

## SUMMARY

110 E Lincoln Ave, Lititz PA 17543

Mike Keller

November 17, 2021

David Glick  
ASHI Certified Inspector  
The Home Inspector Inc.  
717-926-1206



dave@thehomeinspectorinc.com

### ⚠️ 2.3.1 Exterior - DOORS (Exterior): No Safety Glazing (FRONT, REAR AND SIDE DOORS)

Glazing (glass) in doors is susceptible to impact damage and can break into sharp shards causing personal injury. The glazing should be replaced with safety glass or tempered glass or protected from breaking with a plastic laminate applied to both sides of the glass.

### ⚠️ 2.9.1 Exterior - Exterior Vents: Dryer Vent is Dirty

The interior of the dryer vent is clogged or dirty. This condition can allow a fire. The dryer vent should be cleaned by a qualified professional before using the dryer.

### ⚠️ 4.2.1 Heating and Cooling - BOILER: Low Pressure (BOILER)

The boiler pressure was low. This condition can indicate that there is a leak in the heating system. A heating technician should evaluate the boiler and heating system and repair it as necessary.

### ⚠️ 4.2.2 Heating and Cooling - BOILER: TPR valve extension is undersized (AT THE BOILER)

The temperature pressure relief (TPR) valve extension is undersized. Relief valve extensions must be the same size as the relief valve outlet, extend to within 6" of the floor and may not be threaded at the bottom.

### ⚠️ 5.3.1 Electrical - MAIN ELECTRIC PANEL: Evidence of Water in the Electrical Panel

Water seeping into the electrical panel is usually due to damaged insulation on the electric service cable or an inadequate seal at the top of the meter base or at the cable entrance. This is a safety hazard issue if not repaired.

### ⚠️ 5.4.1 Electrical - SERVICE GROUNDING and BONDING: No Grounding Electrode (FOR THE ELECTRICAL SYSTEM)

The main electrical panel is grounded at the water supply piping; however, it is not grounded to a supplemental ground rod electrode outside of the home. It is recommended to have a qualified electrician ground the electrical system according to current safety standards.

### ⚠️ 5.4.2 Electrical - SERVICE GROUNDING and BONDING: No Water Meter Bond Jumper

An electrical bond jumper across the water meter and fittings is not present. An electrician should install a continuous bond should be installed across the water meter for improved safety.

### ⚠️ 5.6.1 Electrical - WIRING: Abandoned Hot Wire (IN THE REAR BASEMENT)

An abandoned hot wire was observed. The wire should be disconnected or terminated in a junction box to prevent a shock hazard.

### ⚠️ 5.6.2 Electrical - WIRING: Lamp cord wiring (GARAGE, ATTIC AND BASEMENT)

Lamp cord should not be used as permanent wiring. An electrician should install proper wiring in this area as necessary.

### ⚠️ 5.6.3 Electrical - WIRING: Knob and Tube Wiring (OBSERVED IN THE BASEMENT AND ATTIC, SUSPECTED IN THE WALLS AND CEILINGS)

Knob and Tube wiring exists in the home. Knob and tube wiring has a higher probability of failure and does not meet today's standards. Insurance companies may not insure a home with knob and tube wiring. Obtaining cost estimates to replace the knob and tube wiring prior to the end of the inspection contingency is recommended.

### ⚠️ 5.6.4 Electrical - WIRING: Open Junction Box (IN THE CRAWLSPACE)

One or more junction boxes are missing a cover plate. This condition can allow an electrical splice failure to cause a fire. Repair is needed for safety.

#### 5.6.5 Electrical - WIRING: Open Wire Splice (SEVERAL PLACES IN THE BASEMENT)

One or more open wire splices are exposed and need to be placed in electrical boxes with cover-plates. Exposed wire splices can fail, overheat and cause a fire. Repair is needed for safety.

#### 5.7.1 Electrical - LIGHT FIXTURES, SWITCHES and RECEPTACLES: Two Prong Receptacles (MOST RECEPTACLES IN THE HOME)

Receptacles are ungrounded two prong type. Although these receptacles are safe, you should consider upgrading to grounded three prong receptacles. If the home has a two wire wiring system, you will need to install GFCI receptacles or rewire.

#### 5.8.1 Electrical - GFCI and AFCI : GFCI Missing (BATHROOM, KITCHEN, BASEMENT AND GARAGE)

One or more GFCI receptacles are not present in the indicated areas. GFCI protection for receptacles should be installed at all kitchen counters, bathrooms, unfinished basements, crawlspaces, laundry areas, garages and exterior receptacles. This is a safety concern unless corrected.

#### 5.9.1 Electrical - SMOKE DETECTORS: Smoke Detectors are Missing

This home does not have smoke detectors in all of the locations recommended by the National Fire Prevention Association (NFPA). The NFPA states that the best location for a smoke detector is on the ceiling near a doorway in each sleeping area (bedroom) and in the hallway ceiling outside of sleeping areas. Additional smoke detectors should be located at the top of stairways and just outside the kitchen and on each floor level. For the best protection, interconnect all smoke detectors throughout the home so that when one sounds, they all sound. Follow the manufacturer's instructions for information on placement, location, regular testing and battery replacement. Test all alarms prior to occupying the home. This is a safety concern unless corrected.

#### 5.10.1 Electrical - CARBON MONOXIDE DETECTORS: CO Detectors are Missing

This home does not have carbon monoxide detectors in all of the locations recommended by the National Fire Prevention Association (NFPA). The NFPA recommends that Carbon Monoxide alarms be installed in a central location outside each sleeping area and on every level of the home. For the best protection, interconnect all CO alarms throughout the home so that when one sounds, they all sound. Follow the manufacturer's instructions for information on placement, location, regular testing and battery replacement. This is a safety concern unless corrected.

#### 6.3.1 Garage - GARAGE FLOOR: Cluttered Conditions (GARAGE)

Areas were filled with stored items and could not fully be inspected. Call for a re-inspection when full access can be gained.

#### 7.3.1 Plumbing - PLUMBING DRAIN, WASTE AND VENTS: Corrosion on Pipes (BATHROOM SINK DRAIN)

There is a corroding metal trap under the sink. The corroded pipe should be replaced as preventive maintenance to prevent water damage.

#### 7.3.3 Plumbing - PLUMBING DRAIN, WASTE AND VENTS: Temporary Repairs (BATHROOM SINK DRAIN)

Temporary repairs were made to a pipe. This condition can allow a leak or cause clogged pipes. A plumber should evaluate and properly repair the pipes.

#### 7.4.1 Plumbing - WATER DISTRIBUTION AND FIXTURES: Hose Bibb/ Winterized

The exterior hose bibb was turned off inside the home at the time of the inspection and was not tested. Testing the hose bibb prior to the end of the inspection contingency is recommended.

#### 7.5.1 Plumbing - HOT WATER SYSTEMS, CONTROLS, FLUES AND VENTS: TPR Valve Extension (AT THE WATER HEATER)

The water heater TPR (temperature, pressure relief valve) extension is missing or too short. A repair is needed for safety. Relief valve extensions must be the same size as the relief valve receptacle, extend to within 6" of the floor and may not be threaded at the bottom.

#### 8.1.2 Doors, Windows and Interior - CEILINGS: Water Stains/No Moisture Detected (KITCHEN CEILING (BELOW THE BATHROOM))

Water stains were noted on the ceiling in the areas indicated. A moisture meter did not detect elevated moisture levels at the time of inspection. This does not mean that the condition that caused this damage has been addressed. Hidden damage and possible mold growth may exist. Follow up with the seller for any documented leak repair history to determine if further evaluation and possible repairs are necessary.

#### ⊖ 8.2.1 Doors, Windows and Interior - FLOORS: 9" Floor Tiles (KITCHEN)

9" floor tile may contain Asbestos. The inspector did not perform an asbestos assessment. Many products used in older buildings contain asbestos. Asbestos is typically only a concern when it becomes friable or releases asbestos fibers into the air. More information: <https://www.epa.gov/asbestos>

#### ⊖ 8.2.2 Doors, Windows and Interior - FLOORS: Cluttered Conditions (ATTIC, BASEMENT AND INTERIOR ROOMS)

Areas were filled with stored items and could not fully be inspected. Call for a re-inspection when full access can be gained.

#### ⚠ 8.4.1 Doors, Windows and Interior - STAIRWAYS, BALCONIES AND RAILINGS: Missing Handrail (MAIN, BASEMENT AND ATTIC STAIRWAYS)

This condition can allow a fall. A handrail should be installed at all steps with four or more risers. For safety, a contractor should install a continuous handrail that meets current standards. Handrails need to be 34" to 38" measured vertically above the stair nose. They need to be continuous from top to bottom of the stairway and be graspable.

#### ⚠ 8.4.2 Doors, Windows and Interior - STAIRWAYS, BALCONIES AND RAILINGS: Needs Side Rails (ATTIC AND BASEMENT STAIRWAY)

The sides of an open stairway should have side rails. Missing side rails can be a hazard to small children. For safety, a contractor should install siderails.

#### ⚠ 8.7.1 Doors, Windows and Interior - WINDOWS: Window in Tub or Shower Area (BATHROOM)

The window in the shower/tub area does not have safety glass. Windows within 5' of a bathtub need to have tempered glass or have the glass protected from breakage. A contractor should install a window with tempered glass or protect the glass from breakage.

#### ⊖ 9.4.1 Structural System - COLUMNS OR PIERS: Column/Telescopic (BASEMENT)

Telescopic columns are used as permanent columns. These columns are not rated for permanent use. It is recommended to have a qualified contractor replace the telescopic columns with permanent columns on proper footings.

#### ⚠ 9.6.1 Structural System - ROOF STRUCTURE AND ATTIC: No Firewall Between Units (ATTIC)

This home has an attic that is open to the adjoining attached home(s). No fire separation exists. In the event of a fire, it can quickly spread from one house to the other. This is common in older homes but it should be corrected for added safety. Some insurance companies require a firewall between units.

#### ⊖ 10.6.1 Insulation and Ventilation - BATHROOM VENTILATION: No Exhaust Fan (BATHROOM)

There is no exhaust fan ventilation for the bathroom. All toilet rooms need adequate ventilation. Although there is a window, lack of ventilation in a bathroom will often lead to odor or mold growth problems. It is recommended to install a bathroom exhaust fan that discharges directly to the exterior.

#### ⊖ 11.5.1 Appliances - RANGE HOOD: No Kitchen Range Hood (KITCHEN)

The kitchen does not have a range hood or exhaust fan to filter or discharge cooking odor. Consider having a kitchen range hood installed.

#### ⚠ 11.8.1 Appliances - DRYER: Plastic Dryer Vent (LAUNDRY ROOM)

The dryer vent pipe is plastic or vinyl. Plastic or vinyl dryer vents are not Underwriters Laboratory (UL) approved and can be a fire hazard. Flexible or rigid metal vent pipe should be installed.