



"Your Personal Building Consultants For Life"

Confidential Inspection Report
● Tennis Avenue
Ambler, PA 19002

Prepared for: [REDACTED]



Prepared by: Abundant Home Inspection Services
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Philadelphia, PA 19119
888-808-9542 info@abundanthomeinspection.com

This report is the exclusive property of Abundant Home Inspection Services and the client whose name appears



Tennis Avenue, Ambler, PA 19002

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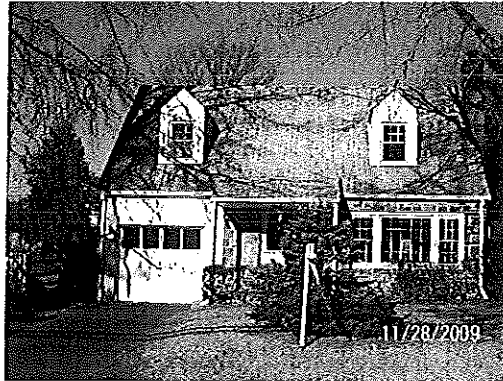
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Home Inspection Report Summary for:

Tennis Avenue
Ambler, PA 19002

Performed: November 28, 2009



This is a summary of decisive findings from the recent inspection of 411 Tennis Avenue. The summary pages are merely an aid for all parties involved in this transaction. This summary does NOT reflect the overall visible condition of the property. We strongly recommend that you review the inspection agreement, cover letter and the ENTIRE report with your agent (if applicable) as a means of obtaining full disclosure of the overall visible condition of the property at the time of the inspection and to address any other concerns you may have.

This list is comprised from the inspectors general knowledge of similar defects and is not intended to imply and should not be construed as a warranty or guarantee of any kind.

Please contact Diane Cardano-Casacio at Cardano Realtors 215-576-8666 for more information regarding this home or for a copy of the Full Home Inspection Report.

If you have any questions regarding the inspection of this property or the inspection report, please contact Abundant Home Inspection Services 1-888-808-9542.

Positive Observations

This home is well maintained and shows pride of ownership.

Verify - Defect Summary

Verify: Indicates a system or component is not operating properly, is significantly deficient or is damaged in a way to make unstable or insufficient and usually will require some level of repair or replacement to restore it to a serviceable condition. Confirmation of the condition and/or operation of the item with the seller or appropriate licensed specialist prior to settlement is strongly recommended. -OR- The system was off or not accessible and could not be inspected. Confirming the condition and/or operation of the system with the seller or licensed specialist prior to settlement is strongly recommended. It is also recommended that any subsequent defects found be repaired/replaced as necessary to ensure proper operation of the system and/or component.

CLIENT & INSPECTION INFORMATION

Storage, furniture, personal belongings and household goods prevent total and complete review of some areas. A final walk through using the "Final Walk Through" check list provided by Abundant is recommended. The check list is to be emailed, faxed or mailed to Abundant.

To Potential Buyers: This is a Pre-Market Home Inspection Report provided for the seller to obtain full disclosure of the property conditions for all potential buyers. To get you familiar with this home and its conditions, an Abundant Home Inspector will walk through the home with you and explain the report and comments for a nominal fee of only \$199.00. The "Walk Through Inspection" entitles you to the same benefits of all Abundant clients including a 90 Day Warranty. Call us at 1-888-808-9542 to schedule your walk through. Note: Without the "Walk Through Inspection" this report belongs to the seller. Abundant is liable to the seller only.

EXTERIOR

SIDING/WALL CLADDING:

Cracking is inherent with stucco. All cracks and penetrations should be regularly caulked to prevent water/moisture penetration. Stucco siding has been known to allow water and moisture penetration into the wall cavities at cracks, joints, around window and door frames, and other areas where water can enter causing damage and rot to the underlying structure. We are unable to determine if any damage or moisture problems are present in the wall cavities by a "visual inspection only". Further evaluation by a licensed specialist is recommended to ensure no water damage exists.

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GARAGE

FLOOR/SLAB:

Floor is not fully visible, due to stored items.

FIRE WALL:

Stored items restrict viewing of the garage walls.

AIR CONDITIONING SYSTEM

A/C unit was not operated as the exterior temperature was below 65 degrees at time of inspection. As most manufacturers warn against operating air conditioning units when the outside temperature is under 65 degrees, this unit was not tested. It is recommended buyer verify operation with HVAC contractor when temperature allows.

KITCHEN

TRAPS/DRAINS:

Homeowner storage has restricted the viewing below the sink area.

BATHROOMS

VENTILATION:

Exhaust fan is not operating properly at time of inspection.

INTERIOR

FIREPLACE CONDITION:

The damper was inoperable/misaligned at time of inspection. Cracks in mortar joints of fire brick. This can be a fire safety hazard. Repointing/sealing with mortar/brick specifically for fireplaces is recommended. Creosote buildup is observed. Creosote limits the review of this unit. To enhance fire safety, cleaning of the flue and fireplace is recommended.

Safety - Defect Summary

Safety: Indicates a condition that is unsafe and in need of prompt attention. Failing to take appropriate action to correct a safety issue may endanger the occupants of the home up to and including serious injury, death and personal property. Seeking service of a licensed specialist is recommended. It is also recommended that any subsequent defects found be repaired/replaced as necessary to ensure proper operation of the system and/or component.

GARAGE:

The safety reverse requires too much pressure to operate. This is a SAFETY HAZARD especially for children and pets. Recommend further evaluation by a qualified contractor.

ELECTRICAL SYSTEM

MAIN PANEL GROUNDING:

The main service panel appears to be properly grounded.

A grounding conductor is present at the gas pipe to the water heater. Grounding to gas pipes is NOT acceptable as proper means of grounding because underground piping may be plastic.

SWITCHES/OUTLETS & FIXTURES:

Missing cover plate viewed in the living room. Client should install face plates on all outlets and switches, where missing, to prevent shock.

GFCI OUTLETS/BREAKERS:

There are no ground fault interrupter(s) present in the laundry area. Upgrading with GFI or confirming outlet is GFI protected is recommended.

SMOKE DETECTORS

None present, recommend installing on all levels and in all bedrooms.

Monitor - Defect Summary

Monitor: Indicates the system or component was functioning at the time of the inspection. Due to the age or condition observed, this item should be monitored for any change in current condition as it may be near the end of its serviceable life and/or will require some level of maintenance, repair or replacement in the near future. You should plan or budget for additional expenses on this component or have it evaluate further by a licensed specialist. It is also recommended that any subsequent defects found be repaired/replaced as necessary to ensure proper operation of the system and/or component.

PORCH

Tennis Avenue, Ambler, PA 19002

Major crack in the porch. It appears as though the crack is a result of tree roots. This crack does not effect the integrity of the home. Recommend repair/replacement.

FOUNDATION / STRUCTURE

SUBFLOOR:

Moisture staining is present, in the crawlspace beneath the 1st floor bathroom. Moisture stains tested dry with the moisture meter at the time of the inspection. All water fixtures were operated/run and the toilet was flushed several time immediately before inspection of subfloor.

ROOF

ROOF CONDITION

Roofing materials appear to be in serviceable condition at time of inspection. Roofing materials show signs of age and wear with, granule loss. Moss present on the roof at the rear right. Recommend cleaning/removing to prevent water penetration and future leaking.

PLUMBING

WASTE PIPES:

The cast iron drain pipe is rusted . No leaking observed. Recommend repair/replacement to prevent future leaking.

Other items are in the entire inspection report and should receive eventual attention. Be sure to read the inspection agreement, cover letter, ENTIRE report and definition of terms *Maint. Monitor, Upgrade, Safety, Verify* and address all items/issues of concern before closing.

To Potential Buyers: You may have specific questions about this home. At Abundant our goal is to *Exceed Your Expectations* and become *Your Personal Building Consultants For Life*. To familiarize you with this home and its conditions, an Abundant inspector will gladly take the time necessary to walk through the home with you and explain the report and the home's conditions for a nominal fee of only \$199.00. The "Walk Through Inspection" entitles you to the same benefits enjoyed by all of Abundant's clients. Please feel free to contact us at your convenience.

Benefits To Buyers: Abundant Home Inspection Benefits

- | | | | | |
|--|--|---|--|---|
| 1. You now have an Expert as <i>Your Personal Building Consultant For Life</i> to educate you about your home and answer present and future questions. | 2. You will receive monthly Home Maintenance Tips. | 3. You will receive a FREE "How To Operate Your Home" guide with drawings of homes systems and components. | 4. You will receive A 90 Day WARRANTY | 5. Most importantly, You will have Peace Of Mind. |
|--|--|---|--|---|

Call us anytime before settlement or up to 3 months after closing at 1-888-808-9542 to schedule your Walk Through Inspection. We look forward to serving you. **Note:** These benefits come with the "Walk Through Inspection" only. Without the "Walk Through Inspection" this report, report comments and its contents belongs to the seller. Abundant is liable to the seller only.

Sincerely,
Simone Cartwright, ASHI#246844, License #37125
Abundant Home Inspection Services
Your Personal Building Consultants For Life

Tennis Avenue, Ambler, PA 19002

CLIENT & INSPECTION INFORMATION

Inspection Performed By:
Abundant Home Inspection Services, LLC
345 E. Vernon Road
Philadelphia, PA 19119
1-888-808-9542 (P), 215-849-6677 (F)

CLIENT & SITE INFORMATION:

REPORT NO.: 20090136.

DATE OF INSPECTION: 11/28/2009.

TIME OF INSPECTION: 07:54 AM.

CLIENT NAME: Fred & Maria Voss.

INSPECTOR: Simone Cartwright - ASHI #246844, License #37125
Insured by Allen Insurance Group www.allenins.com/Home_inspectors.html.

AGENT/REP: Cardano Realtors, Diane Cardano-Casacio, 215-576-8666.

PARTIES PRESENT: Seller.

HOUSE STATUS: This property occupied. Storage, furniture, personal belongings and household goods prevent total and complete review of some areas. A final walk through using the "Final Walk Through" check list provided by Abundant is recommended. The check list is to be emailed, faxed or mailed to Abundant.

INSPECTION SITE: 411 Tennis Avenue Ambler PA 19002.

COMMENTS: This is a PreMarket Home Inspection. The purpose of the report is for you, the seller, to use as an overview of the condition of the property on the day of the inspection. Also, to make you aware of what the buyer's inspector may find during their inspection. Please be aware that each inspector's knowledge and background are different, therefore what one may consider minor or major the other may not.

To Potential Buyers: This is a Pre-Market Home Inspection Report provided for the seller to obtain full disclosure of the property conditions for all potential buyers. To get you familiar with this home and its conditions, an Abundant Home Inspector will walk through the home with you and explain the report and comments for a nominal fee of only \$199.00. The "Walk Through Inspection" entitles you to the same benefits of all Abundant clients including a 90 Day Warranty. Call us at 1-888-808-9542 to schedule your walk through. **Note:** Without the "Walk Through Inspection" this report belongs to the seller. Abundant is liable to the seller only.

CLIMATIC CONDITIONS:

WEATHER: Clear, Very Windy.

SOIL CONDITIONS: Damp.

APPROXIMATE TEMPERATURE: 40-50 degrees.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF HOUSE: 49. +/- per listing sheet.

BUILDING TYPE: Single Family, Cape Cod.

STORIES: 2.

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UTILITY SERVICES:

WATER SOURCE:

Public.

SEWAGE DISPOSAL:

Public.

UTILITIES STATUS:

All utilities on.

DEFINITIONS

Serviceable: The system or component is functional and serving the purpose for which it was intended.

Maintenance (Maint): Denotes a system or component requiring some level of normal maintenance which is necessary on all homes due to normal wear and tear related to owning any property. And/Or maintenance is required to; prolong the remaining life, prevent moisture/water damage and/or prevent future damage or deterioration.

Monitor: Denotes the system or component was functioning at the time of the inspection. Due to the age or condition observed, is near or at the end of its serviceable life and/or will require some level of maintenance, repair or replacement in the near future. You should plan or budget for additional expenses on this component or have it evaluated further by a qualified licensed specialist. (A licensed specialist is defined as one who possesses a license or credential for a specific trade (i.e. electrician for electrical work).

Upgrade: Denotes improvements which are recommended but not required. Item may not have been required or may not have been common practice at the time of construction. Upgrading is recommended to enhance safety, efficiency and/or comfort.

Safety: Denotes a condition that is unsafe and in need of prompt attention. Failing to take appropriate action to correct a safety issue may endanger the occupants of the home up to and including serious injury, death and damage to your personal property. Seeking service of a qualified licensed specialist is recommended.

Verify: Denotes a system or component is not operating properly or is significantly deficient or is damaged in a way to make it unstable or insufficient and will usually require some level of repair or replacement to restore it to serviceable condition. Confirmation of the condition and/or operation of the item with the seller or appropriate qualified specialist prior to settlement is strongly recommended. -OR- The system was off, disconnected or not accessible and could not be inspected. Confirming the condition and/or operation of the system with the seller or qualified licensed specialist prior to settlement is strongly recommended.

Information: This information is included to enhance your understanding of the system or component.

Terms: Right, Left, Front, Rear are based on standing in front of the property facing the building.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his/her own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his/her visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Any disagreement or dispute arising as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding,

Tennis Avenue, Ambler, PA 19002

non-appealable arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

EXTERIOR

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. The inspection does not include identification of insulation type, R-values or environmental hazards. No testing for lead based paint is performed. This inspection is not intended to address or include any geological conditions or site stability information. Any reference to the grade is limited to only the areas around the exterior of the exposed foundation or exterior walls. Water is the most common cause of a homes deterioration. All exterior grading should allow for surface and roof water to flow away from the foundation. This inspection does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Minor cracks are typical in walks, driveways and foundations and most do not represent a structural concern. All concrete slabs experience some degree of settlement.

Our focus on chimneys is directed at identifying visible damage/deterioration. Examination of concealed or inaccessible components, such as the presence of a flue liner, cracking, damage or deterioration to the liner, loose or missing mortar at the interior of the chimney and adequacy of installation are all beyond the scope of this inspection. If client has further concerns regarding these items, we recommend a chimney sweep be consulted for a more detailed evaluation. Having the firebox and chimney liner professionally cleaned and inspected annually is recommended.

Retaining walls are mostly used for stabilizing and controlling erosion on steep banks, or are used in terracing a portion of the yard for recreation or landscaping. Retaining walls should be verticle or inclined very slightly toward the embankment. Walls that are leaning forward, cracking, or heaving have reacted to pressure and/or movement. The wall may remain in the leaning position for years, however, ongoing movement can cause the wall to eventually fail.

* * * * *

DRIVEWAY:

Serviceable. Asphalt. Common cracking is present. (Maint.)

WALKWAYS:

Serviceable. Concrete. Common cracking is present. (Maint.)

FRONT STAIRS/HANDRAILS:

Serviceable. Concrete.

SIDING/WALL CLADDING:

Serviceable.
Stone veneer. Vinyl. Stucco.
Shrubbery and plants should be trimmed back so there is about 1 to 3 feet of clearance from the house to prevent moisture retention. (Maint)
Moss and staining present on the stucco siding. Recommend pressure washing. (Maint.)
Cracking present in the stucco. Recommend sealing. (Maint)
Cracking is inherent with stucco. All cracks and penetrations should be regularly caulked to prevent water/moisture penetration. Stucco siding has been known to allow water and moisture penetration into the wall cavities at cracks, joints, around window and door frames, and other areas where water can enter causing damage and rot to the underlying structure. We are unable to determine if any damage or moisture problems are present in the wall cavities by a "visual inspection only". Further evaluation by a licensed specialist is recommended to ensure no water damage exists. (Verify)

FASCIA/SOFFIT TRIM:

Serviceable. Vinyl.

WINDOW FRAMES/TRIM:

Serviceable. Metal.
Leaves present in window well at the right side of the home. Recommend removal of leaves to help keep moisture away from the foundation. Installing window well covers is also recommended. These often prove beneficial in reducing the potential for water penetration. (Maint.)

DOORS/TRIM:

Serviceable. Wood.

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LOT/GRADE:

Flat to sloped at the front.
Sloped to flat at the rear.
Tree is close to the house. It is recommended that branches are kept trimmed off of and away from the siding and roof to prevent damage and pest infestation. (Maint.)

* * * * *

CHIMNEY LOCATION:

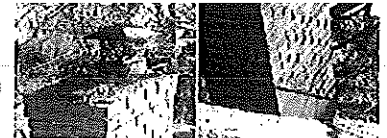
Right.

CHIMNEY TYPE:

Masonry.

CHIMNEY CONDITION:

Serviceable.
A spark arrester/rain cap is installed as a safety/maintenance feature.
Cracking in crown has been caulked/sealed. It is recommended that the masonry crown (the very top of the chimney) is kept free of cracks. Cracks in the chimney crown can cause leaks allowing water penetration to the masonry causing damage and deterioration to the structural part of the chimney beneath. As preventive maintenance cap should be sealed every one to two years or as often as needed. (Maint.)(Monitor)



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PATIO/PORCH/DECK/BALCONY

Porches and decks are inspected for safety rather than appearance. Ideally, decks constructed above ground level should be well supported by columns resting on concrete pads. As a safety precaution, above ground decks and porches should have guardrails. In many areas, an added deck or porch may require a permit, however, that evaluation is beyond the scope of this report.

We recommend periodically checking concrete/wood and other materials for signs of damage and deterioration. Periodically treating all wood and monitoring drainage around concrete slabs and porches is recommended to help prevent water damage. All exterior deck/balcony/porch/patio concrete slabs and grading should allow for surface and roof water to flow away from the structure.

* * * * *

TYPE: Porch.

LOCATION: Front.

PATIO/PORCH CONDITIONS:
Concrete.
Major crack in the porch. This crack does not effect the integrity of the home. Recommend repair/replacement.
(Maint)(Monitor)
The post/columns are in serviceable condition.
The ceiling is in serviceable condition.

ROOF TYPE: Shed construction.

INSPECTION METHOD: Observed from the eaves with ladder and from the main roof.

ROOF COVERING: Composition shingles.

NUMBER OF LAYERS: Appears to have one layer.

APPROXIMATE AGE: Unknown.

ROOF CONDITION
Roofing materials appear to be in serviceable condition at time of inspection.
Roofing materials show signs of age and wear with, granule loss.



FLASHINGS: Serviceable.

GUTTERS: Serviceable. Gutter and downspout are aluminum.

* * * * *

TYPE: Patio.

LOCATION: Rear.

PATIO/PORCH CONDITIONS:
Serviceable. Concrete.

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FOUNDATION / STRUCTURE

Finished or partially finished basements limit the visual accessibility of many components in the basement such as electrical systems, plumbing, heating ducts, framing, walls and floors. Note: All slabs (floors) experience some degree of cracking due to the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Finishes are not removed for this inspection.

Foundations are inspected for evidence of water penetration and unusual cracks. Minor cracks are typical in many foundations and most do not represent a structural problem as all concrete/masonry products experience some degree of cracking due to shrinkage in the drying process. Virtually all foundations are vulnerable to water seepage due to their location below grade. Water seepage and moisture penetration are common problems in foundations usually resulting from inadequate water management above ground. Changing soil conditions and unusual weather can cause leakage even in a previously dry foundation. Most causes can be corrected by improving drainage and grading. All exterior grades should allow for surface and roof water to flow away from the foundation. Based on a one time review, we cannot always detect the evidence or future possibility of water seepage. We suggest inquiring with the seller to understand the history of the property. Routine maintenance procedures can be performed that will help prevent the potential for water penetration.

Excess water or moisture penetration in a crawl space can promote wood decay, mold, mildew or fungus. Regular inspections of the crawl space should be performed to locate and correct these or any other problems which may be observed. Crawl spaces should be adequately ventilated and have a vapor barrier over the exposed ground or gravel. Vents should be open year round as the need for ventilation is as important in the winter as in the summer.

* * * * *

FOUNDATION TYPE: Combination of basement and crawlspace.

SLAB: Concrete.

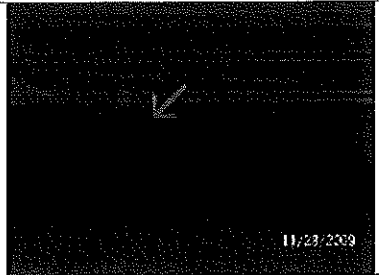
FLOOR CONDITION: Serviceable where visible.

SUMP PIT/PUMP: Present. Pump was operated and appeared serviceable.


SUMP PUMP PLUMBING: Drains to the exterior away from the foundation.

FOUNDATION WALLS: Concrete block. Concrete/masonry block foundations are prone to absorb ground moisture due to masonry joints and the porosity of the block. (Maint.)(Monitor)

WALL COVERING
Paint.
Efflorescence is present, which is a mineral deposit left behind from persistent exterior water infiltration. (Maint.)(Monitor)



FLOOR JOISTS: Serviceable where visible.

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SUBFLOOR:

Serviceable where visible **EXCEPT:** Moisture staining is present, in the crawlspace beneath the 1st floor bathroom. Moisture stains tested dry with the moisture meter at the time of the inspection. All water fixtures were operated/run and the toilet was flushed several time immediately before inspection of subfloor. (Maint.)(Monitor)



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ROOF

Our evaluation of the roof is to determine if portions are damaged, missing and/or deteriorating and, therefore, subject to possible leaking. Portions of the underlayment and decking are hidden from view and cannot be evaluated. Therefore, our review is not a warranty, guarantee nor a certification against roof leaks or the remaining useful life expectancy of the roof. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Normally, this situation is not present during our inspection.

The typical roof has two basic elements: the deck (or sheathing) and the weather resistant covering. On-going maintenance of the roof covering and effective water run off systems can extend a roof's useful life. Flashings at all roof penetrations should be checked and maintained regularly. Although most flashing is covered, exposed flashing should be firmly secured to the covering or penetration, and adequately sealed to prevent moisture intrusion. Valleys act to divert water from the roof. They should be kept free of debris and monitored for deterioration where visible. We recommend any roof repairs/replacements be performed by a qualified and licensed roofing contractor.

Gutters and subsurface drains are not water tested for leakage or blockage. We recommend constant maintenance to avoid water problems.

RECENT WEATHER CONDITIONS:

Recent rain/snow

Rained/snowed 2 days ago.

* * * * *

LOCATION:

All.

ROOF TYPE:

Gable construction.

INSPECTION METHOD:

Walked.

ROOF COVERING:

Composition/Asphalt shingles. **Information:** The estimated life expectancy is 15-20 years. Two layers is the maximum recommended for asphalt shingles because 1. they will begin to trap weight and 2. New holes are being put into the felt paper that is there for water proofing.

NUMBER OF LAYERS:

Appears to have one layer.

APPROXIMATE AGE:

Unable to determine.

ROOF CONDITION

Roofing materials appear to be in serviceable condition at time of inspection. Roofing materials show signs of age and wear with granule loss. Moss present on the roof at the rear right. Recommend cleaning/removing to prevent water penetration and future leaking. (Maint)(Monitor)



VALLEYS/FLASHINGS:

Serviceable.

GUTTERS/DOWNSPOUTS:

Serviceable. Gutters are aluminum and downspouts are aluminum.

* * * * *

LOCATION:

Lower rear.

ROOF TYPE:

shed.

INSPECTION METHOD:


Observed from the eaves with ladder due to small size.

ROOF COVERING:

Composition shingles.

NUMBER OF LAYERS:

Appears to have one layer.

 Tennis Avenue, Ambler, PA 19002

APPROXIMATE AGE:

Unable to determine.

ROOF CONDITION

Roofing materials are in serviceable condition at time of inspection.



VALLEYS/FLASHINGS:

Serviceable.

Leaves present in the flashing. Recommend removal to prevent water build up and damage to the shingles and wood roof decking/sheathing. (Maint)

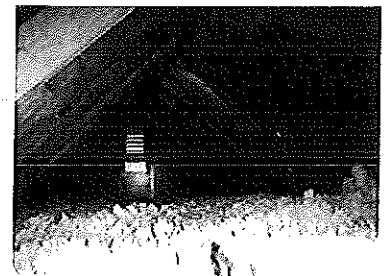
Tennis Avenue, Ambler, PA 19002

ATTIC

There are basically two types of attics: full and crawl type. A full attic usually has a floor and adequate space for someone to easily walk around. A crawl attic is usually unfinished and has restricted access due to low clearances, deep insulation and no walk planks. Limits of review are determined by type of attic. Water stains around roof penetrations such as chimneys, plumbing and heating vents are very common. Many times, it is difficult to determine if these stains are active as the roof sheathing cannot always be visually inspected entirely due to low clearances, insulation and cathedral roof construction, therefore, our review is not a guarantee nor a certification against roof leaks. Insulation in the attic is one of the best ways to improve energy efficiency. Our report measures insulation by thickness. Generally, the greater the thickness, the more resistance to heat loss.

* * * * *

ATTIC LOCATION: Front right bedroom.



TYPE: Crawl type.

INSPECTION METHOD: Partially entered due to low head room and no flooring.

FRAMING: Serviceable where visible. Roof are Rafters. Ceiling are joists.

ROOF SHEATHING/CONDITION: Serviceable where visible. Roof sheathing is plywood. No H-clips/retaining clips are installed at the horizontal seams of the plywood/wafer board sheathing. These clips are normally installed at time of construction between the roof framing members (at the horizontal seams of the roof sheathing) to prevent sagging/ dipping of the roof sheathing. These clips may not have been required when the home was built. (Upgrade)



INSULATION TYPE: Serviceable. Blown fiberglass. Rolled/balt fiberglass.

VAPOR BARRIER: A vapor barrier is not present/observable. These barriers are installed during the construction process to control condensation in the insulation. A vapor barrier may not have been a building requirement when the home was built. (Maint.)(Upgrade)

VENTILATION: Present. Ventilation is provided by, gable vents.

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GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION:

Attached
One car.

EXTERIOR:

Same as house.

FLOOR/SLAB:

CONDITION:

Floor is not fully visible, due to stored items. (Verify)
Serviceable where visible. Concrete.

FIRE WALL:

CONDITION:

Serviceable. Intact where visible.
Stored items restrict viewing of the garage walls. (Verify)

GARAGE DOOR(S):

CONDITION:

Serviceable. Sliding. Wood.

GARAGE DOOR HARDWARE:


CONDITION:

Safety springs are installed as a safety feature.
Safety springs have no safety cable. It is recommended that safety cables be installed through the center of the safety springs to prevent the spring from flying in the event of breakage. (Upgrade)

DOOR OPENER(S)

CONDITION:

Door opener was operated and is in serviceable at time of the inspection.
The safety reverse requires too much pressure to operate. This is a SAFETY HAZARD especially for children and pets. Recommend further evaluation by a qualified contractor. (Safety)

 Tennis Avenue, Ambler, PA 19002

DETACHED BUILDING

* * * * *

LOCATION:

Tennis Avenue, Ambler, PA 19002

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. Water/moisture seepage, pipe leaks and drainage problems are often only visible during or after certain conditions, such as, showers/baths with someone in the tub, consistent running of dishwashers, washing machine, etc. and/or consistent flushing of toilets. It is therefore, impossible to always observe seepage, pipe leaks and drainage problems unless the inspection is performed during or immediately after the running of dishwashers, washing machines, flushing of toilets, baths/showers sufficient or long enough to reveal such problems. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL:

Water supply to this property is provided by a public water system.

CONDITION:

Water meter is located, the front of the basement.

Valve not tested. Water pressure is adequate throughout the home at the time of the inspection.

SUPPLY PIPES:

MATERIAL:

Copper.

CONDITION:

Serviceable. No leaks present at the time of the inspection.

PLUMBING WASTE:

PLUMBING WASTE:

The waste disposal system appears to be connected to a public sewer system.

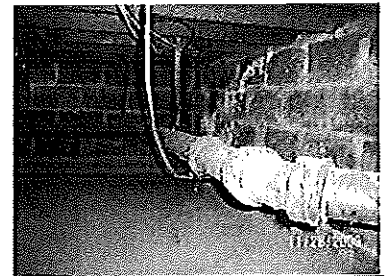
WASTE PIPES:

MATERIAL:

Cast Iron.

CONDITION:

Serviceable were visible. No leaks or signs of leaking at the time of the inspection. The cast iron drain pipe is rusted. No leaking observed. Recommend repair/replacement to prevent future leaking. (Maint)(Monitor)



HOSE FAUCETS:

OPERATION:

Sample operated at the rear of the home and serviceable. There is a hose bib in the garage. Not operated.

VENTS/TRAPS

Tennis Avenue, Ambler, PA 19002

CONDITION:

Serviceable.



WATER HEATER:

TYPE:

Gas.

Brand

Bradford-White Model# MI30T6EN10, Serial # TA4406544.

APPROXIMATE AGE:

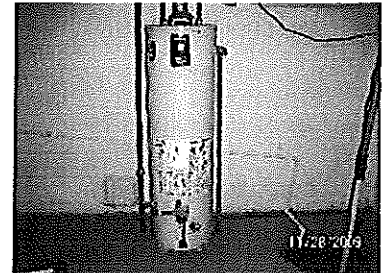
10 +/- per ANSI number. (American National Standards Institute)
The estimated life expectancy for a water heater is 15 years.

CAPACITY:

30 Gallons.

LOCATION:

Basement.



CONDITION:

Serviceable. Hot water obtained at all wet locations.

COLD WATER DISCONNECT:

Water shut-off valve is present.

T/P RELIEF VALVE:

Present. A discharge line is: Present.

EXHAUST VENTING:

Serviceable, Metal.

BURNER COMPARTMENT:

Rust and scale are present in the burner compartment. Cleaning and servicing of the burner compartment is recommended. (Maint)(Monitor)

FUEL SYSTEM:

METER/TANK

LOCATION-CONDITION:

Serviceable. The gas meter and main gas valve are located at, Exterior Front.

LAUNDRY

Laundry appliances are not operated or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. Our inspection is of the visible piping only. 220 volt recepticles are not tested.

Dryer vents can be a fire/health hazard. To enhance safety we recommend:
 ~cleaning the vent pipe.
 ~replacing plastic vents with metal vents.
 ~Installing rigid metal vent pipe behind the unit to prevent crimping of the line.
 ~venting to the exterior.

* * * * *

LOCATION: 1st floor.

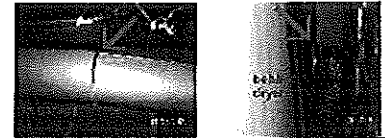
SINK: Serviceable.

FAUCET/SUPPLY PIPES: Serviceable.

DRAIN PIPES: Serviceable.

WASHER HOOKUP: Present. Drains to, laundry sink.

DRYER HOOKUP: Serviceable.
 The metal exhaust flue to the dryer is disconnected at the wall in the laundry room. Needs adjustments in the garage. (Maint)



COMMENTS: Both the washing machine and dryer were operated at the time of the inspection and both are in serviceable condition.

Tennis Avenue, Ambler, PA 19002

HEATING SYSTEM

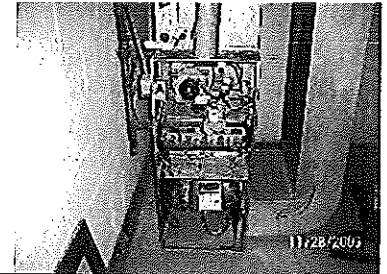
Our evaluation of the heating system is both visual and functional provided power and fuel is supplied to the component. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a manner that inspection is almost impossible. The inspector cannot light pilot lights or restore fuel to appliances. Safety devices are not tested by the inspector. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. We recommend you evaluate these systems prior to closing. Subjective judgment of system capacity is not a part of the inspection. Normal servicing and maintenance is recommended on a yearly basis.

As the inspector is a generalist and not a specialist it is recommended that you obtain service records from the seller. If no documentation can be provided or the system has not been serviced within the past year it is recommended that you have the seller service the unit prior to settlement to ensure proper operation of the system prior to purchase.

* * * * *

LOCATION:

Basement.
Serviceable.



THERMOSTAT:

Serviceable. Located in: dining room.

BRAND:

Bryant.
Model # GA1AAD036085, Serial # 3993A16918.

APPROXIMATE AGE:

Unknown.

FUEL:

Natural gas.

TYPE:

Forced air.

AIR FILTERS:

Size: 16x25x1.
Serviceable. Recommend cleaning/replacing filter every 30 days to ensure proper operation and air flow. (Maint)

FAN/MOTOR

Serviceable. Fan is direct drive type.

DISCONNECTS:

Serviceable. An electrical disconnect is provided for this unit .

BURNERS:

Serviceable.

EXHAUST VENTING:

Serviceable. Metal.

HVAC DUCTING:

Serviceable. Intact where visible.

Tennis Avenue, Ambler, PA 19002

AIR CONDITIONING SYSTEM

Our evaluation of the air conditioning systems is both visual and functional provided power is supplied to the component for 12 hours prior to operation. Gas and window operated units are beyond the scope of this inspection. Judging the cooling efficiency or adequacy of the air conditioner is a subjective evaluation; poor condition is noted only if, in the inspector's opinion, the adequacy seems to be less than normal. The inspector is not equipped to inspect the compressor for evidence of cracks or holes, as this can only be done by dismantling the unit. Safety devices are not tested by the inspector. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. The inspector does not perform pressure tests on coolant systems, therefore, no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal servicing and maintenance is recommended on a yearly basis.

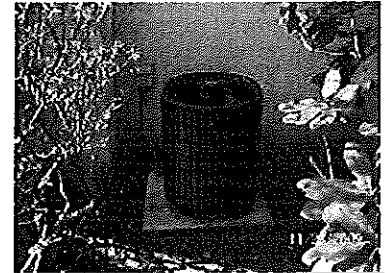
As the inspector is a generalist and not a specialist it is recommended that you obtain service records from the seller. If no documentation can be provided or the system has not been serviced within the past year it is recommended that you have the seller service the unit prior to settlement to ensure proper operation of the system prior to purchase.

Recent US standards for A/C systems in effect as of January 2006 require newly installed systems to adhere to a SEER 13 energy rating guidelines. Once there are no remaining 10 SEER parts, if the outside unit rated 10 SEER or lower needs to be replaced, it will be necessary to upgrade to a 13 SEER unit. This may require a modification to the inside unit to ensure proper compatibility between the inside and outside unit. Additional information is available at www.doe.gov or www.13seersolutions.com

* * * * *

CONDENSER LOCATION:

Condenser/Coil is located at: right side of home.



BRAND:

Bryant.

APPROXIMATE AGE:

The age of this unit could not be determined.
The estimated life expectancy for air conditioner condensers is 15 years.

AIR HANDLER LOCATION:

Basement.

TYPE:

Split system.

MAIN DISCONNECT:

An exterior main disconnect is present.

REFRIGERANT LINES:

Refrigerant line insulation is damaged. (Maint.)

A/C OPERATION:

A/C unit was not operated as the exterior temperature was below 65 degrees at time of inspection. As most manufacturers warn against operating air conditioning units when the outside temperature is under 65 degrees, this unit was not tested. It is recommend buyer verify operation with HVAC contractor when temperature allows. (Verify)

INDOOR COIL CONDITION:

Due to the sealed construction of this unit, the A-coil could not be visually inspected.

OUTDOOR CONDENSER/COIL

CONDITION:

Serviceable. Exterior fin damage is present. Damaged fins can reduce the efficiency of the unit.
Combing/straightening of the fins may improve efficiency. (Upgrade)

Tennis Avenue, Ambler, PA 19002

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

SERVICE ENTRANCE:

**SERVICE ENTRANCE
CONDITION:**

Serviceable. Power supply is overhead/service drop.

METER LOCATION:

METER LOCATION:

Exterior Rear.

METER CONDITION:

METER CONDITION:

Serviceable.

APPROXIMATE MAIN SERVICE SIZE:

**APPROXIMATE MAIN SERVICE
SIZE:**

AMPS, 100.

VOLTAGE:

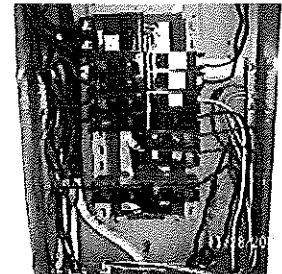
VOLTAGE:

120/240 volt system is installed.

MAIN PANEL LOCATION:

**MAIN PANEL LOCATION AND
NOTES:**

Serviceable.
First floor, MANUFACTURE is: Crouse-Hinds.



MAIN DISCONNECT:

MAIN DISCONNECT:

Present at the main panel.

CONDUCTORS:

ENTRANCE CABLES:

Serviceable.
Braided Aluminum- OK
No anti-oxidant paste is observed on the aluminum service wire connection to the main panel. This grease like paste is a conductive material applied to aluminum wire connections to provide protection against poor connections developing because of the formation of aluminum oxide on the surface of aluminum wires. Without an anti-oxidant applied, poor connections will result. Application of an anti-oxidant should be performed by a licensed electrician.
(Maint)(Upgrade)

BRANCH CONDUCTOR TYPE:

Serviceable. Copper-OK. Copper is preferred for safety.

Tennis Avenue, Ambler, PA 19002

BRANCH WIRING TYPE:

Serviceable. Romex, non metallic sheathed.

MAIN PANEL GROUNDING:

MAIN PANEL GROUNDING:

The main service panel appears to be properly grounded.

A grounding conductor is present at the gas pipe to the water heater. Grounding to gas pipes is NOT acceptable as proper means of grounding because underground piping may be plastic. (Safety)

CIRCUIT DISCONNECTS:

CIRCUIT DISCONNECTS:

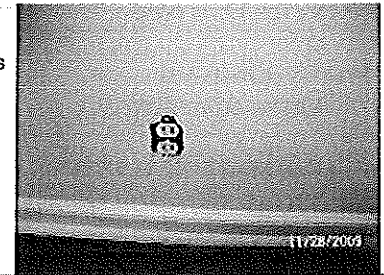
Circuit breakers.

Serviceable.

SWITCHES/OUTLETS & FIXTURES:

CONDITION:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition. Missing cover plate viewed in the living room. Client should install face plates on all outlets and switches, where missing, to prevent shock. (Safety)



GFCI OUTLETS/BREAKERS:

Serviceable in the 2nd floor bathroom and in the kitchen.

There are no ground fault interrupter(s) present in the laundry area. Upgrading with GFI or confirming outlet is GFI protected is recommended. (Safety)

Tennis Avenue, Ambler, PA 19002

KITCHEN

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE AND CONDITION:

Serviceable, no damage present in or on the underside of the sink.
Corian.

FAUCETS/SPRAYER:

CONDITION:

Serviceable. Operated. Functional water flow noted. No leaking at the time of the inspection. Leaking at faucets and supply piping is common as part of normal wear and tear, therefore may occur over time.

SUPPLY PIPES:

CONDITION:

Serviceable. Water was run and no leaks are present at the time of the inspection.

TRAPS/DRAINS:

CONDITION:

Serviceable. No leaks observed at the time of the inspection.
Homeowner storage has restricted the viewing below the sink area. (Verify)



DISPOSAL:

CONDITION:

The disposal was operated and in serviceable condition at the time of the inspection. No leaks present.

COOKTOP:

TYPE/CONDITION:

Gas.

OVEN:

CONDITIONS:

Both the bake and broil were operated and are in serviceable condition.

HOODFAN/VENTILATION:


TYPE AND CONDITION:

External, Fan/Hood was operated and in serviceable condition.

DISHWASHER:

CONDITION:

Operated and in serviceable condition.
A proper air gap IS NOT installed in the dishwasher drain line. Recommend installing air gap device. The air gap device helps to prevent cross contamination. (Upgrade)

 Tennis Avenue, Ambler, PA 19002

INTERIOR COMPONENTS:

CABINETS:

Serviceable.

COUNTER TOPS:

Serviceable. Corian.

BATHROOMS

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common minor faults such as stuck stoppers or dripping faucets. Showers are visually inspected for leakage, but leaks often do not show except when the shower has the weight of the person and is in actual use. Determining whether shower pans and tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Minor imperfections in caulking and grouting can allow water/moisture penetration into the wall/floor areas and cause damage, which is not always visible to the inspector. Shower heads/faucets and drain stoppers, as with most mechanical fixtures will require repair and replacement at some point in time. We cannot predict future failure of these items.

* * * * *

LOCATION:

2nd floor hall.

VENTILATION:

Serviceable. Exhaust fan is no operating properly at time of inspection. (Verify)

TUB/SHOWER SURROUND:

Serviceable.
Metal tub, plastic surround.

TUB/SHOWER FAUCET:

Serviceable, EXCEPT there is a leak between the shower head and the shower head arm. (Maint)

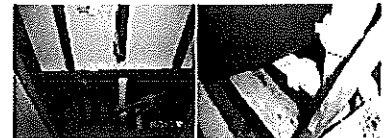


TUB STOPPER:

Serviceable.

TUB/SHOWER DRAIN/SUPPLY:

Serviceable. No leaks or evidence of past leaking present.




SINK:

Serviceable. No cracking, chipping, rust or damages present in or on the underside of the sink at the time of the inspection.

SINK FAUCET/SUPPLY PIPES:

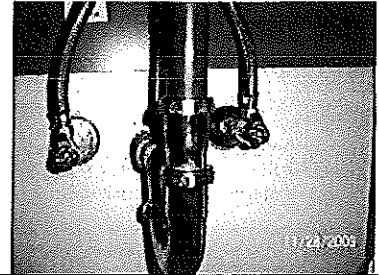
Serviceable. Operated. Functional water flow noted. No leaking at the time of the inspection. Leaking at faucets and supply piping is common as part of normal wear and tear, therefore may occur over time.



 Tennis Avenue, Ambler, PA 19002

TRAPS/DRAIN:

Serviceable. No leakage observed at time of inspection.



TOILET:

Serviceable. Operated.

* * * * *

LOCATION:

1st floor powder.

VENTILATION:

Serviceable. No exhaust fan. Installing an exhaust fan and routing the discharge line to the exterior of the home is recommended. (Upgrade)

SINK:

Serviceable. No cracking, chipping, rust or damages present in or on the underside of the sink at the time of the inspection.

SINK FAUCET/SUPPLY PIPES:

Serviceable. Operated. Functional water flow noted. No leaking at the time of the inspection. Leaking at faucets and supply piping is common as part of normal wear and tear, therefore may occur over time.

TRAPS/DRAIN:

Serviceable. No leakage observed at time of inspection.
An "S" trap is present. While standard at the time of construction, these traps can lose their wet seal and allow sewer gas to enter the home. These traps are not independently vented which causes "gurgling" of the drain. Upgrading to a vented P-trap system or installing Air Admittance Valves will normally prevent gurgling and sewer gas from entering the home. (Upgrade)

TOILET:

Serviceable. Operated.

Tennis Avenue, Ambler, PA 19002

INTERIOR

The interior includes the Bedrooms, Entries, Halls/Stairs, Living, Dining, Family/Bonus, Den, Office, Rec room and any finished rooms in the basement. This portion of the report bundles these areas of the home to one page. Our interior review is visual and evaluated with similar aged homes in mind. Areas hidden from view by stored items, such as finished ceiling/wall/floor coverings cannot be viewed and are not a part of this inspection. Dismantling or removing of interior coverings such as drop ceilings, paneling and carpet is not performed. Cosmetic deficiencies and minor flaws are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not within the scope of this inspection. Cracking and nail pops in walls and ceilings are common in many residences, and unless otherwise noted, usually require only cosmetic repairs. Windows, as with other systems, can fail and/or experience problems over time. It is not always possible to determine if all Thermopane/insulated glass windows are completely intact. Conditions such as temperature, humidity, dust and lighting limit the ability to review these windows visually, thus we suggest you review windows prior to close. Windows are inspected from both the exterior and interior perspectives (where accessible). Ease of operation, window type and condition of the panes and frames are reviewed. Screens and storm windows as well as security bars emergency releases are not checked as part of this inspection

Our focus on fireplaces is directed at identifying visible damage/deterioration and the presence/possibility of water penetration. Adequacy of installation and draft or smoke tests are beyond the scope of this inspection. Fireplaces which have gas logs installed need to be properly vented to the exterior, it is recommended that the damper be permanently blocked open to enhance safety. Wood Stoves are airtight inserts and can cause rapid buildup of creosote, which can be a fire hazard. It is recommended to check the system often for creosote and have it professionally cleaned as needed. Please refer to the exterior page for further limitations in regards to chimneys.

* * * * *

FLOORS:

Wood. Carpet. Ceramic tile.
Serviceable.
Rugs and floor coverings in various areas of the home prevent viewing of primary floor materials.

WALLS:

Drywall.
Serviceable.

CEILINGS:

Drywall.
Serviceable. No staining, peeling or patching observed at the time of the inspection.

DOORS:

Serviceable. Door Types, Panel.

WINDOWS:

Serviceable. Vinyl, double hung, thermal pane.

STAIRS/RAILING:

Serviceable.

* * * * *

FIREPLACE LOCATION:

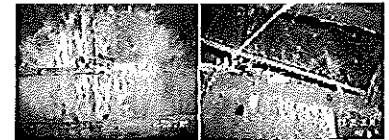
Living room.

FIREPLACE TYPE:

Masonry.

FIREPLACE CONDITION:

The damper was inoperable/misaligned at time of inspection. (Verify)
Cracks in mortar joints of fire brick. This can be a fire safety hazard.
Repointing /sealing with mortar/brick specifically for fireplaces is recommended. (Maint.)(Safety)
Creosote buildup is observed. Creosote limits the review of this unit. To enhance fire safety, cleaning of the flue and fireplace is recommended.



Tennis Avenue, Ambler, PA 19002

SMOKE DETECTORS & CARBON MONOXIDE TESTING

Smoke detectors are recommended to be installed on each level of the home, including basements, live-in attics, utility/mechanical rooms, in bedrooms and any hallway adjoining a bedroom. Regular testing is recommended to ensure proper working order. If your detector uses batteries, change the batteries immediately upon moving into your home. It is also recommended that you replace the batteries every 6 months or when the smoke detector chirps, signaling a low battery. Most smoke detectors have a life span of 10 years. If you suspect a smoke detector is near this age or you are not sure, be safe and replace the unit. It is also recommended you develop and rehearse escape plans for use in the event of a fire emergency.

SMOKE DETECTORS

LOCATION:

None present, recommend installing on all levels and in all bedrooms. (Safety)

On the inspection date, the following CO readings were obtained in parts per million (ppm) at the locations and under the conditions noted.

As established by the American Society of Heating, Refrigeration, and Air Conditioning Engineers (ASHRAE), readings in excess of 9 ppm in a living area indicate excessive carbon monoxide is evident.

Health effects are related to the level of CO concentrations and length of exposure. New studies indicate that chronic, low level exposure can have serious health consequences.

- 0 PPM - Desired level
- 9 PPM - Acceptable level of CO in a living space
- 50 PPM - Max. concentration for continuous exposure in any 8 hour period
- 400 PPM - Frontal headaches 1 to 2 hours, death within 2 hours*
- 800 PPM - Nausea and convulsions, death within 2 hours*
- 1,600 PPM - Nausea within 20 minutes, death within 1 hour*
- 12,800 PPM - Death within 1 to 3 minutes*

*Health effects can vary significantly based on age, sex, weight and overall state of health.

A Professional Equipment Carbon Monoxide Detector was utilized to determine if the heating and exhaust venting system in this home was contributing carbon monoxide to the internal home environment at the time of inspection. The carbon monoxide readings were obtained using normal operating controls of the equipment and following the manufacturer's instructions and protocol for this carbon monoxide analyzer. While the Carbon Monoxide Detector is a good tester for the presence of carbon monoxide gas, the use of this detector does not certify or de-certify the condition of equipment tested, such as the furnace or heat exchanger. Evaluation of the internal and inaccessible components of the furnace such as the heat exchanger, remain beyond the scope of this report. Further, the absence of carbon monoxide does not mean that a problem might not develop in the future. We, therefore, recommend installation of carbon monoxide detectors which are available in stores. Information about these detectors can be obtained from Underwriters Laboratories at 708-272-8800.

Heating Equipment Test

Prior to furnace operation: 0 ppm.
During furnace operation: 0 ppm to 0 ppm.

Exhaust vent at furnace test


Prior to furnace/boiler operation: 0 ppm.
During furnace/boiler operation: 0 ppm to 0 ppm.

Water Heater Equipment Test

Prior to water heater operation: 0 ppm.
During water heater operation: 0 ppm to 0 ppm.

Exhaust vent at water heater test

Prior to water heater operation: 0 ppm.
During water heater operation: 0 ppm to 0 ppm.

 Tennis Avenue, Ambler, PA 19002

Stove/Oven Test

Prior to stove/oven operation: 0 ppm.
During stove/oven operation: 0 ppm to 2 ppm.
