

Confidential ASHI Home Inspection Report

132 Hillside Road
Wayne, PA 19087
3/30/2024



Prepared for: Agnes Warren POA Eva Garami

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SUMMARY OF MAJOR POINTS OF CONCERN

All clients are urged to read their report in its entirety.

This section is intended to bring to your attention items that are recommended to have further evaluation and/or repair by a licensed tradesperson. Delay in repair of items brought to your attention in this summary area may cause dramatic shortening of life expectancy of the item, may have a negative effect on other related systems or may be a potential safety hazard. Other minor items are noted in the report and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered a maintenance type item. The majority are the result of normal wear and tear. It is recommended to conduct a diligent pre-settlement walk through of the property prior to settlement.

Unexpected minor expenses should be anticipated. A home inspection screens for major points of concern-defects that cost over \$1,000 to repair, items that pose a significant safety concern or are a recognized health concern. Throughout the home inspection process, minor points of concern are noted. Often left unattended, minor problems will grow into major problems. Minor problems should be repaired. Not all minor problems will be documented in the home inspection report.

Structure

Structure Major Problems/Points of Concern/Safety Concerns

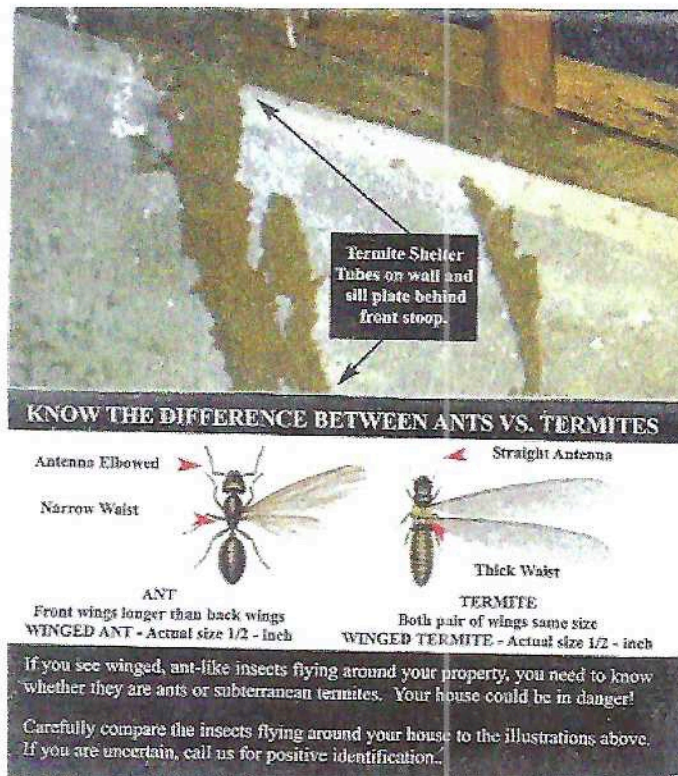
O. Wood Borers

O.1. Wood Borers. Termites are the unseen, silent destroyers of a home. Subterranean termites live in the soil, commute inside where they eat the framing lumber and return to the soil. They travel inside the lumber in shelter tubes which are mud tunnels. In the spring, termites exit the nest by "swarming" or flying away in order to form new colonies. Wood destroying insects also include carpenter ant, carpenter bees, wood borers such as powder post beetles. A wood destroying insect inspection is very strongly recommended as part of real estate transfer. If any activity, past or present, is detected, than a licensed professional can be consulted. Liquid treatments are effective. Monitoring stations and yearly re-inspections can verify their activity has been arrested. Re-treatment is occasionally needed. The home inspector does not inspect for termites. They will inspect for damage created by termites. On a cautionary note, the damage is often not visible and discovered during remodeling when framing is exposed by the removal of finishings. When termite damage is discovered, further investigation is encouraged. The report will note where activity is, but it is not limited to this area.

Action: Have a wood destroying insect inspection. They are ridiculously inexpensive. This will identify where the activity is. Have a carpenter inspect and quote for restoring the damaged areas to their original strength. Wood destroying insects reduce the structural strength of framing members. Sills can be replaced. Band boards can be reinforced. Damaged joists can be sistered. Hidden damage is common place. Damaged trusses and I joists should be evaluated by an engineer since they transfer loads differently than conventional framing lumber. Repairs are best undertaken by professional carpenters. An independent contractor or engineer can inspect the repairs to determine "good workmanship".

O.2. Unrepaired damage. Houses are built to code and codes are an established minimum.

Wood borers simply weaken the framing. Unrepaired damaged areas should be reinforced.



O.3. Reference the wood destroying insect report for complete information. There are signs of termite activity, but no signs of treatment. Intact mud tunnels. Damaged framing lumber. Explore further to determine the degree of damage. Repair damaged framing lumber prior to settlement. The house may need to be treated. Disclosure states "no" and "unknown" to termite questions.



The chairman wood framing between the two garage doors shows termite damage. Have the wood destroying insect warranty company inspect for current activity. There is an intact mud tunnel at the top of the garage door jamb.

There are signs of termite treatment in the porch.
Reference the new wood destroying insect report.
House will most likely need to be treated again.



Signs of termite damage

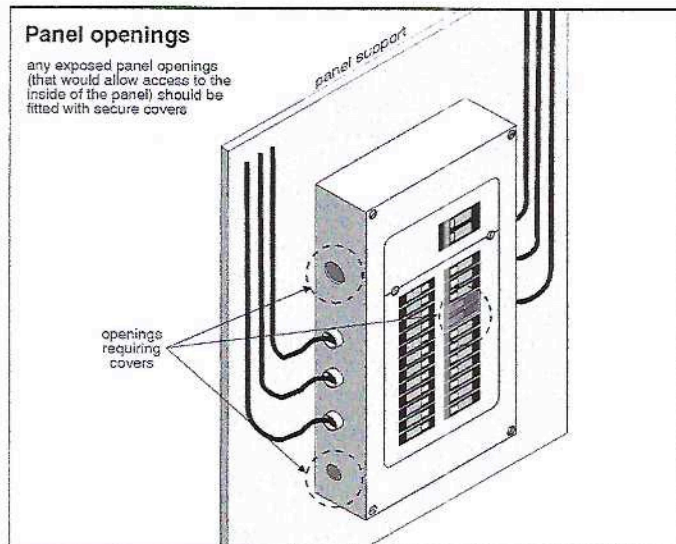
Electric

Electric Major Problems/Points of Concern/Safety Concerns

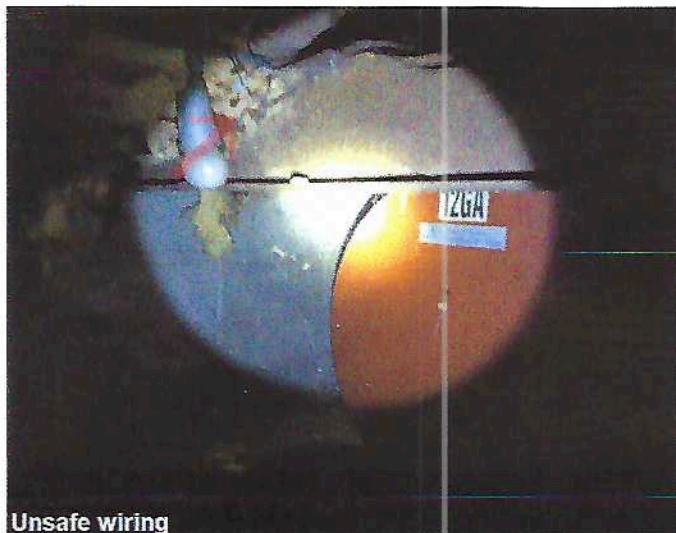
M. Contact Hazards

M.1. There is, of course, a grave danger with coming into direct contact with electricity. Clearances from contact must be respected. Overhead wires serving the house or outbuilding should be insulated and at least 12' off the ground and driveways, 18' over traffic, 10' where attached to buildings, and 3' away from doors and windows. Often decks are added on row houses lessening the clearance. Power lines should not be within reach of windows. Interior exposed wires pose a contact hazard. There may be a bare or exposed wire, simply a broken outlet exposing a metal connector, perhaps a light switch close to the bathtub or shower. Openings in the front of the panel cover can allow inappropriate access the main bus bars. These conditions pose a safety risk to adults but especially to children.

Action: Have an electrician examine and make all necessary repairs as soon as possible. Power line may need to be relocated. The utility company might add an additional wrap on wires near windows. A masthead might be needed to help gain altitude over a yard or driveway. Perhaps a wire could be placed in a protective conduit or put inside an electrical box. Simply adding knock out covers on the panel will protect access to the hot bus bars. Add GFI protection where electricity is too close to water-whirlpool, bath, shower, etc. Contact hazards are usually not terribly expensive to repair but pose a serious safety concern especially to children.



Unsafe wiring in the crawl space near the I-beam and oil tank.
Make connections safe and put in a box.



Plumbing

Plumbing Major Problems/Points of Concern/Safety Concerns

V. HomePro Recommends Added Insurance Coverage

V.1. HomePro recommends securing insurance to cover replacing the sewer drain between the house and the street.

Interior

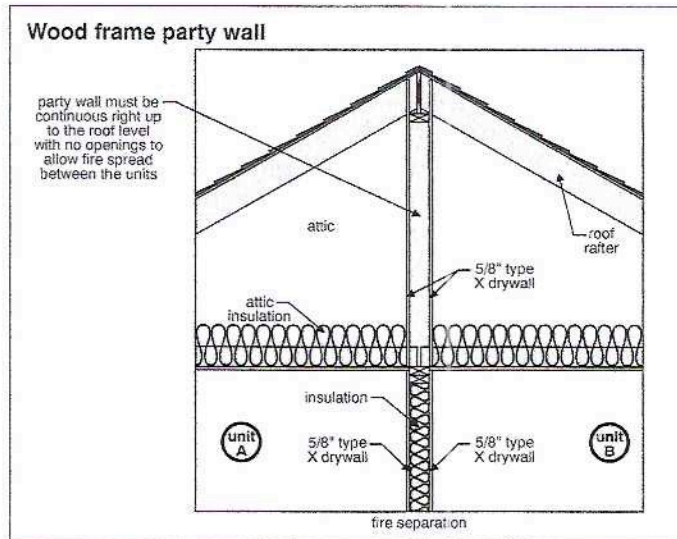
Interior Major Problems/Points of Concern/Safety Concerns

E. Party/Fire Wall

E.1. Party/fire wall. In today's construction, there should be a one hour fire rated wall between the house and the garage as well as between adjoining buildings. There are often openings between the two spaces that can provide a pathway for fire to spread. Walls and ceilings should be covered with a fire rated drywall (two layers by today's standards) and at least one coat of drywall compound over the nails and tape. The door between the units should be a UL rated

door. The gable in the garage or attic should be one hour fire rated. The safety requirements have steadily increased over the years. The concern is safety.

Action: This task is best left to a professional contractor. Add protective coverings. Add a double layer of fire rated drywall over a garage attic hatch. Add a metal cover over garage pull down stairs. Add a metal cover or replace the garage to house door with a steel insulated door. Patch any holes or openings. Fire rated drywall may need to be installed on a gable to house wall. Studs and drywall may need to be installed in a common attic-one shared between one unit and another. Repair this safety concern as soon as possible.



E.8. The garage to the house door is not one hour fire rated. Either replace with a steel insulated door or add a protective covering such as metal.



G. Windows/Doors

G.1. Windows and doors get lots of use. Consequently, they break often in small pieces. Trim, hinges, springs, locks, glazing compound break and deteriorate. Doors sag, bend, do not close easily, don't lock etc. Sometimes it is no longer worth fixing, but replacing. Often the maintenance is not worth the effort. Repairs are usually temporary. Rough rolling sliding glass

doors may impede egress.

Windows can be dangerous. Windows close to the floor pose a small child hazard. Small bedroom windows may not provide adequate egress in case of a fire. Windows may be stuck or painted shut. Be sure all windows operate safely in every bedroom. Be sure doors and windows lock for safety. The safety regulations for windows and doors has changed repeatedly over the years.

A very common nuisance problem, but a defect nonetheless, are broken glass seals. The double pane windows fog or show condensation between the glass. This often happens first on the sunny side of the house and to larger windows. Skylights can lose their seal also.

Action: Replace exterior doors. Steel insulated doors offer better energy efficiency and safety. Doors should lock. Dead bolts can be added and often lessen home owner's insurance bills. Have the sliders serviced professionally so they open easily. This might mean replacing rollers or even the door itself. Locks should be re-keyed. Windows should be repaired or replaced. Make stuck windows open. Safeguard top sashes from falling. Add locks. Paint wood windows-be cautious of lead paint though. Add safety catches to only allow windows close to the floor to open a small distance.

Loss of seals can be repaired. Most windows and door glass can be replaced. As can the glass in skylights (but this is generally very difficult to access). Economically, sometimes it is better to replace the window rather than repair it. While replacing one or two sashes is not that expensive, repairing a dozen can cost in the thousands. Replacing the entire window is even more expensive. Don't depend on a warranty to cover the repair. Contact a glazier, glass company, to inspect all glass seals and quote for repair.

G.2. Repair. Repairs are labor intensive.

G.5. Clouded between panes. While it is not expensive to replace a couple of glass seals, the problem is typically compounded by the sheer number of broken seals.

G.7. Windows close to floor pose a child safety concern. Add a clamp on window jamb.

The family room and powder room windows that border the porch are close to the floor. This type of window installation poses a safety concern to small children.



Broken seal in sunroom rear right corner and fixed panel on slider.



Bay window fixed sash second from right.



L. Fireplace/Flue/Chimney

L.1. Fireplace/flue/chimney unsafe. Is it really a good idea to build a fire inside your home? Fireplaces are fraught with problems and potential problems, especially older ones. Requirements for safely constructed fireplaces and flues has improved steadily over the years, for good reason. The goal of the fireplace is to contain the fire and the flue needs to vent the exhaust safely. Poorly drafting fireplaces often display soot over the opening. Openings in mortar joints can allow sparks to enter or touch framing. Narrow hearths as well as cracked or open mortar joints can shelter sparks rather than have them burn out safely. Sometimes burn marks on the floor indicate past/current problems. There needs to be a safe clearance to combustibles. Wood mantels and trim boards can catch on fire. Lots of conditions make fireplaces unsafe. Older flues are unlined. There is no terra cotta or metal liner. Sparks can get into open mortar joints. Framing members may be too close or resting on the flue. Overtime mortar joints deteriorate, especially if there is no spark arrestor on the top of the flue. The liner needs to vent exhaust to the outside. Openings for old wood stoves need to be sealed. On rare

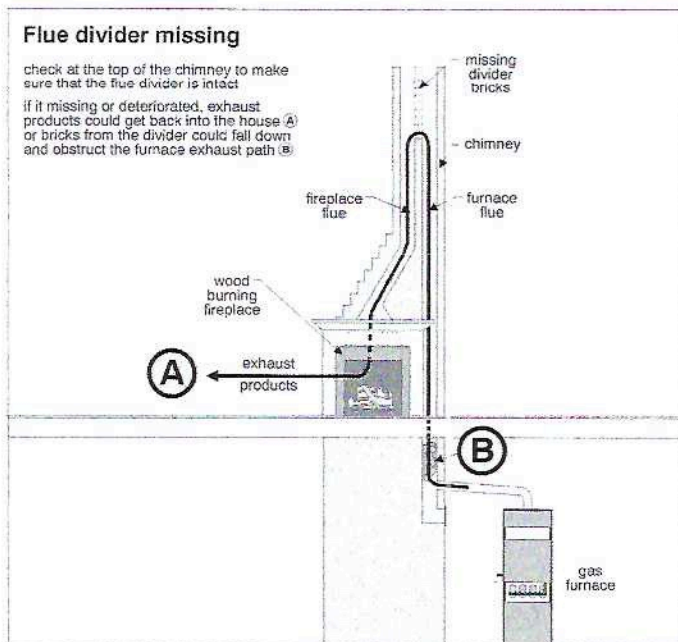
occasion, flues were shared. The heating exhaust (from a liquid fuel) and the fireplace (using solid fuels) were combined. The fireplace cannot share a flue with any other appliances, even another fireplace. This condition is a recognized safety hazard. Heaters and fireplaces need separate flues. Exhaust from one should never be allowed to re-enter the building!

Action: First and foremost-Do not use any suspect fireplace. Have the flue cleaned and inspected prior to use. Best if this is done prior to purchase. Poorly drafting fireplaces may need glass doors. Sometimes a new, stainless steel cap or flute can improve drafting. Hearths can be extended. Special mortar can be used to replace old, sand mortars. The clearance to combustibles can be improved by removing trim boards and mantels. Fire retardants can be installed around framing members. Have a chimney sweep perform a level 2 diagnostic type of inspection. Only rarely can a chimney/fireplace/flue be brought up to current code. The question at hand is what needs to be done to make it safe? Chimney flues often need cleaning to verify they are both unobstructed, safe, and there s no creosote build up.

The liner vents the exhaust. Open and deteriorated mortar joints are typical, but need to be sealed. The liner may need to be relined in order to provide safe operation. All openings need to be sealed. There are numerous approaches to relining chimneys; all are expensive. Flues can be blocked by debris-branches, animals, etc. Fallen terra cotta tiles pose a significant problem. Old asbestos flue liners (Transite) will need to be sealed to make sure that asbestos fibers cannot escape and enter the house.

The ASHI Standards note that flues, both for fireplaces and heating units are to be "inspected when readily accessible". Often they are not "readily accessible". Best to have a professional chimney sweep inspect prior to settlement. Beware however that the chimney inspector does not simply use this opportunity to present a bid. Be sure they realize they are only going to get paid for the inspection and not for any repair work. Secure a second bid and opinion on any work costing over \$1,000.00.

L.2. Narrow hearth poses a fire safety concern.



Flue access is sealed with a styrofoam panel restricting visual access.



Q. Smoke Alarms/Carbon Monoxide Alarms

Q.1. Smoke alarms are an inexpensive and indispensable safety device. Have one on every level and one in every bedroom. Add a carbon monoxide alarm on the sleeping level of the home when there are fossil fuels and/or an attached garage.

Action: Safety first. Install smoke alarms and carbon monoxide alarms right away. Best to use 10 year batteries. Replace smoke alarms that may be a decade old. Either get a smoke alarm and carbon monoxide alarm combination device or install a stand alone CO detector. There are wall outlet plug in versions for a quick and easy installation. Carbon monoxide is the leading cause of poisoning in the US.

Q.2. Missing. Add a smoke alarm immediately.



Exterior

Exterior Major Problems/Points of Concern/Safety Concerns

G. Roof: Inappropriate Pitch

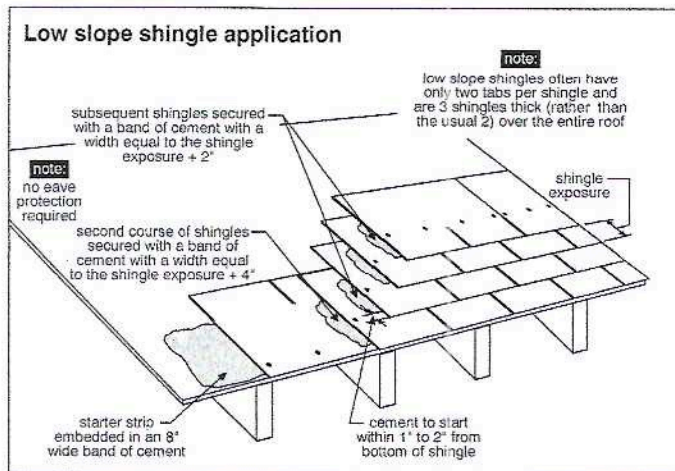
G.1. Roof pitch/inappropriate shingle application/ponding. When is a pitched roof a pitched roof and a flat roof a flat roof? The point of demarcation is a 4" in 12" pitch is sloped. Any type

of roof covering may be installed on a pitched roof. Some roof coverings can be installed on a less than 4/12 pitch. Fiberglass shingles can be installed on a 2/12 to 4/12 roof pitch. Special considerations will need to be undertaken. A sloped roof covering cannot be installed on less than a 2 in 12 pitch. A flat roof covering is needed on slopes of 0 to 2/12. The underlayment may need to be upgraded. 30# felt in place of 15#. Two layers offers more protection. A product such as Ice and Water, a self adhering bituminous membrane, seals better. The tar seals around the nail penetrations. Eave and edge flashings may extend farther under the shingles. Simply less the reveal (distance between rows) from 5 3/4 to 3 3/4. This offers greater coverage. Add a drip cap between the starter course and gutter to make sure the edge of the roof sheathing cannot get wet.

Roofs are designed to shed water. Water should not remain or pond on a roof for more than two days after a rain. Older framing lumber on a row house can sag over time allowing water to puddle. The added water weight only causes the roof structure to sag more.

Action: Inappropriate shingle application installations are most prone to leakage after heavy snows and in high wind conditions. Often the snow in contact with the asphalt shingles melts from the heat below, runs down the roof, is blocked from running off the roof by snow at the eave, then leaking inward. Strong wind can drive surface water under the shingle edge onto the structure underneath. A roof sag can be corrected when re-roofing. A new substrate-wood or styrene, can be installed over the existing decking to create a proper slope. Another solution might be to add a roof drain at the bottom of the sag to drain the puddle when the new roof is being installed. This type of repair is best left to professional roofers. Inspection limitation: The area under the roof shingles will not be exposed to view. Their condition and effectiveness cannot be visually determined.

G.4. Inappropriate shingle application. The roof is installed on a less than 4/12 pitch with full reveal on the shingles. This type of roof application is more prone to leaks. Anticipate a shorter life. Replace with a flat roof material when replacing.



The rear porch roof has a low pitch with fiberglass shingles on a full reveal. This type of roof installation is more prone to leak especially in the snow.



Sincerely,
John Spoehr

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