

Spotlight Home Inspection LLC

SHINE SOME LIGHT ON YOUR NEXT HOME PURCHASE

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Bill Dare

INSPECTION ADDRESS

427 Any Street, Harleysville, PA 19438

INSPECTION DATE

2/26/2009 9:00 am to 11:00 am



This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

GENERAL INFORMATION

Inspection Address: 427 Any Street, Harleysville, PA 19438
Inspection Date: 2/26/2009 Time: 9:00 am to 11:00 am

Weather: Clear and Dry - Temperature at time of inspection: 40-50 Degrees

Inspected by: Bill Dare

Client Information: Bill Dare

Structure Type: Wood Frame
Furnished: Yes

Structure Style: Condominium

Estimated Year Built: 1987
People on Site At Time of Inspection: Buyer(s)
Buyer's Agent

General Property Conditions

PLEASE NOTE:

This report is the exclusive property of Spotlight Home Inspection LLC and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of Spotlight Home Inspection LLC and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of NAHI, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

If repair estimates are given, they are a very general ball park figure. It is strongly recommended that a contractor provide estimates. He/she may uncover additional damage or have other methods of repair that may dramatically effect the cost of any repair.

Material Defect is defined as follows: "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, a Material Defect."

Report File: 427 Any St Harleysville

SCOPE OF WORK

You have contracted with Spotlight Home Inspection LLC to perform a generalist inspection in accordance with the standards of practice established by National Association of Home Inspectors, Inc. (NAHI), a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect you home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be

specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent before the close of escrow.

Structural

All structures are dependent on the soil beneath them for support. Foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant. We will certainly alert you to any suspicious cracks if they are clearly visible.

Structural Elements

Identification of Wall Structure

Informational Conditions

The walls are conventionally framed with wooden studs.

Identification of Roof Structure

Informational Conditions

The roof structure consists of a prefabricated truss system.

Exterior

We evaluate the following exterior features: driveways, walkways, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person.

Grading & Drainage

Drainage Mode

Informational Conditions

Drainage is facilitated by soil percolation, hard surfaces and full or partial gutters.

House Wall Finish

House Wall Finish Type

Informational Conditions

The house walls are finished with vinyl siding.

House Wall Finish Observations

Informational Conditions

The house wall finish is in acceptable condition.

Exterior Components

Sliding Glass Doors

Informational Conditions

The sliding glass door does not roll smoothly, and should be serviced.

Exterior Wooden Doors

Informational Conditions

The door to the heater closet would not open. The door knob needs to be replaced.

The top hinge of the screen door is not secured. The screws have nothing to grip.

Wood & Masonry Decks

Informational Conditions

The wood deck needs maintenance-type service, such as securing loose planks, setting nails, sanding, or sealing, all of which will prolong the life of the deck.

Site & Other Observations

Condominium Disclaimer

Informational Conditions

Because this is a report on a condominium inspection, we do not inspect or report on the condition of the roof, the foundation, grading and drainage, or components beyond the unit, which we believe to be the responsibility of the home owner's association.

Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material.

Composition Shingle Roof

General Comments & Description

Informational Conditions

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. Typically these roofs are warranted by manufacturers to last from twenty to thirty years. The installer may guarantee against leaks for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins with the hip and ridge shingles and to the field shingles on the south facing side. This does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

Estimated Age

Informational Conditions

The roof appears to be relatively new, and is not original. However, this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty or guarantee that might be applicable.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm if the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Potable Water Supply Pipes

Water Main Location

Informational Conditions

The main water shutoff was not located. You should confirm with the condo association where this is.

Copper Water Pipes

Informational Conditions

The visible potable water pipes are in acceptable condition.

Shutoff valves

Material Defect

There is a leaking shutoff valve above the water heater. A plumber should replace this valve.



General Gas Components

Gas Main Shut-Off Location

Informational Conditions

The gas main shut-off is located in the side yard at the meter.

Gas Main Observations

Informational Conditions

There is no wrench at the gas shut-off valve to facilitate an emergency shut-off, and inasmuch as such tools are relatively inexpensive, I recommend that you buy one and leave it in-place on the valve. A 10" or larger "crescent" wrench is adequate.

Electric Water Heaters

General Electric Water Heater Comments

Informational Conditions

There are a wide variety of residential electric water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with a pressure/temperature relief valve and discharge pipe plumbed to the exterior.

Age Capacity & Location

Informational Conditions

Hot water is provided by a 7 year old, 40 gallon water heater that is located in an exterior cabinet or closet.

Drip Pan & Overflow Pipe

Informational Conditions

The water heater is not equipped with a drip pan or overflow pipe, which is recommended. It is designed to prevent or minimize water damage from a leak.

Waste & Drainage Systems

General Comments & Description

Informational Conditions

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow.

Type of Material

Informational Conditions

The visible portions of the drainpipes are a modern polyvinyl chloride or PVC type.

Drain Pipes Waste Pipes & Vent Pipes

Informational Conditions

Based on industry recommended water tests, the drain pipes are functional at this time. However, only a video-scan of the main drain pipe could confirm its actual condition.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however, is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice, we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand.

Main panel

General Comments

Informational Conditions

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of 36 inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one. We recommend ground fault circuit interrupt outlets in all wet or damp location such as kitchen counters, bathrooms, unfinished basements and exterior outlets. This is not a code inspection.

Service Entrance

Informational Conditions

The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

Size and Location

Informational Conditions

The residence is served by a 100 amp, 220 volt panel, located in the front of the basement.

Main Panel Observations

Informational Conditions

The electrical panel is located in the dining room. However, the main disconnect and point of ground is at the meter face.

We did not attempt to access the panel because to do so would break a paint seal or damage plaster.

Grounding

Informational Conditions

A bond wire across the water heater does not exist, but is recommended.

Heat-A/C

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

HVAC Split Systems

Age & Location

Informational Conditions

Central heat and air-conditioning are provided by a single split-system, consisting of a 22 year-old furnace with an evaporator coil that is located in the basement, and a 2 year-old condensing coil that is located in side yard.

Standard Observations

Informational Conditions

We did not test the air-conditioning system because the ambient temperature is too low, and testing it could damage the coil.

Recommend having the heat and A/C system serviced annually with a service contract.

Return-air Compartment

Informational Conditions

The filter is dirty and should be changed soon and then every one or two months. If filters are not changed regularly, the evaporator coil and the ducts can become contaminated, and can be expensive to clean.

Additionally a dirty filter dramatically reduces the efficiency of the system.

Condensing Coil Disconnect

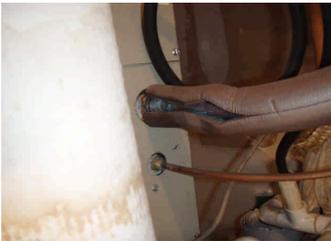
Informational Conditions

The wire from the disconnect to the compressor does not have a conduit.

Refrigerant Lines

Informational Conditions

Insulation is missing from the refrigerant lines at the evaporator coil, which will allow condensation to form and drip on to the heater, and should be installed.



Chimney

There are three basic types of chimneys, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be video-scanned before the close of escrow.

Living Room Chimney

General Prefabricated Comments

Informational Conditions

There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convectional cooling. Therefore, you may wish to have a specialist evaluate the chimney before the close of escrow.

Fireplace

Informational Conditions

The fireplace is in acceptable condition.

Living

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and will often reappear if they are not correctly repaired.

Dining Room

Lights

Material Defect

The light is not properly wired. The wire should run through the center hook.



Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas.

Master Bathroom

Outlets

Informational Conditions

The outlets are functional and include ground-fault protection.

Walls & Ceiling

Informational Conditions

The plaster is moisture damaged adjacent to the stall shower, which is not uncommon but should be repaired.

Exhaust Fan

Informational Conditions

Recommend installing a higher CFM exhaust fan. This will help reduce the peeling paint.

Main Hallway Bathroom

Outlets

Informational Conditions

The outlets are functional and include ground-fault protection.

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open oven door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen

Flooring

Informational Conditions

The floor is worn or cosmetically damaged, which you should view for yourself.

Gas Range

Material Defect

The range is not equipped with an anti-tip device, which prevents the range from tipping, or its contents from spilling, should a child attempt to climb on it or its open door. This is a recommended safety feature that should be installed, and particularly if small children occupy or visit the residence.

Outlets

Informational Conditions

The counter outlets that were tested are functional and include ground-fault protection.

Laundry

In accordance with industry standards, we do not test clothes dryers, or washing machines and their water connections and drainpipes.

Laundry Room

Dryer Vent

Material Defect

The dryer vent is fully blocked by lint at the exterior grate. This should be cleaned before the dryer is used.

Blocked - *Continued*



Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Primary Attic

Access Location & General Condition

Informational Conditions

Recommend adding a piece of ridged insulation to the back of the attic access door, and weather-stripping where it meets the trim.

Method of Evaluation

Informational Conditions

I evaluated the attic by direct access.

Framing

Material Defect

Portions of the factory-built truss system have been modified or removed, which has compromised the structural integrity of the truss, and should be evaluated by an engineer and serviced as necessary. The bottom cord was cut on one of the trusses for the attic access.



Ventilation

Informational Conditions

Ventilation is provided by a combination of eave and ridge vents, and should be adequate.

Batt Insulation

Informational Conditions

The attic floor is insulated with approximately nine inches of fiberglass, batt insulation.

There are voids in the insulation. Recommend evenly distributing existing insulation or having additional insulation added.

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Firewall

Informational Conditions

The firewall in the attic is intact.

CERTIFICATIONS AND AFFILIATIONS



REPORT CONCLUSION

427 Any Street, Harleysville, PA 19438

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

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Inspection Date/Time: 2/26/2009 9:00 am to 11:00 am

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Spotlight Home Inspection LLC

SHINE SOME LIGHT ON YOUR NEXT HOME PURCHASE

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SUMMARY REPORT

Client: Bill Dare
Inspection Address: 427 Any Street, Harleysville, PA 19438
Inspection Date: 2/26/2009 Start: 9:00 am End: 11:00 am
Inspected by: Bill Dare

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

Material Defect

Plumbing

Potable Water Supply Pipes

Shutoff valves

- There is a leaking shutoff valve above the water heater. A plumber should replace this valve.

Living

Dining Room

Lights

- The light is not properly wired. The wire should run through the center hook.

Kitchen

Kitchen

Gas Range

- The range is not equipped with an anti-tip device, which prevents the range from tipping, or its contents from spilling, should a child attempt to climb on it or its open door. This is a recommended safety feature that should be installed, and particularly if small children occupy or visit the residence.

Laundry

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Laundry Room

Dryer Vent

- The dryer vent is fully blocked by lint at the exterior grate. This should be cleaned before the dryer is used.

Attic

Primary Attic

Framing

- Portions of the factory-built truss system have been modified or removed, which has compromised the structural integrity of the truss, and should be evaluated by an engineer and serviced as necessary. The bottom cord was cut on one of the trusses for the attic access.