



National Property Inspections

Property Address, Montoursville, PA, 17754



Monday, May 2, 2022

Inspector

Benjamin Thayer

570-494-7559

ben.thayer@npiinspect.com

Inspection Date:
05/02/2022

Inspector: Benjamin Thayer
Inspector Phone: 570-494-7559

Email: ben.thayer@npiinspect.com



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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied : No Estimated Age Of Property : 100 Year(s) Property Faces : <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West Type of Property : <input checked="" type="checkbox"/> Single-Family Primary Construction : <input checked="" type="checkbox"/> Wood	Weather : <input checked="" type="checkbox"/> Overcast Soil Conditions : <input checked="" type="checkbox"/> Dry Persons Present : <input checked="" type="checkbox"/> Seller's Agent
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DEFINITIONS :

Below are listed the definitions used throughout the report to describe each feature of the property.

ACC (ACCEPTABLE)	The item/system was performing its intended function at the time of the inspection.
MAR (MARGINAL)	The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.
NI (NOT INSPECTED)	The item/system was not inspected due to safety concerns, inaccessibility and/or concealment or seasonal conditions and no representations of whether or not it was functioning as intended were made.
NP (NOT PRESENT)	The item/system does not exist or was visually concealed at the time of the inspection.
DEF (DEFICIENT)	The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

SCOPE OF THE INSPECTION :

We wish to remind you that every property requires a certain amount of ongoing maintenance: drains sometimes clog, gutters, downspouts and the grading around the property must be properly maintained to help prevent water intrusion in to the basement or crawlspace; roofs, furnaces, air conditioners and other components require regular maintenance and inspection. This property will be no exception and we strongly suggest that you both expect and budget for regular maintenance/repairs.

The following report is based on visual inspection of the readily accessible areas of this property and on a random sampling of like items, not every item was or could be inspected. Please read the entire report carefully, ask your inspector any questions you might have and obtain estimates or discuss noted items with a contractor before closing.

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Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

PORCHES / STOOPS

MARGINAL

Handrail on the stairs was loose from wall. Recommend adjustment of the handrail for safety. The concrete block pier, while still structurally sound with no major movement at the time of the inspection, could use some repair as a small portion seems to be missing.

FENCES / GATES

MARGINAL

The gate lock is inoperable from the driveway side and should be replaced.

GUTTERS/DOWN SPOUTS

MARGINAL

Some of the downspout extensions were either missing or damage, these should be repaired or replaced when possible to help avoid water intrusion into the basement and crawlspaces.

EXTERIOR SURFACE

Exterior Electrical Outlets

MARGINAL

No exterior outlets on the house or by the outdoor HVAC unit, but both garages have exterior outlets. One area with minor damage to the siding on the primary garage. One section of siding that is bulging on the rear gable.

WINDOWS

MARGINAL

Outdated metal and wooden framed windows remaining in property were functional but marked marginal due to age and energy efficiency. Recommend replacement as time and budget allow. Basement window near grade level. Ensure proper clearance between basement window and grading to help reduce risk of water intrusion. There is evidence of staining and previous water intrusion around the basement windows.

UNDER FLOOR FRAMING & SUPPORT

Posts

MARGINAL

Evidence of previous flooding or water damage in the basement around the posts, no major damage appears to have been done.

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GRADING / DRAINAGE

ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Near Level

Comments:

The grading around the dwelling was near level. Ideally, the grading should slope away from the house to allow water to run away from the foundation. Recommend the installation of gutters and downspouts that direct water away from the foundation.



Grading / Drainage:



Grading / Drainage:



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Fences / Gates:



Fences / Gates: Lock can't unlock from driveway

ROOFING

ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Age: < 5 Year(s)

Design Life: 20 Year(s)

Layers: 1

Ladder at Eaves

Visual From Ground

Walked On

Asphalt / Composition

Comments:

Shingles were in average condition for their age. The roof was inspected by walking on the lower roof surfaces and garage, while the main roof was observed from the ground.

Leaks not always detectable.



Roofing: Flashing at low roof



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Roofing: Bath vent flange nailed and sealed



Roofing:



Roofing: Ridge vent installed



Roofing:



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Attic / Roof

ATTIC FRAMING/SHEATHING

ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Rafters

Water Stains/Suspected Leak(s)

Comments:

All the framing and sheathing that was visible from the attic was acceptable at time of inspection. Evidence of a roof leak around a chimney that has been removed and repaired was noted.

Leaks not always detectable.



Attic Framing/Sheathing:



Attic Framing/Sheathing: previous leak and repair



Attic Framing/Sheathing:



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Attic Electrical:

Interior Foundation

Basement

Crawl Space

INTERIOR FOUNDATION

ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

General Deterioration

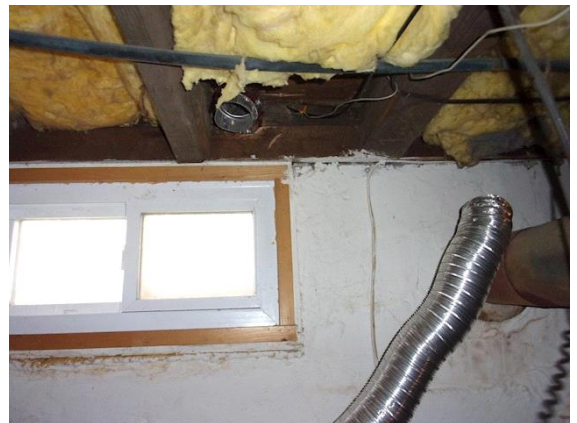
Limited Observation

Comments:

All visible interior foundation walls appeared to be in acceptable condition with no apparent major defects (settlement, cracking, bowing, movement, or moisture issues) noted at time of inspection. General deterioration of construction materials only.



Interior Foundation:



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Interior Foundation:



Interior Foundation:



Interior Foundation:

UNDER FLOOR FRAMING & SUPPORT

Monitor Condition

General Deterioration

Limited Observation

		ACC	MAR	NI	NP	DEF
BEAMS	<input checked="" type="checkbox"/> Dimensional Lumber	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOISTS		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
POSTS		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PIERS	<input checked="" type="checkbox"/> Dimensional Lumber	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Floor/Slab:



Floor/Slab:

CRAWL SPACE

ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Limited Access

Physical Entry

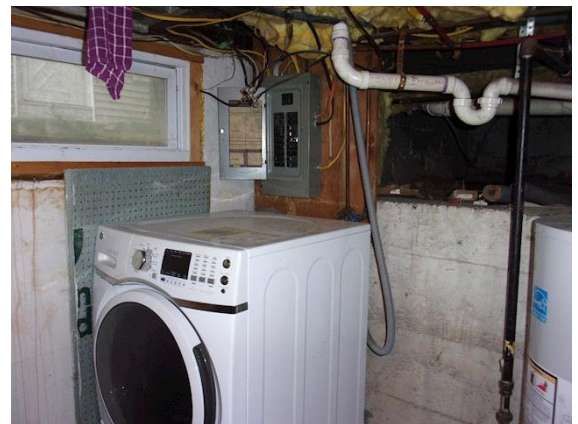
Insulation Present

Comments:

The crawl space was entered through the access door. The crawl space was dry and has the required plastic vapor barrier installed. There were no plumbing leaks or signs of water intrusion coming in from the outer concrete block walls. The crawl space was in acceptable condition with no visual flaws or defects.



Crawl Space:



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Crawl Space:

MAIN HOUSE PANEL

Monitor Condition

SERVICE SIZE (Main Panel)

Brand: GE

Main Disconnect Location: Basement

100 AMP

	ACC	MAR	NI	NP	DEF
SERVICE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ENTRANCE CABLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PANEL <input checked="" type="checkbox"/> Breaker(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SUB-PANEL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BRANCH CIRCUITS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BONDING/GROUNDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI(IN PANEL)*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ARC FAULT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SMOKE DETECTORS*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

All neutral wires must be individually connected to the buss bar. Some were doubled up. Improper clearance to electric panel. Today's standards require 3 feet wide x 3 feet deep by 6 feet high for safe working clearance. Rust noted on the bottom of the electrical panel and on the screws for the neutral buss. As a result of this corrosion, hazardous conditions may be expected as the integrity of any corroded connection can become suspect.

*Smoke Detectors / GFCI's checked with test button only. Monthly Test Recommended.

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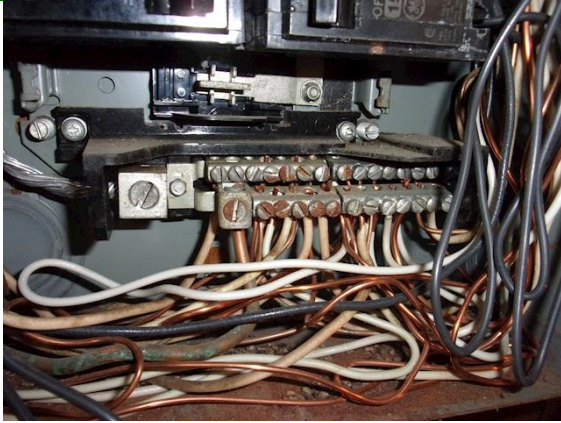
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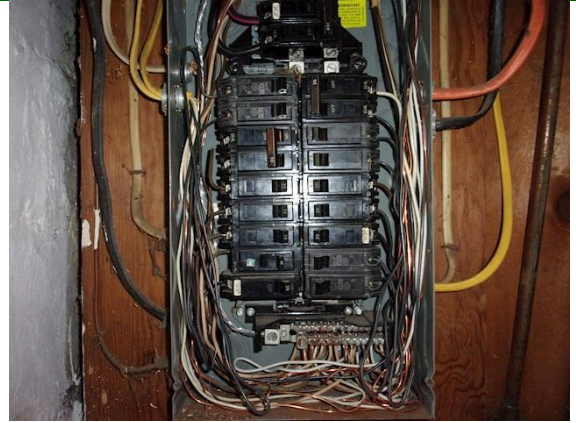


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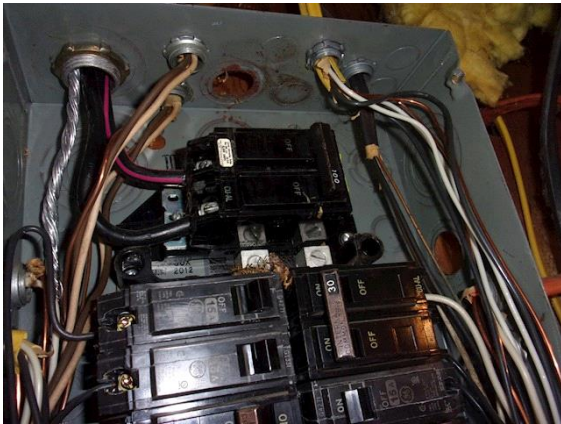
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Main House Panel: Minor rust on screws and double taps



Main House Panel:



Main House Panel: open knock-outs



Main House Panel: one missing screw



Main House Panel:



Main House Panel: the area should be clear in front of the panel

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WATER HEATER

ACC	MAR	NI	NP	DEF
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Bradford White
Design Life: 10-15 Year(s)

Model: RG1PV40S6N19
SerialNo: YB49306758

Size: 40 Gallons

Age: <1 Year(s)

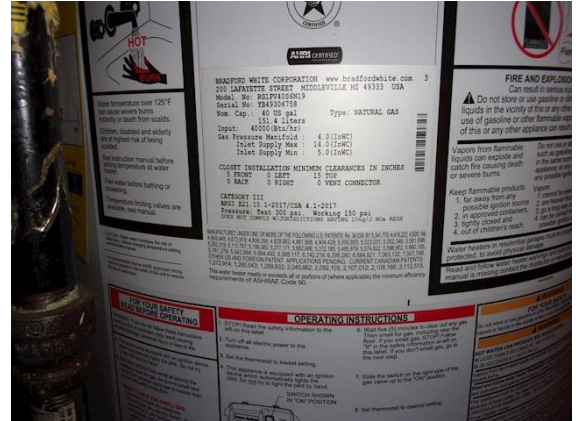
Gas

Comments:

The operation and installation of the water heater appeared to be satisfactory at time of inspection. Routine maintenance such as draining the water heater could prolong its lifespan. Always refer to manufactures' specifications before doing any maintenance on your water heater.



Water Heater:



Water Heater:



Water Heater:



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Laundry Facilities:



Laundry Facilities:



Laundry Facilities:

HEATING

Monitor Condition

Brand: Payne
Design Life: 15-20 Year(s)

Model: PG92SBS66100CAAA
SerialNo: 0414A48924

BTUs: 100000

Age: 8 Year(s)

Gas

Forced Air

	ACC	MAR	NI	NP	DEF
OPERATION	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ABOVE GROUND STORAGE TANKS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HUMIDIFIER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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Comments:

Furnace was clean and running properly at time of inspection. Heat distribution was acceptable with no problems to report. It is important that the furnace be properly maintained for efficiency and greater life span. Recommend a yearly maintenance program be set up with a local heating company to service and clean the furnace. This could greatly improve the life span of unit.

The return duct in the basement is disconnected under the living room near the front door.

Heat Exchanger - Unable to detect cracks/holes without dismantling unit.



Heating:



Heating:



Heating:



Heating:



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COOLING

Monitor Condition

ACC	MAR	NI	NP	DEF
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Brand: Kelvinator
Design Life: 15-20 Year(s)

Model: JS4BD-036KB
SerialNo: JSF100501700

Size: 3.0 Ton

Age: 12 Year(s)

Electric

Central Air

Comments:

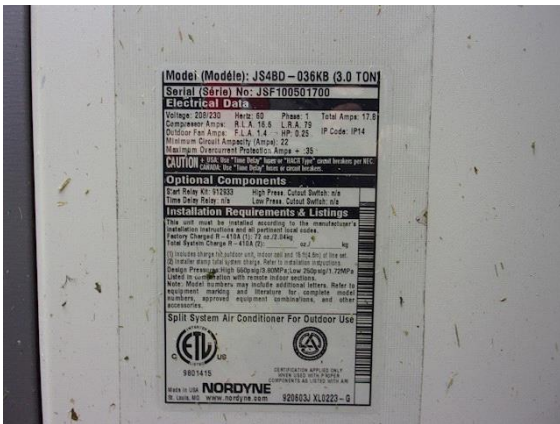
A properly maintained A/C unit should last from ten to fifteen years under normal exterior conditions. Unit was rated as marginal due to its age.



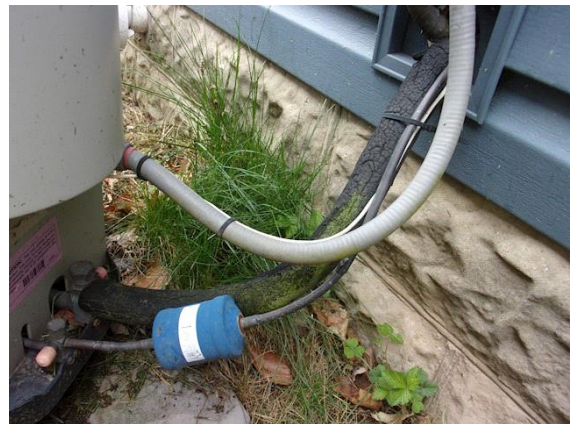
Cooling:



Cooling:



Cooling:



Cooling:

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