades for basement steps either vertical set at a maximum of 4" o.c. or a board 10-12"± wide [following the angle of the steps]. This is recommended due to open areas and the chance of a child falling through.



The doors to some rooms and or closets are in need of adjustment and/or repairs. This is a normal result of settlement and expansion of the wood. It is assumed for this estimate that replacement of the doors will not be required.

ESTIMATED COST \$50.00-100.00 each Adjust and/or repair the doors to rooms and/or closets as necessary for proper operation. If replacement of any doors and/or hardware is required an additional cost will be incurred.

The bathroom floors consist of ceramic tile over "wonder board." This is normally a cement bases of cement installed material which when properly installed gives excellent service. Since it is covered this is an assumption drawn from the visible conditions present. The visible areas are in fair condition. Minor chipping in tile and or marble at the edges is not considered to be a defect as per the ASHI standards. In most instances this is cosmetic in nature and does not have an effect on the performance of the floor or wall system.



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The bathroom tub and/or walls consist of ceramic tile over drywall in poor condition. It is important to maintain a good seal around the tubs, showers and floor joints in all area where water may infiltrate. This can be done with a good quality latex or silicone caulk. Failure to maintain the caulking will result in leakage to the floor below and or deterioration of the sub straight for the tile. Minor chipping in tile and or marble at the edges is not considered to be a defect as per the ASHI standards. In most instances this is cosmetic in nature and does not have an effect on the performance of the floor or wall system.

ESTIMATED COST \$700.00-1500.00 Replace the shower surround in the listed bathroom. If additional damage is found to the substrate an additional cost will be incurred.



It is important to maintain a good seal around the tubs, showers and floor joints in all area where water may infiltrate. All joints should be sealed with a quality latex or silicone caulk. Failure to maintain the caulking will result in leakage to the floor below and or deterioration of the sub straight for the wall covering. This can lead to extensive damage to the substrate requiring replacement. In addition any water leakage may lead to mold. Replacement of the caulking is necessary for the hall bathroom tub area.

ESTIMATED COST \$100.00-150.00 each Remove old caulking and replace with a quality latex or preferably a silicone caulk. Failure to properly maintain caulking may lead to extensive and costly damage to the substrate, adjacent areas and where applicable areas below. If damage is found to the substrate or any areas an additional cost will be incurred.



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The glass in the tub and/or shower doors does not appear to be safety tempered glass. This type material was commonly used when this house was built. It has not been used for many years because of the potential danger from broken glass. For your safety it is recommended that the glass be replaced with safety tempered glass or an approved plastic panel.

A material believed to contain asbestos, which is a known carcinogenic material, was found in the basement. The presence of asbestos should be confirmed by laboratory test. If this material is confirmed to contain asbestos and removal is necessary it should be removed by a certified company only.

ESTIMATED COST \$3500.00-4500.00 Testing by a qualified licensed contractor to determine if the material present is Asbestos Containing Material is necessary. If it is determined that the product is an Asbestos Containing Material at levels requiring removal this and any other materials found should be removed. This must be performed by a qualified licensed contractor with all necessary paper work being supplied prior to settlement documenting the removal and disposal of the Asbestos Containing Material. The cost of removal is based on a one time set up fee and an average cost of \$10.00± per lineal foot. For larger jobs over 200 lineal feet the cost per foot maybe less. These cost are assuming normal access and conditions. When adverse conditions exist the cost will be greater.



The method of installation of ceiling fans and or there boxes is beyond the scope of a home inspection, because disassemble and removal of the fan would be necessary. All fans must be installed in outlet boxes marked "acceptable for fan support" and the box properly installed and secured. This is good for fans and components up to 35 lbs. If after adding up the weight of the fan and all components, the weight exceeds 35 lbs., the fan must be attached directly to a structure capable of supporting the entire weight. If there are fans installed that you are concerned about the services of a licensed electrician should be



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retained to determine if the corrective measures are necessary. All fans should be installed at a height to provide safe passage beneath.

Fans, when present and the controls are present either remotes or switches are tested for operation. No opinion as to the adequacy of the fans is to be assumed. In some cases when run for prolonged times or at high speeds problems may occur that are not noticeable during a brief inspection. These conditions are beyond our limited visual inspection and therefore are not a part of our service.

The method of installation of ceiling fans is beyond the scope of a home inspection, because disassemble and removal of the fan would be necessary. All fans must be installed in outlet boxes marked "acceptable for fan support" and the box properly installed and secured as per the manufacturer's specifications. This is good for fans and components up to 35 lbs. If after adding up the weight of the fan and all components, the weight exceeds 35 lbs., the fan must be attached directly to a structure capable of supporting the entire weight. All fans should be installed at a height to provide safe passage beneath. The following fans are loose and require repairs or replacement:

The ceiling fan in the third floor is loose and requires repairs or replacement.

**ESTIMATED COST \$150.00-450.00 each Repair or replace the listed ceiling fan(s).
When repairing or replacing the fan a determination should be made as to the method
of installation of the outlet box and if it meets the requirements for the installed or
new fan. If a new outlet box is required and additional cost may be incurred. All fans
should be installed at a height to provide safe passage beneath.**

There is a brick fireplace installed in the living room, with an insert installed. When an insert is installed typically the damper is removed and in some cases the firebox may be modified. Due to the method of installation it is not possible to visibly inspect the chimney and/or the connection between the insert and the flue. If the insert is ever removed extensive repairs will be necessary to convert back to a "typical" wood burning fireplace.



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The fireplace in the second floor office appears to have been modified and should not be used until inspected and certified safe.

ESTIMATED COST Have the listed fireplace cleaned, repaired and certified safe by a licensed chimney sweep, if any of the other fireplaces are to be used these too must be certified also. Until that time under no circumstances should the fireplace be used. If not repaired the unit should be permanently sealed and considered unsafe. The cost of repairs will be additional and depend on the extend of the defects found after cleaning and inspection. All inspections and repairs should be performed by an individual certified in fire place repairs having one or more of these certifications CSIA, NFI and F.I.R.E.



The living room fireplace has been modified and it appears the flue for the heater runs through it. Therefore it can not be used. If you are concerned about this unusual installation further evaluation is recommended.





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ELECTRICAL

The visible and accessible portions of the electrical system were checked where accessible. We do not check under ground cables or items belonging to the electric utilities. This is a job for the power company or a licensed electrician. *The distribution lines and or the there adequacy to receptacle, switches, fixtures etc. cannot be confirmed as a part of a home inspection. This would require opening every receptacle, switch fixtures, junction etc to confirm the size of the wire and the rating of the connected appliance with the installed overload protection device.*

We do not pull fuse mains, if present, nor do we turn off main breakers or switches. If the did this all power to the building would be turned off and result is all clocks etc requiring resetting. In addition of a computer should be present this may cause damage to the system.

The service to the building is an aerial 200 amp 120/240 volt three wire stranded aluminum service.

The cover and/or covers of the electrical panel were removed and the interior were visibly inspected for signs of arcing or over heated circuits, no visible signs of damage were observed. The electrical panel has openings that should have "blanks" or "knock out plugs" installed. This is important to avoid a shock by inserting an object into to panel. The use of tape is not acceptable.

ESTIMATED COST \$25.00-35.00 Install blanks or plugs in the electrical panel to prevent an object from entering the panel and maintain the integrity of the panel.

There was also no anti-corrosive paste present on the stranded aluminum service cable. This must be installed accordingly.

ESTIMATED COST \$75.00-100.00 Install anti corrosive paste on the stranded aluminum wire connected to the main disconnect.



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The sub panel, in the basement is improperly installed as per today standards. All sub panels must consist of four (4) wires and have the neutral and ground isolated. In a normal panel the neutral and ground are both connected to the same point of termination. Although there are four wires the neutral and grounds are not isolated.

ESTIMATED COST \$125.00-175.00 each Properly wire and isolate the listed sub panel in accordance with today's standards if new wiring is necessary an additional cost will apply.

In the panel, circuits are present with more than one wire under a screw. These wires should be separated onto separate circuits properly sized overload protective devices. This will assure the proper use and distribution of power. This is in addition to reducing the chance of unequal torque on the separate wires, which can cause overheating and potential fire hazards.

ESTIMATED COST \$100.00-150.00 Correct all double tapped circuits as required. If an additional panel is necessary to facilitate the repairs added cost will be incurred.

The central alarm system was not inspected as a part of this professional inspection. These unit in some cases are the property of the alarm company, if the system is connected to a central station. If you wish to use the system, the alarm company or the owner of the system should be contacted.

Install proper covers on all junction boxes in various areas.

ESTIMATED COST 20.00-40.00 Install covers on all open junction boxes as necessary in various locations.



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Correct the open splice above the suspended ceiling in the kitchen and the second floor office

ESTIMATED COST \$75.00-125.00 each Correct the open splices in all areas above the suspended ceilings of the first floor. All live wires must be in an approved junction box with a cover when spliced or terminated. Failure to properly enclose a splice or wire termination can lead to fire and/or electrical shock, serious injury or electrocution.



The visible and accessible receptacles were two prongs without a ground in most visible and accessible areas. In those areas accessible a sampling of receptacles and switches were tested and operated. In areas where three prong grounded receptacles are required or desired this can be accomplished either by rewiring from the main panel with new three conductor wire or a GFCI receptacle or circuit breaker can be installed. The installation of three prong receptacles without a proper ground gives a false sense of security and should be corrected. Some older two prong receptacles do not have polarized plugs, one side is wider then the other, as now required for some modern appliances. Although an inconvenience this does not constitute a defect. Consult with a qualified licensed electrician for the above mentioned work to rectify the condition.

It is recommended that a general upgrade of the electrical distribution be performed to better meet todays needs. This will add additional receptacles, switches and circuits. The cost of this will depend on the extent of the upgrade required and the accessibility to the areas in question.

In some areas push button or Simplex switches were in use, these are typically very old. It is recommended that any older Simplex switches be replaced with new toggle switches.



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Various outlet boxes were without covers. For safety all outlets must have proper covers installed.

ESTIMATED COST \$20.00-25.00 Install covers for all the outlet boxes throughout the house and related areas as maybe necessary.

The water meter does not have a properly installed jumper for the electrical system. This should be installed so that if at any time the water meter is removed the electrical system will still be properly grounded.

ESTIMATED COST \$25.00-35.00 Install proper jumper for water meter, this must be a minimum of a #6 bare copper wire with proper clamps. If necessary a ground rod should also be installed at an added cost of \$75.00-100.00. Today a ground rod is required for all systems in addition to the water pipe ground.



GFCI protected receptacles should be installed for all receptacles in the garage, when present and in use as a garage, except for not readily accessible receptacle used for garage door openers, outside, roof tops, bathrooms, crawl spaces, unfinished basements and all receptacles over or in reach of a countertop, except for the refrigerator and any area where there is the danger of electrical shock. The current standards in place at the time of this inspection should be applied. All new GFCI'S should meet the new current standards adopted in 2004. It is recommended that GFCI receptacles be installed in all required locations as per current standards.

There were visible smoke detectors present. Properly operating smoke detectors must be installed on each floor for safety. In addition it is recommended that they be installed in each bedroom and be electrically connected together. In the event one unit detects smoke all will sound. It is also recommended that all smoke detectors be checked for proper operation on a monthly basis. Although present these units may not meet current safety



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standards or may not be in service.

NO TESTING OF THE SYSTEM WAS PERFORMED AS A PART OF THIS INSPECTION. IT IS OUR OPINION THAT YOU AS THE NEW OWNER SHOULD TEST THE SYSTEM PRIOR TO OCCUPANCY AND ON A PERIODIC BASIS THERE AFTER. ALL BATTERIES SHOULD BE CHANGED YEARLY AND THE SYSTEM TESTED AT A MINIMUM OF EVERY THREE MONTHS.

For a home and a home based business, a working smoke alarm and fire escape plan are essential. Smoke alarms should be installed on every level of building, including the basement, on ceilings or high on walls. They should be tested once a month, according to manufacturer's instructions. Batteries should be replaced once a year or as soon as the smoke alarm "chirps," indicating the battery is low.

Smoke alarms should be replaced every 10 years, even those that are hard-wired, or "long life," 10-year battery-types. Hard-wired alarms should be installed by a qualified electrician. ***If you are not sure of the age of the installed system it is recommended that the units be replaced so you will know the age and can properly monitor the systems age.***

It is our recommendation, in any property where fossil fuel is being burn, ***that carbon monoxide detectors be installed in all living spaces as per the manufactures recommendation.*** While these are not a full proof means of detecting elevated levels of carbon monoxide, they offer a level of protection not offered by any other means at this time. In some counties these are now required. But regardless whether required by the counties or not we recommend they be installed in all spaces are recommended by the manufactures. These usually are all sleeping areas, mechanical rooms, family rooms etc.

ATTIC

If not insulated and weather stripped properly, attic access covers or hatches can be a major source of energy loss for a property. Not only can conditioned air escape around the access panels perimeter, but uninsulated access hatches also facilitate heat gain and loss through the opening itself. Moisture-laden air from the interior of the property can condense on attic surfaces and deteriorate sheathing and insulation. To reduce energy loss and enhance a properties durability, there are several prefabricated systems designed to insulate attic access hatches and to prevent drafts through them. In addition, there are many



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do-it-yourself methods and materials available for customized thermal sealing of attic openings. The various systems and methods for insulating and sealing the attic access utilize zippers, hinges, and an insulated box and cover. Several sizes are available from each manufacturer to fit different opening dimensions. Some attic stair units come with integral insulation for an all-in-one system that can be installed in one step.

Even though not always accessible or visible proper attic ventilation is very important to maintaining a "healthy house". The changing of air in the attic helps reduce the humidity and prevents condensation. Air from the house migrates to the attic as a normal situation, but the venting to the outside must be adequate to allow for the removal of this moist air. These conditions can, if not attended to create many problems. ***Proper ventilation must be maintained year round. Failure to properly ventilate the area may result in the formation of mold, deterioration and lead to poor IAQ (indoor air quality). In instances where access is not possible or severely limited it is recommended that further evaluation be performed once access is obtained, preferable prior to the expiration of the home inspection time period.***

The attic was accessible by means of hatch, it is recommended that the hatch be insulated to reduce heat loss. Additional information and products can be found at <http://www.batticdoor.com/> for new and retro fit installations. The attic was inspected in the accessible areas although in some cases this is limited by the existing conditions.

The visible structural members were checked in visible and accessible areas, no split roof rafters, nor sign of past excessive or serious rafter movement was observed. The visible structural members were checked in visible and accessible areas, no split roof rafters, nor sign of past excessive or serious rafter movement was observed. The installed rafters are 3 x 8 lumber, they are set 16-24"± o.c.(on center).

The roof substrate consist of roofer which are fair for its age. There are some signs of past water infiltration as is to be expected, monitoring of the area is recommended along with replacement of any water damaged insulation on an as needed basis.

Ventilation of the attic space was provided by roof vents, which are not adequate.

The attic ventilation as installed appears to be inadequate for the attic as now designed, proper ventilation is necessary for any building. This can be achieved in may ways. A ratio of 100 square inches of net free flow air should be provided for every 150 square feet of roof area. A combination of venting can be used to achieve this ratio. Consult with a



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qualified contractor for recommendations for your particular house. The preferred method is to have soffit and ridge vents properly installed. When properly installed these will provide proper ventilation. This type of venting should not be combined with any other types of ventilation, such as gable vents, roof vents, power vents etc. as they will have an adverse effect on the system and can have negative effects. Consult with a qualified contractor or visit www.airvent.com for additional information.

ESTIMATED COST \$400.00-600.00 Install additional ventilation for the attic. There should be at a ratio of 100 square inches of net free air for every 150 square feet of attic area. A combination of gable and power venting can be used to achieve this ratio. Or as preferred continuous soffit and ridge vents, but not a combination of the above that is gable, power venting etc and ridge and soffit. Failure to provide adequate ventilation will result in decreased roof life, increased energy cost and the possibility of mold forming in the attic. The preferred method is to have soffit and ridge vents properly installed.

There was no insulation present in the visible and accessible areas of the attic. Today a minimum of R 30 is required for new homes and it is recommended that values of R 38 to R 45 be installed.

It is recommended that the value be increased to R 38 or R 45. This will provide higher energy efficiency for heating and cooling. The cost to add insulation will vary depending on the conditions present and access. A quote from an insulation contractor should be obtained to provide cost estimate.

Proper attic ventilation is very important to maintaining a "healthy environment". The changing of air in the attic helps reduce the humidity and prevents condensation, which can result in the growth of mold. Air from the house migrates to the attic as a normal condition, but the venting to the outside must be adequate to allow for the removal of this moist air. Proper ventilation must be maintained year round to reduce the normal moisture and heat in the attic. Failure to provide adequate ventilation may result in the formation of mold and excessive heat will shorten the life expectancy of the roofing.



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AIR CONDITIONING

There are two central air conditioning unit present. The average life expectancy of a residential central air conditioner is 12-15 years with proper maintenance. As they age repairs will become necessary and replacement with a more efficient unit maybe cost effective. The air conditioner appears to be 4-6± years old. The average age for a central system is 12-15 years with normal maintenance.

Central air conditioners and heat pumps are rated according to their seasonal energy efficiency ratio (SEER), which is the seasonal cooling output in Btu divided by the seasonal energy input in watt-hours for an average U.S. climate. Pre-1992 central air conditioners may have SEER ratings of only 6 or 7. The national efficiency standard for central air conditioners in 2003 requires a minimum SEER of 12, but it has risen to SEER 13 for products manufactured after January 22, 2006. But you should be aware that there are still units with lower SEER ratings in stock and you must confirm with the HVAC contractor the SEER of the unit to be installed.

When installing any air conditioning system it is recommended that you consider purchasing a unit charged with Puron gas as opposed to Freon gas that is being eliminated and will not be available in the future. Under the 1990 Clean Air Act, Freon systems must be phased out by 2010 because it is an ozone-depleting substance.

Like many consumer products that use energy, air conditioners and heat pumps are manufactured to meet or exceed minimum efficiency standards set by the U.S. Department of Energy. For nearly a decade, that minimum has been 10 SEER (Seasonal Energy Efficiency Ratio). On **January 23, 2006**, the minimum will jump to 13 SEER, a 30% increase over the current standard. The Seasonal Energy Efficiency Ratio (SEER) measures the efficiency of air conditioners and heat pumps. The higher the SEER, the more efficient the product.

The 13 SEER minimum applies to everyone - consumers, your local HVAC dealer and all manufacturers of air conditioners and heat pumps. However, it only applies to new equipment *manufactured* on or after January 22, 2006.

Units with a 13 SEER deliver about 23% energy savings compared to 10 SEER models and even more over older units manufactured prior to introduction of the SEER ratings in the mid 1990s Units with 13 SEER delivers about 8% energy savings compared to 12 SEER



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models

Units charged with Freon can not be converted to Puron gas and at sometime in the future replacement will be required rather than repair or charging.

The seasonal energy efficiency ratio is a federally mandated energy-efficiency rating for central air conditioners. Be sure to compare SEER ratings if you're purchasing a new AC system. For more information: www.aceee.org/consumerguide/aircon.htm.

Clean or replace the air filters monthly. Dirty filters impede air flow, increase operating costs, and the need for service calls.

Check and clean indoor coils (if accessible). Cleaning may be performed with a soft brush. Check and clean condensate pan, drain, and trap. Get accustomed to the way your heat pump sounds when it operates. If you notice a significant change in the sound, have the system checked.

Make sure air registers are not blocked by furniture or boxes. This reduces overall system performance and efficiency.

Keep area clean around outdoor section of the heat pump. Make sure grass, weeds, debris, shrubs, or snow drifts do not impede air flow through the outdoor coils. Clean grass clippings and dirt from unit on a regular basis. Make sure unit is off when cleaning. Placing large stones such as "river rocks" for a distance of 3 around the unit will aid in preventing weeds and possible damage from trimming.

Never shut off power to outdoor unit unless cleaning. Contact your qualified contractor for annual maintenance and at first sign of unusual sounds or operation.

The operation of cooling systems was performed under normal cooling conditions. The temperature at the point of discharge was 53.5 for the lower floors 64.5 for the upper floor and at the return the temperature were 71.6 and 64.5 degrees. This falls within the normal range for most units of 15-20 degrees differential. for the lower floor but not for the upper floor

Balancing of the system is necessary for proper distribution both for heat and cooling, with



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typically a reversal for the seasons. The upper floors may require more cooling and less heat. This is due to the fact that hot air rises and cool air falls.

At this time the central air conditioning unit DOES NOT FALL within the 15 and 20 degree differential between the discharge and the return for the upper floor. This can be caused by a number of factors. Among them the high outside temperature, possible loose of Freon gas, improper size of the unit, dirty filter and/or coils or other reasons. This should be checked by a qualified HVAC service company whom will make a thorough inspection using gauges and other equipment and protocols that are beyond the scope of a building inspection.

Balancing of the system is necessary for proper distribution both for heat and cooling, with typically a reversal for the seasons. The upper floors may require more cooling and less heat. This is due to the fact that hot air rises and cool air falls.

ESTIMATED COST \$150.00-250.00 Service the central air conditioner so the temperature between the discharge and return fall with in the normal range of 15-20 degrees. If replacement or major repairs are required an additional cost will be incurred. In addition it is our recommendation that you consult a licensed HVAC contractor for repairs and itemized estimates. HVAC contractor may identify and recommend additional items, not noted in this report that requires repair, replacement, or installation. When budgeting for replacement both the units must be replaced as a pair. A budgeted cost of \$4000.00-7000 should be used. This will vary and depend on the size, location and type of unit installed along with the SEER rating.

The installed condensate pump for the air conditioner appears to be in satisfactory condition at this time. Due to the nature of the installation it is not practical to operate the pump. These units have a normal life expectancy of 5-8 years after which time replacement is necessary. It is important to monitor the pump and its discharge. Clogging is common and will lead to failure of the pump and/or a backup of the unit.

All condensate lines and/or pumps should be checked and serviced at the beginning of the cooling season. This will reduce the chances of blockage or failure during the cooling season. When a blockage does occur water will often leak on to the heaters heat exchanger, which can result in damage and eventual failure of the heater over time.



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When these pumps fail, water will spill onto the floor with the resulting damage. It is also important in a system where the pump is not used for a humidifier drain, in the winter that it is clean of any water from the reservoir to reduce the chance of mold forming.

The air conditioner condensate discharges to the outside from the attic, at this time it appears to be in satisfactory condition. It is important to monitor this system during the months of use. Backup and leaks are common and can occur from poor installation or the accumulation of sludge in the line. There is no drain from the safety pan present beneath the air handler, in the attic. It is recommended that one be installed and properly discharged to the outside. In addition two lines should be used, one for the normal condensate and one for the safety pan. They should be located in such a manner that if the safety pan is draining it will draw attention to the need for repairs, before damage occurs.

A safety disconnect switch is provided at the condensing as required for safety of service personnel.

The unit is level and free of obstructions. It is recommended that a minimum of 3' clearance be maintained around all condensing units to allow for service and proper air flow. It is important to keep this unit free of grass clipping and bushes so as to maintain proper air flow. Where necessary it is recommended that large 3-4" diameter stones be placed around the compressor for an area of 18-24". This will reduce the chances of damage caused by grass cutting.

