



Four Point Inspection Report

Date of Inspection: 01/24/2013

Property Address: Glen Mills, PA


Date of Home's Construction: 1978 (not verified)

| Air Conditioning and Heating System(s) | | | | | | |
|---|--|----------------|--|--|-----------------------------------|--------------------|
| Type of Systems | Central DX split type system(s) | | Central DX type package system(s) | Window mounted DX type package system(s) | Heat Pump DX type split system(s) | |
| # of Systems | 1 | | 0 | 0 | 0 | |
| System | Size Tons | Date Installed | Condition: Good – functioning properly - no needed repairs Fair – minor repairs recommended Poor – major repairs or replacement required | | | |
| 1 | 3 | 1997 | Good | | | |
| Comments – No needed repairs | | | | | | |
| Central DX split or package systems generally have a reliable service life expectancy of 10 to 15 years. Window mounted units generally have a reliable service life expectancy of 5 – 10 years. The original quality of the manufactured product and maintenance practices can considerably shorten or lengthen the life expectancy of any system. | | | | | | |
| Plumbing | | | | | | |
| Visible Plumbing Components | Type of Material | | | | | |
| | PVC | Copper | Polybutylene | Cast Iron | Galvanized | Condition |
| | | | | | | Good – Fair - Poor |
| Main Supply Lines | | X | | | | Good |
| Main Waste Lines & Vents | | | | X | | Good |
| Fixture Supply Lines | | X | | | | Good |
| Fixture Drain Lines | X | | | | | Good |
| Modifications to Original Piping/Fixtures: | | | | | | |
| <ol style="list-style-type: none"> 1. New hot water heater in 2003 2. New Kitchen sink fixture – less than 10 years old 3. New master bathroom sink and shower stall fixtures – less than 10 years old | | | | | | |
| Comments – No needed repairs | | | | | | |
| Roof | | | | | | |
| Roof Shape | Main roof is hip type – flat roof over Florida Room | | | | | |
| Type of Roof Coverings and approximate age of materials | Main roof has flat concrete tiles bonded to rolled asphalt impregnated roofing felts with mortar. These are original (1978) roof covering materials. Flat roof has rolled asphalt impregnated roofing felts and granulated surfaced cap sheets. The roof covering materials are approximately 5 – 10 years old. | | | | | |
| Type of Sheathing | plywood nailed to roof trusses | | | | | |
| Roof Wall Connections | Rafters and trusses anchored to top plate of perimeter walls with nails | | | | | |
| Evidence of Active Leaks | NO | | | | | |
| Remaining Life Expectancy | 10 years for all roof sections (with normal maintenance) | | | | | |
| Comments – No needed repairs | | | | | | |

Four Point Inspection Report

Date: 01/24/2013

Property Address: Glen Mills, PA

| Electrical System | | | |
|---|----------------|--------------------|----------------------------------|
| Main Service | Volts - 230 | Amps - 200 | Service type – Overhead entrance |
| Wire Types | Copper | Aluminum | Knob & Tube |
| Service Entrance | YES | NO | NO |
| Branch Wiring | YES | NO | NO |
| Type of Load Distribution Panel | With Fuses? NO | With Breakers? YES | |
| Overall condition of panels and wiring: Good | | | |
| Visible modifications to original wiring: Main disconnect panel and load distribution panel have been replaced. Most branch wiring appears to have been replaced. Upgrades likely occurred within the last 5 – 10 years. | | | |
| Applicable National Electric Code safety issues: | | | |
| 1. Loose or inadequate grounding: YES | | | |
| 2. Exposed wire connections: YES | | | |
| 3. Improperly sized breakers or wiring: No | | | |
| 4. Loose convenience outlets: YES | | | |
| 5. Reverse polarity at convenience outlets: NO | | | |
| 6. GFI outlets (where required by applicable code) not functioning properly: NO | | | |
| Description of safety violations needing correction: <ol style="list-style-type: none"> Remove or replace one damaged wire in attic Replace irrigation control box to eliminate exposed wiring Secure loose junction boxes in attic and place cover plates over open boxes Secure loose convenience outlets and their ground connections | | | |
| The review of this electrical system is based on a limited inspection of the visible wiring and panel components and testing of convenience outlets for ground connections and proper polarity connections. | | | |
| Summary | | | |
| <p>Air Conditioning and Heating System - All elements are functional and in good condition Plumbing – All elements are functional and in good condition Roof – All elements are secure and in a water tight condition Electrical – Items 1 – 4 in the electrical section of this report need to be addressed by a licensed electrician. The electrician should initial and date those items on this report when they are completed.</p> | | | |
| <p>This Four Point Inspection Report is based on a limited visual inspection of the property. ProLine Home Improvements, LLC. makes no warranty that all deficiencies have been identified and described in this report or that other deficiencies do not exist. This report was prepared by a Professional Home Inspector.</p> <p>I certify that all information contained in this report is accurate to the best of my knowledge:</p> <p></p> <p>Steve A. Seherlis CPI ProLine Home Improvements, LLC. Home Inspection Services</p> | | | |