



# CHESTER COUNTY HOME INSPECTIONS

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<http://www.chestercountyhomeinspections.com>



## RESIDENTIAL INSPECTION

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Nneka Henry Lenworth Henry  
JULY 18, 2018



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# SUMMARY

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- 🚫 2.6.1 Roof - Chimney: Chimney Cap Missing
- 🚫 3.3.1 Exterior - Doors: Slider Stuck
- 🔧 3.3.2 Exterior - Doors: Exit door to Bilco
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- 🚫 9.10.2 Plumbing - Water Supply Fixtures: Toilet Loose

# 1: GENERAL INFO

## Information

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**General: Type of Building**

Single family

**General: Age of Home**

38 Year

**General: Client Is Present**

Yes

**General: Weather Conditions**

Clear

**General: Temperature**

Over 65

**General: Rain in Last 3 Days**

No

**General: Report Navigation****Categories**

The Report contains categorizations of Major Concerns (red), Moderate Concerns (orange), and Minor issues (blue). The colors and classifications are done for illustrative purposes and convenience. All issues should be considered and evaluated equally.

The Red category is for major concerns. This includes issues with a system or component that may have an adverse impact on the value of the property, or that poses an unreasonable risk to people or property.

The Orange category is for items that are not functional or will lead to further defects if not addressed.

The Blue category is mostly routine maintenance that is due now and that new owners should do periodically.

The categorization is not intended to determine which items may need to be addressed per the contractual requirements of the agreement of sale of the property. All items of concern to you should be addressed as you deem necessary. I recommend that you read the entire Inspection report, including the InterNACHI SoP and the limitations tabs to fully assess the findings of the inspection. Please call us for any clarifications or further questions.

**General: Report Sharing****Dissemination**

This report is the property of the client for whom it was prepared. Any unauthorized use or sharing of this report can leave the client vulnerable to liability. This report should only be shared as it pertains to the purchase contract of the client. Should the client choose not to buy this house the seller does not have the right to share or distribute this report. The disclosure form for the property should be updated appropriately and the report discarded.

**General: Report Rights****Updating**

I reserve the right to update inspection reports within 48 hours after initial release. This is to accommodate clarifications or additional information that might have come forward subsequent to the inspection.

**General: Summary**

This house is positively the most impressive home I've ever inspected. I've inspected mac-mansions that left me cold and had more issues at their one-year warranty inspection period than this one has after 4 decades. This house has character, flair and elegance that under-states and over-delivers. It is pretty and unpretentious, does not say "look at me", yet you cannot stop looking once you start. She offered one pleasant surprise after the other. I'm blessed to had time to study this magnificent home. Best of luck to the new owners.



## 2: ROOF

### Information

**Base Information: Roof Material**

Asphalt Shingles

**Base Information: Roof**

Type/Style

Gable

**Base Information: Roof**

Inspection Method

Partially Traversed

**Base Information: Number of Sky Lights**

None

**Base Information: Attic Info**

Pull Down Stairs

**Base Information: Attic Inspection Method**

Walked

**Shingles: Layers Visible**

One Layer

**Coverings: Photos**







## Structure & Attic: Photos



## Observations

### 2.2.1 Coverings

#### ORGANIC GROWTH



Maintenance Item

Moss, lichen and algae is visible on parts of the roof, mostly in shaded areas at the back of the house. Moss hold water which softens the wood and accelerates decay. Lichen penetrates the granules, they are hard to remove and can damage the shingles over time. Algae is what causes the darker areas more noticable at the front of the house. Overall it is minimal and considered cosmetic. It can be cleaned to improve appearance if desired. There are companies that specialize in roof cleaning.

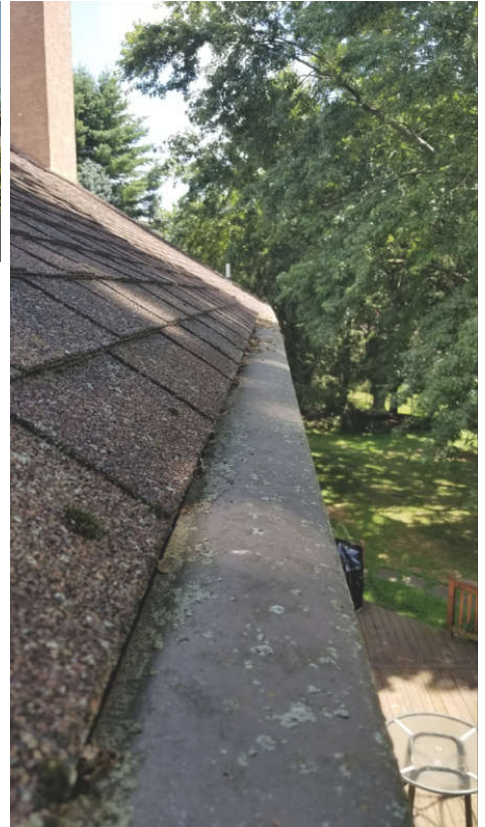
#### Recommendation

Contact a qualified roofing professional.





Algae causes the dark stains



Samples of lichen (orange arrow) and moss (green arrow)

### 2.6.1 Chimney

#### CHIMNEY CAP MISSING

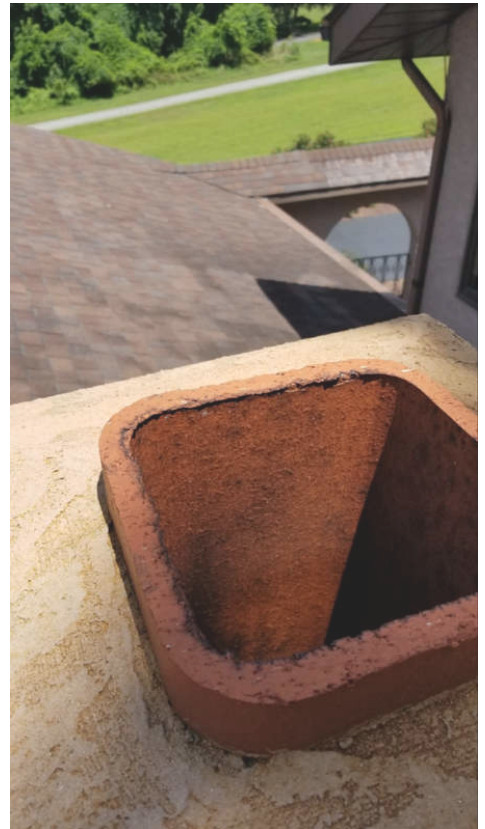
The boiler chimney did not have a cap. This is important to protect from moisture intrusion and protect the chimney. Rain and snow that gets in here in ends in the boiler, rusting it out. Recommend installing a chimney cap.

Recommendation

Contact a qualified roofing professional.



Recommendation





# 3: EXTERIOR

## Information

<b>Base Information: Dwelling Construction</b>	<b>Base Information: Siding Material</b>	<b>Base Information: Walkway Material</b>
Block/Frame Mix	Stucco	Pavers, Asphalt, Stone

## Observations

### 3.3.1 Doors

#### SLIDER STUCK

 Recommendation

Sliding glass door in office was difficult to open or close. There is a high spot in the track - the door opens freely to the left or to the right of it but right in the middle of gets stuck. This often indicates a door structure issue or walls that have slightly moved. Also the screen door was off the track and not sliding property either. Exact same issue with slider glass door in piano room, and slider to back deck from living room. Recommend fixing all sliding doors to open and close properly.

Recommendation  
Contact a qualified door repair/installation contractor.



### 3.3.2 Doors

#### EXIT DOOR TO BILCO

 Maintenance Item

Exit door to Bilco door has few small issues - frame is loose causing the latch to bind up a bit, trim had wood rot and door got wet at some point. Steel frame of steps to outside is rusted a bit. No repairs warranted, mentioned as FYI only.



### 3.5.1 Porches, Patios, Decks, Balconies and Carports



Maintenance Item

#### **DECK - WATER SEALANT REQUIRED**

Deck is showing signs of weathering. All wood should have water sealant / weatherproofing applied now and annually as part of your ongoing home maintenance.

Recommendation

Contact a handyman or DIY project

### 3.8.1 Vegetation, Grading and Drainage



Recommendation

#### **NEGATIVE GRADING**

Grading is sloping towards the home in some areas. This leads to saturation at the foundation with consequent water intrusion. Recommend landscaper or foundation contractor regrade so water flows away from home. This basement is deeper than usual so the grading should take that into account. Photo show sample of water penetrating through the foundation wall.

Recommendation

Contact a qualified landscaping contractor





# 4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

## Information

<b>Base Information: Foundation Type</b> Basement	<b>Base Information: Foundation Material</b> Concrete Block	<b>Base Information: Basement Floor Construction</b> Slab
<b>Base Information: Main Floor Construction</b> Metal Beams, Wood joists	<b>Base Information: Wall Structure</b> Masonry	<b>Foundation: Pier/Support Material</b> Bearing Wall, Steel

**Base Information: Insulation at Sill**

At the top of foundation walls are sill plates and band boards. It is common for the cavities at the sill plates between the joists to be covered with insulation. This restricts visibility to the sill and band. It is not in the scope of home inspections to remove and replace insulation, hence anything behind the insulation was not inspected.

**Foundation: Beam & Joist Material**  
Steel Beam, Wood Floor Joist



# 5: INTERIOR

## Information

<b>Base Information: Ceiling Material</b> Drywall	<b>Base Information: Wall Material</b> Drywall	<b>Base Information: Floor Coverings</b> Carpet, Tile, Wood
<b>Base Information: Cabinetry</b> Wood	<b>Base Information: Countertop</b> Tile	<b>Base Information: Window Manufacturer</b> Pella
<b>Base Information: Window Types</b> Casement, Single Pane, Double Pane		
The windows are single fixed pane, however they have detachable inner window panels which make them double pane by effect. This configuration is as effective in insulation as newer double-panel sashes but they do lack the reflective capabilities of newer windows.		

## Observations

### 5.6.1 Doors

#### DEADBOLT NOT OPERATIONAL

The deadbolt of the exterior door by the laundry room could not be locked.

 Maintenance Item



### 5.7.1 Windows

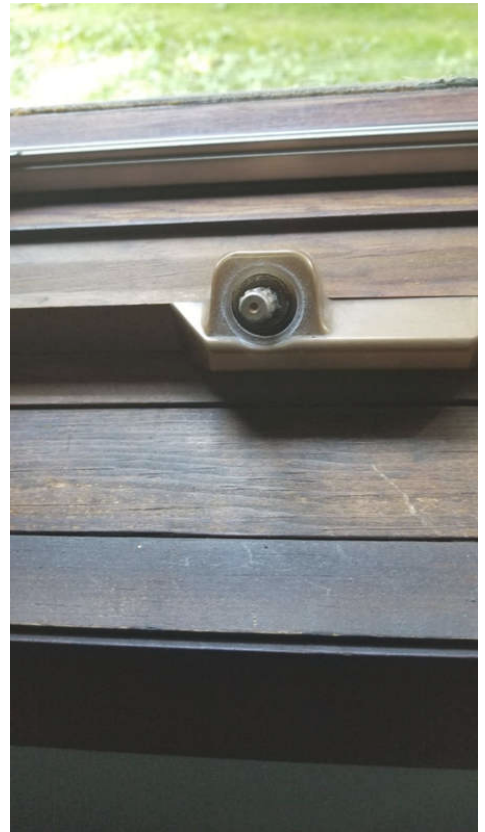
#### MISSING CRANK

A window crank mechanism is missing in the room with the big safe.

 Maintenance Item

## Recommendation

Contact a qualified window repair/installation contractor.



## 5.7.2 Windows

**ROLL-UP SCREENS**

Most of the roll-up insect screens were stiff and would not go down all the way. Recommend repairs.

## Recommendation

Contact a qualified window repair/installation contractor.

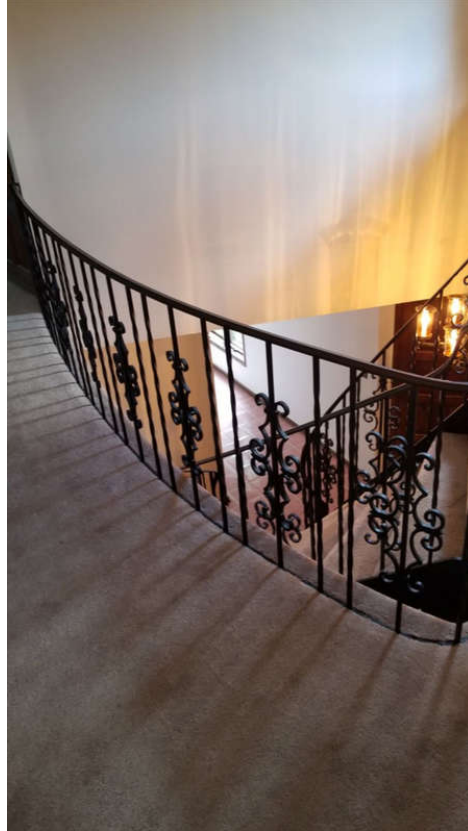
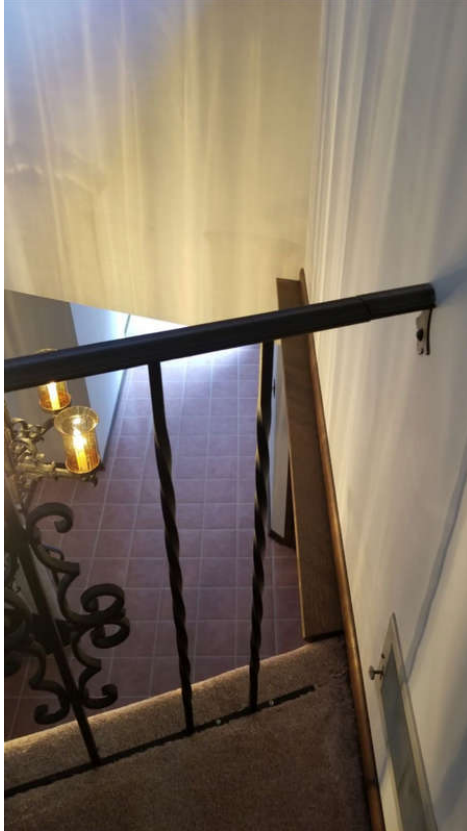




## 5.8.1 Steps, Stairways &amp; Railings

**Safety Hazard****BALUSTER SPACES TOO WIDE**

The beautiful guardrails at the steps are considered too low by modern standards. They offer foothold for a child climbing up, and the spacing between the balusters is too wide. This was not a requirement when this house was built, however it is a safety concern for pets and children that I recommend buyers address. Original builder had the forethought to make the guardrails removable which will make it easier to replace the rails. Consult with companies that specialize in guardrails for options.



# 6: HEATING

## Information

<b>Base Information: Heater Brand</b> Peerless	<b>Base Information: Energy Source/Type</b> Oil	<b>Base Information: Number of Systems</b> 1
<b>Base Information: Ductwork</b> None	<b>Base Information: Filter Type</b> None	<b>Heating Equipment: Hydronic Heating</b> Heating is boiler and hydronic heating coils in forced air.

### Heating Equipment: Condition

Heating equipment is boiler and hydronic coils. Oil tank is buried. Ignition system is Beckett pump and ignitor, Honeywell controller.

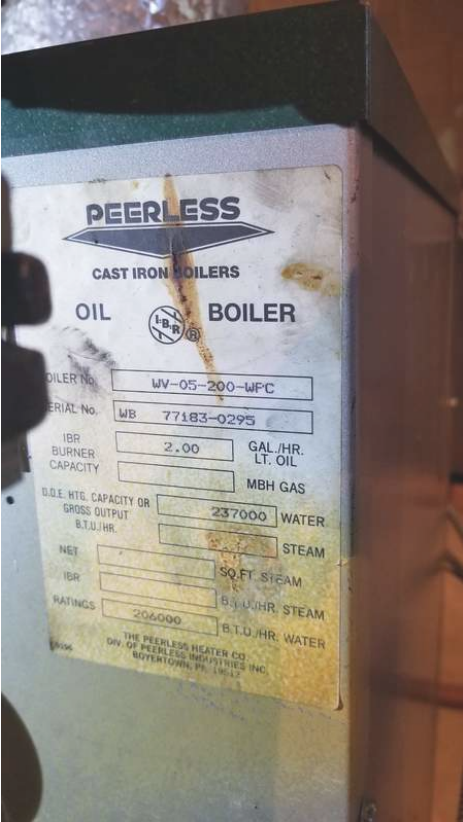
It is a three-zone system with single Taco-brand circulator for the hydronics, and a separate one for the hot water cistern. All plumbing for distribution to zones were proper with shutoffs and drains.

Boiler is used to heat domestic hot water in a cistern system.

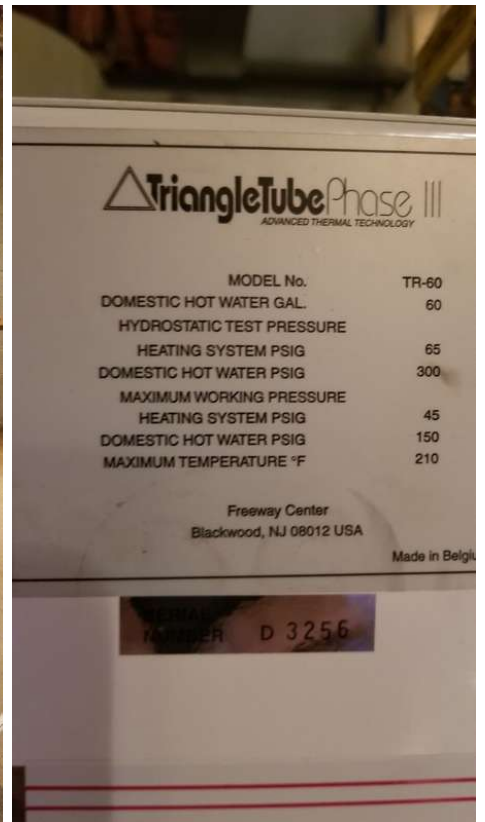
Overall, the system appears in good condition.

This is a low efficiency boiler, approximate 60% AFUE, meaning about 40% of the heating energy is lost. High cost of heating oil makes this an important consideration. When this boiler is in need of major repair, consider upgrading to more efficient equipment. For more information, refer to [www.energy.gov/energysaver/home-heating-systems/furnaces-and-boilers](http://www.energy.gov/energysaver/home-heating-systems/furnaces-and-boilers).

### Heating Equipment: Photos











## Observations

### 6.2.1 Heating Equipment

#### WEIGHT SUPPORT

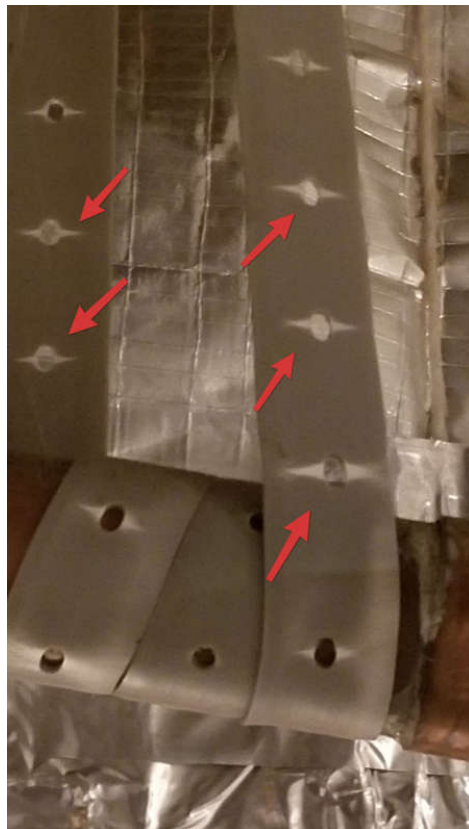


Recommendation

The water expansion tank for the cistern is heavy, being a steel tank holding probably 10 gallons of water. The plumbing for the section is supported only with plastic straps. Those are generally strong but they are stretched to the breaking point to support this amount of weight. There's already a substantial amount of sagging in that line where the rest of the plumbing is properly supported and installed straight. Recommend replacing with metal straps.

Recommendation

Contact a qualified HVAC professional.



### 6.2.2 Heating Equipment

#### ATMOSPHERIC DAMPER

The atmospheric damper is not properly installed - there is a screw at the bottom to force it in the open position (red arrow). It's supposed to have an adjustable weight (yellow arrow) to control the amount of air that is allowed to enter the flue. This is so that it can be adjusted for proper emissions control. Recommend repairs for efficiency, emissions control and system longevity.

#### Recommendation

Contact a qualified HVAC professional.



Recommendation



# 7: COOLING

## Information

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**Base Information: Air  
Conditioner/Heat Brand**  
Carrier

**Base Information: Energy  
Source/Type**  
Electric

**Base Information: Number of  
Systems**  
3

**Base Information: Ductwork**  
Insulated

**Base Information: Filter Type**  
Disposable, Cartridge



## 8: HVAC

### Information

**Equipment: Condenser**

**Estimated Age**

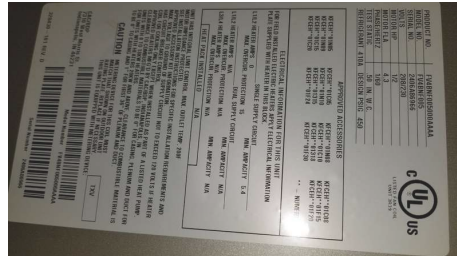
12

**Equipment: Condenser BTU**

Unknown

**Equipment: Condenser Location**

Exterior



**Equipment: Air Handler**

**Estimated Age**

12

**Equipment: Air Handler BTU**

48000

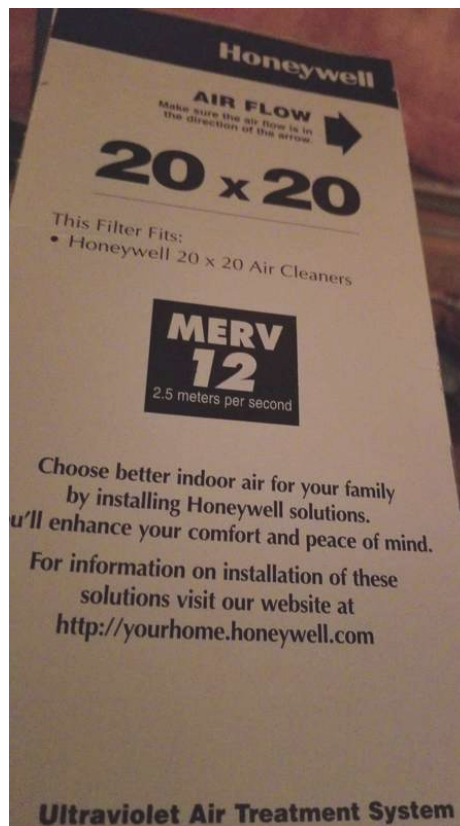
**Equipment: Air Handler Location**

Basement

**Equipment: System Functional**

The temperature split differential between the return and registers was within the 12-20 degree range at time of inspection

**Filter and Thermostat: Photos**



### Observations

## 8.1.1 Equipment

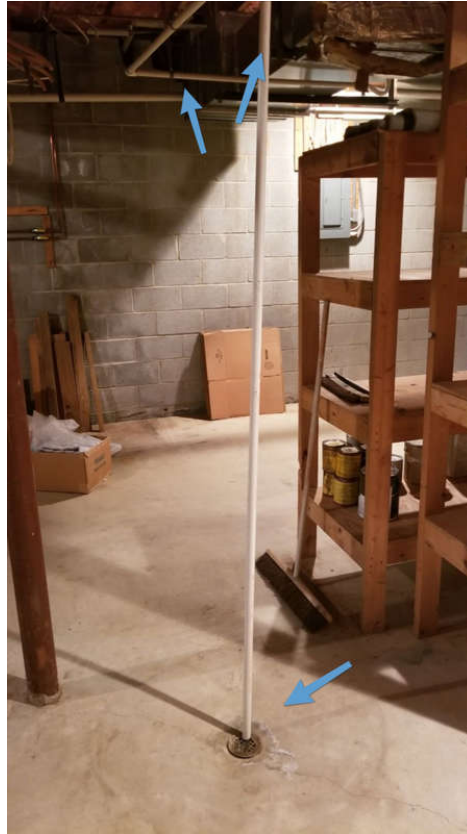
**CONDENSATION DRAIN**

Maintenance Item

Condensation drain for HVAC in the basement is just resting loose on top of a drain that leads to the sump. This is unusual installation in that it would be very easy for that pipe to be knocked off the drain or broken off accidentally. It is not properly supported. Consider rerouting that so that the drain pipe could be attached to the steel post nearby.

Recommendation

Contact a qualified general contractor.



## 9: PLUMBING

### Information

<b>Base Information: Water Source</b> Public, Well	<b>Base Information: Filters</b> None  Note: we do not inspect filtration systems.	<b>Base Information: Supply Line Material</b> Copper
<b>Base Information: Waste Line Material</b> Cast Iron	<b>Base Information: Vent Line Material</b> Unknown	<b>Service: Location</b> Basement
<b>Laundry: Laundry Information</b> 240 Volt Electric, Washing Machine Present, Dryer Present	<b>Hot Water Heater: Water Heater Manufacturer</b> ACV Triangle Tube	<b>Hot Water Heater: Power Source/Type</b> Oil, Indirect

### Hot Water Heater: Concept of Operation

This is FYI for understanding the dynamic of your domestic hot water system. System size is 60-gallon. It consists of an indirect water heater to supply the hot water used in kitchens and bathrooms. It is actually not a water heater at all -- it is just a storage tank of heated water along with a thermostat and an external pump. These indirect water heaters are great for winter but less so for summer. Here's why. Consider summer use.

Water from the indirect heater storage tank is circulated through the boiler to be heated. The boiler has its own water tank. As the boiler runs, the water-to-water heat exchanger in the boiler heats water for the indirect storage tank. It keeps circulating the water through the boiler and storage tank until the set point is reached in the cistern then the thermostat switches the boiler off.

These indirect water heaters are constructed with good insulation methods so the heat loss is low, however, boilers are not so efficient; in a few hours of not running it will have lost most if not all its latent heat. That water will have to be heated again for the next domestic hot water heating request.

For more information on boiler efficiency, refer to [www.energy.gov/energysaver/home-heating-systems/furnaces-and-boilers](http://www.energy.gov/energysaver/home-heating-systems/furnaces-and-boilers).



## Sump Pump: Photos



## Observations

9.2.1 Service

### SYSTEM NOT OPERATIONAL

The well pump was not turned on.



Maintenance Item



### 9.3.1 Bathtub & Shower



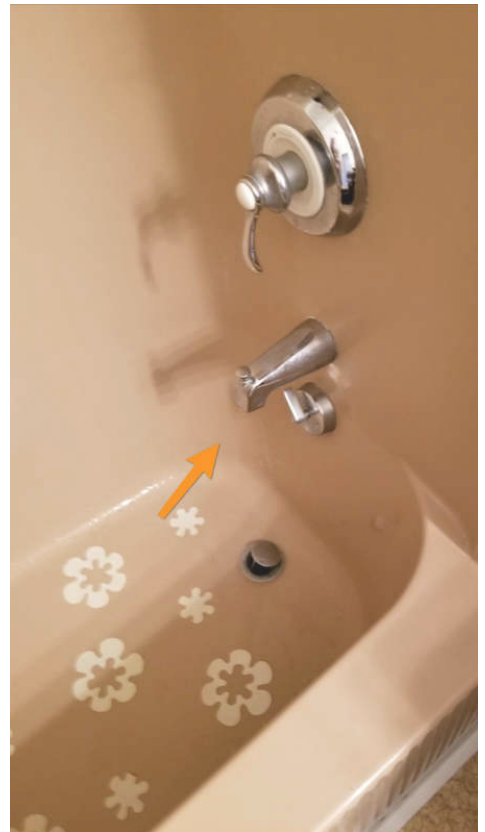
Recommendation

#### **DIVERTER NOT OPERATIONAL**

The diverter pull was not functioning properly. Water flow reduced but no water was diverted to the shower head. It could be that the shower head is simply blocked, or that there's a problem with the plumbing behind the wall that I could not see. Recommend repair.

Recommendation

Contact a qualified plumbing contractor.



### 9.3.2 Bathtub & Shower



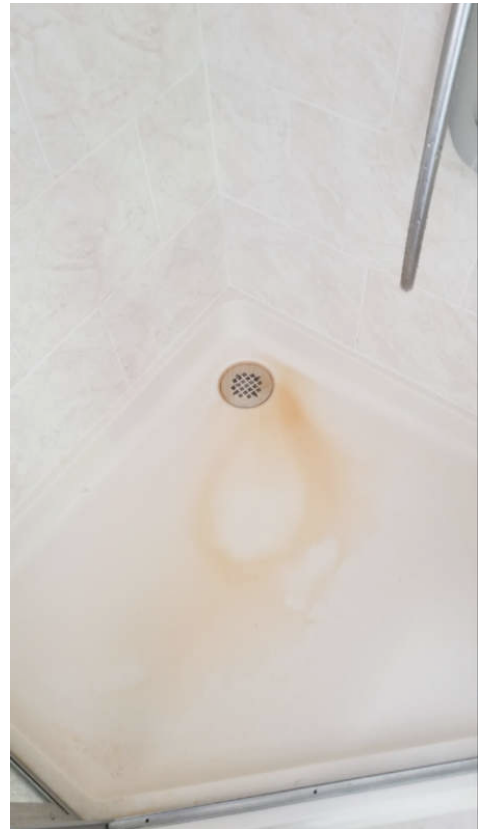
Recommendation

#### **RUST IN LINE**

A rust came out of the master shower when it was first turned on. No rust was seen elsewhere so it appears localized. It may be an improper fitting at the shower valve such as a steel nipple instead of a galvanized nipple. Recommend fixing.

Recommendation

Contact a qualified plumbing contractor.



#### 9.10.1 Water Supply Fixtures

##### **SINK DRAINED SLOWLY**

The brown sink drained slowly. Recommend clearing drain and/or having a plumber repair if necessary.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



#### 9.10.2 Water Supply Fixtures

##### **TOILET LOOSE**



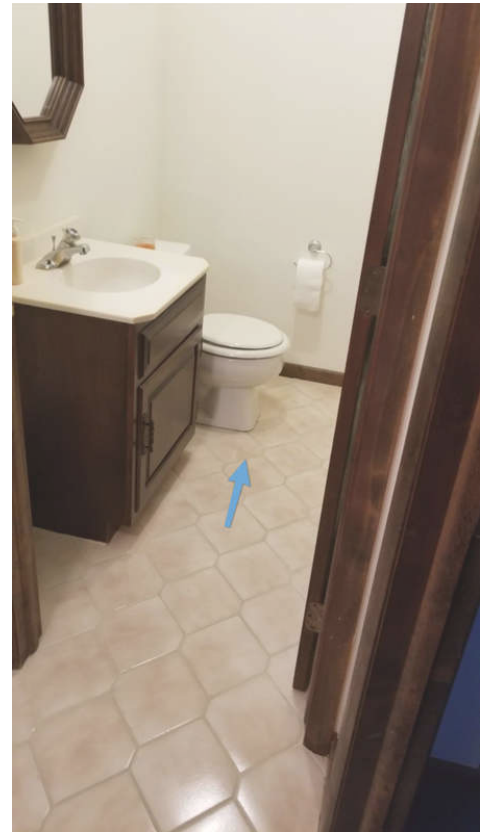
Recommendation



Toilet was loose from the floor. Leaks can occur. A new wax ring should be installed and toilet should be securely anchored to the floor to prevent movement and leaking.

Recommendation

Contact a qualified plumbing contractor.



# 10: ELECTRICAL

## Information

**Base Information: Service Information**  
120-240 Volt, System Ground  
Unknown, 200 Amp

**Base Information: Service Entry**  
Below ground

**Base Information: Main Panel Location**  
Basement

**Base Information: Sub Panel Location(s)**  
Basement \*

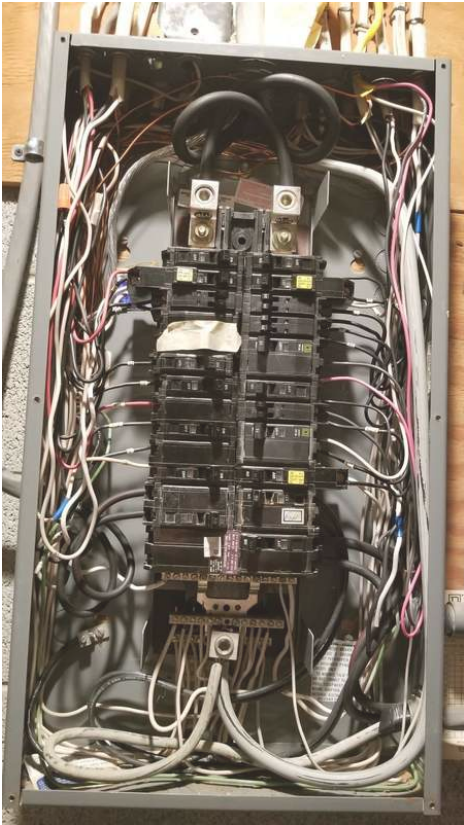
**Base Information: Panel Type**  
Circuit Breaker

**Base Information: Panel Capacity**  
200 Amp

**Base Information: Panel Manufacturer**  
Not Visible

**Base Information: Wiring Method**  
Non Metallic Sheathed

**Main and Distribution Panels, Grounding: Photos of sub panel**



**Main and Distribution Panels, Grounding: Photos of main panel**



# 11: INSULATION & VENTILATION

## Information

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**Base Information: Insulation Type**

Not Visible

**Base Information: Ventilation Type**

Gable Vents, Thermostatically  
Controlled Fan, Attic Fan

**Base Information: Exhaust Fans**  
Fan with Light

**Insulation Under Floor System:  
Flooring Insulation**

Not Visible

# 12: FIREPLACE

## Information

<b>Base Information: Fireplace Attributes</b>	<b>Base Information: Firebox Material</b>	<b>Base Information: Chimney Material</b>
Wood burning, Steel, Open firebox	Steel	Masonry, Clay lined

### Fireplace: Basement fireplace

The fireplace in the basement recreation area has hardly been used. The firebox is slightly rusted as expected but otherwise in perfectly usable condition. The flu is exceptionally clean. The damper is a bit stiff to operate but workable.

### Fireplace: Bedroom fireplace

The bedroom fireplace is similar to the basement fireplace except for this one the damper is rusted and does not close fully. This will cause energy lost both in summer and winter. Recommend fixing the damper to close properly. Consider using fireplace inserts for best use of heat energy.

