Alpha Check Inspections

Certified home inspections, Construction consulting & Environmental testing

Inspection Report

Client: Matthew Masters

Property Address:
206 Sporting La
Radnor PA 19087

Alpha Check Inspections

Inspector: John Biegalski, ACI
610-992-1252

CERTIFIED INSPECTOR

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Date: 6/18/2014	**Time:** 3:00	**Report ID:** MastersSportingLa
Property: 206 Sporting La Radnor PA 19087	**Customer:** Matthew Masters	**Real Estate Professional:**

Introduction

At the client's request and in accordance with the terms of the Inspection Agreement, a visual inspection of the above referenced property was conducted. The inspection was also completed in full compliance with the Standards of Practice of the American Society of Home Inspectors (ASHI) and is subject to the Limitations and Exclusions contained therein. The ASHI Standards are available online at **www.homeinspector.org/standards/default.aspx**.

A building inspection is intended to assist in the evaluation of the overall condition of the building. The inspection report is based on observation of the visible and apparent conditions of the structure and its components on the date of the inspection. Please read the entire report carefully. Feel free to call anytime with questions or for additional advice.

As with any building of this condition and age, ongoing maintenance, repairs and upgrades are likely to be required. The following is not intended to be a detailed analysis of the building and its systems, but a general overview based on a visual non-invasive inspection. ***A more detailed inspection is available for an additional fee.***

Please read the report in its entirety to get the full meanings of these overviews and other information contained in this report.

The results of this inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed inspection. No warranty or guarantee is expressed or implied.

The person who conducted this inspection is not a licensed structural engineer and therefore is not authorized to offer an opinion as to the structural integrity of the building. You may be advised to seek additional opinions as regarding any defects or concerns noted in this report.

A thorough examination and testing of all systems should be done at the pre-settlement walk through to make sure there are no changes or new problems. If any changes or problems are noted, settlement should be delayed until the issues can be resolved.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified professional. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be present, functioning or serviceable as intended allowing for normal wear and tear.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Comment (C)= This item, component was noted to have additional related information that is pertinent. Please read the commentary for that information.

Budget to Replace (B) = This item, component or unit is approaching the end of its economic or service life. Expect to replace within the next few years.

The photographs presented in this report are intended to show representative samples of the issues that are described in the report. They do not necessarily include every instance of every issue. The appropriate professional should evaluate the entire system and make all repairs as necessary.

There was a great deal of storage and personal belongings throughout the property which limited a thorough inspection of these areas. The areas with limited access and visibility may have included the garage, basement or crawl space, bedrooms and general living areas. A more thorough examination and inspection should be made when the building is emptied to determine if any additional problems or situations exist that may impact or affect your decision process.

Homes more than 5 years old may have areas that are not current in code requirements. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is sometimes common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

In Attendance:
Client and their agent

Type of building:
Single Family

Style of Home:
Ranch

Approximate age of building:
30 - 35 Years

Temperature:
Over 75 degrees (F)

Weather:
Clear, Rain >1" in last 3 days

Ground/Soil surface condition:
Damp

1. Site and Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Driveway:
Asphalt

Sidewalks Walkways Patios and Steps:
Concrete
Brick

Siding:
Brick veneer

Trim Soffit Fascia:
Wood

Porch:
Open
Concrete

Exterior Doors:
Steel
Wood

Exterior Windows:
Wood

Items

1.0 Driveways, Sidewalks, Walkways, Patios and Steps

Comments: Inspected

The sidewalks/walkways appear to have a problem. There are sections of walkway that have settled creating an uneven and unsafe walking surface. Properly correct as necessary.



1.1 Grading, Drainage and Vegetation

Comments: Inspected

(1) The window wells on the left side and rear of the building are too short and have been flattened. Tear out and install new window well walls that extend up to at least the first course of brick. The floor of the window well should be at least 6" below the window sill filled with 2" of stone. Install covers when done.


(2) There is negative grading present at the left side (facing front), rear of home and right side (facing front) area outside the building. This could cause water penetration issues in the lower level and deterioration to the structure. Properly regrade the area to prevent ponding along the foundation. Well over 95% of water penetration problems into below grade areas of a home are due to surface water that is not managed properly. When grades slope towards the walls of the house they allow water to accumulate at the walls of the house. The worst areas are typically at downspouts, window wells, and adjacent to exterior steps. The gutter and downspout systems also contribute to water accumulation problems. The problem is rarely due to a high water table, because, homes are typically not built with below grade areas when the water table is high. I.e.: Generally areas close to sea level.

In order divert water away from the walls of the house, the soil must be dense and must slope away from the house.

The following is an outline or a guide of how to properly regrade.

- Remove soft or porous soils, stone or gravel, top soil, mulch and wood chips, etc. from the areas that need regrading. Areas that need regrading will typically be the low areas where water may be accumulating. The top soils and other soft materials can be reused when the new grades are developed. Using stone or gravel is not recommended because they do not divert water.
- The actual regrading can be done after the preparation outlined above. Use dense soil, such as clay, where possible. Dense soil will divert water, soft soils, such as top soil, will absorb water. The newly graded areas should slope away from the house at rate of 1/2" per foot or more. The new soil will have to be tamped to eliminate voids and assure that the new grades will function properly. Example: The new grade should be 3" or more higher at the wall than it is 6 away.
- After this dense soil shelf in completed, the top soil, etc. can be reinstalled. The soft soils have two functions:

1. They will prevent erosion of the dense soil.

2. They are needed to grow grass and shrubs etc.

- In situations where this type of regrading is not a reasonable option, an interior hydrostatic pressure relief system with a sump pump maybe necessary. These systems do not stop the water penetration, however, they are an effective way to control water that enters by receiving it and discharging it to the exterior. Some basements or crawl spaces may have elevated relative humidity with this type of system.




1.2 Retaining Walls

Comments: Inspected

1.3 Siding

Comments: Inspected

The brick veneer is cracked, settled and deteriorating in many areas especially at the rear patio and along the right side of the building. Have a masonry specialist properly restore.

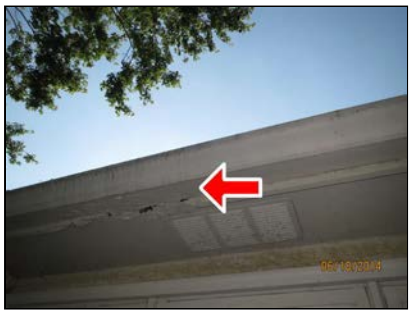




1.4 Trim, Soffit and Fascia

Comments: Inspected

There is deteriorated trim at several areas around the exterior of the building. Remove all deteriorated trim, repair the internal support structure as necessary and properly install new trim, caulk, prime and paint as necessary.



1.5 Decks, Porches and Balconies

Comments: Inspected

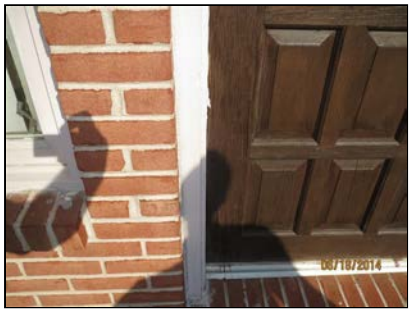
1.6 Exterior Doors

Comments: Inspected

(1) The side and rear entry slider doors are deteriorated. The frame/door or threshold is seriously deteriorated due to prolonged exposure and inadequate maintenance. Have a qualified contractor properly repair/rebuild/replace as necessary..



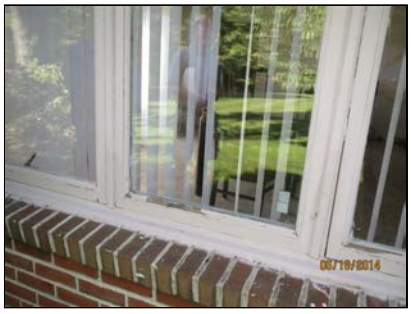
(2) The main entry door is deteriorated. The frame/door or threshold is seriously deteriorated due to prolonged exposure and inadequate maintenance. . Have a qualified contractor properly repair/rebuild/replace as necessary..



1.7 Exterior Windows

Comments: Inspected

There appears to be a problem with the windows in the throughout the house. There are several windows exhibiting various stages of deterioration. There is deteriorating wood framing/trim, gaskets and hardware on the exterior surfaces as well as deteriorating finishes. Properly repair and refinish as necessary.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is **not** required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Roof Materials:	Method Used to View Roof / Components:	Chimney (exterior):
3-Tab fiberglass	High Resolution Digital Camera	Brick
Approx. Age in years: : 10-15		

Items

2.0 Roof Materials

Comments: Inspected

2.1 Flashings

Comments: Inspected

2.2 Skylights, Chimneys and Roof Penetrations

Comments: Inspected

2.3 Roof Drainage

Comments: Inspected

(1) Gutters and downspouts need to be checked, cleaned out and maintained on a regular basis. This should be done at least twice a year and more often as conditions warrant. Maintaining control of the runoff around the perimeter of the building is important to the safety of the building and its occupants.

(2) There is/are missing sections of gutters and/or downspouts at the front of home and rear of home. Properly repair/ replace.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Structural

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:
Poured concrete

Beams Columns and Piers:
Steel beams and colums
Concrete piers

Floor System:
Wood joists

Wall System:
Wood

Attic Access & Location:
Closet
Skuttle Hole

Method Used to Inspect Attic:
Head and sholders from hatch or doorway

Roof System:
Rafters

Roof-Type:
Hip

Method used to observe Crawlspace:
Crawled

Items

3.0 Foundation, Basement and Crawl Spaces
Comments: Inspected

3.1 Beams, Columns and Piers
Comments: Inspected

3.2 Floor System
Comments: Inspected

3.3 Wall System
Comments: Inspected

3.4 Roof System
Comments: Inspected

3.5 Attic Access
Comments: Inspected

3.6 Basement Stairs and Railings
Comments: Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:
Blown
R-19 or better

Attic Ventilation:
Roof vents
Partial

Crawl Space Ventilation:
Open to Basement

Wall & Floor Insulation:
Fiberglass Batts
Partial coverage

Vapor Retarders:
Paint
Kraft Paper
Tyvek / Building Paper
Roofing Felt

Exhaust Fans:
Thermostaticly contolled
Roof Fan

Items

4.0 Attic Insulation

Comments: Inspected

There is wall insulation that is coming loose. Properly reinstall and add strapping to hold it in place.

4.1 Attic Ventilation

Comments: Inspected

4.2 Wall and Floor Insulation

Comments: Inspected

There are insulation batts that have fallen down exposing the living space to the unconditioned areas. Properly reinstall and secure the batts

4.3 Vapor Retarders

Comments: Inspected

4.4 Exhaust Fans

Comments: Inspected

Yes - There is an attic ventilation fan installed. It is thermostatically activated, and it was not tested as a part of this inspection. The inspector does not override automatic controls as a part of the inspection.

4.5 Firestopping and Firewalls

Comments: Inspected

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Heating and Cooling

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Styles & Materials

Heating System Type:
Heat Pump with Electric Backup
Age in years: : 8

System Location:
Basement

Tested:
HEAT PUMP YES

Condenser Location:
Right Side of Building

Thermostat:
Manual One Setting

Distribution System:
Ductwork

Filter:
60 day Disposable

Items

5.0 Heating System

Comments: Inspected

(1) Recommend contracting with an HVAC company to service the heating system yearly and place a service contract on the equipment to protect from expensive repairs and maintenance that may be required over the life of the system.

(2) Satisfactory. The heat pump when operated produced between 15 and 20 degrees of temperature differential and a back-up temperature of 30+ degrees, which is within acceptable limits to expect proper operation.

(3) There appears to be a problem at the interior coil unit. The condensate discharges directly into the open trough between the foundation and floating slab. Properly redirect the condensate to a drain, sink or the exterior.

(4) There appears to be a problem at the exterior condenser unit. The outside condenser is not set on a level base. Properly reset the unit on a level base.

5.1 Air Conditioning System

Comments: Inspected

5.2 Thermostats

Comments: Inspected

5.3 Distribution System

Comments: Inspected

5.4 Filter System

Comments: Inspected

Recommend replacing the filter every 60 days or more often as recommended on the filter. It is also recommended that a medium to high quality filter is used that will further reduce contaminants improving air quality.

5.5 Humidifier

Comments: Inspected

There is an abandoned humidifier. Remove and properly sealing the open ductwork.

5.6 Presence of Heat Source in Every Room

Comments: Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service/Conductors:
Underground

Panel Type & Capacity:
Circuit Breakers
200 AMP

Main Panel Location:
Basement

Feeder & Branch wire Type:
Copper NM (Romex)

Service Grounds Noted:
Ground Rod
Bond to Water Pipes

GFI's Noted:
Kitchen
Bathroom
Garage
Laundry

Items

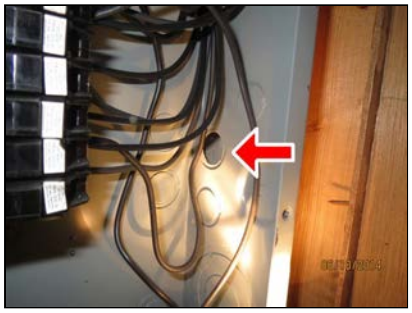
6.0 Panel / Panel Wiring

Comments: Inspected

(1) Main Service Panel

(2) There appears to be a wiring problem in the service panel that calls for immediate action. There are ground and neutral conductors or just neutral conductors in the main service panel that improperly share the same attachment screw. Properly separate the ground and neutral conductors with each conductor attached by independent screws.

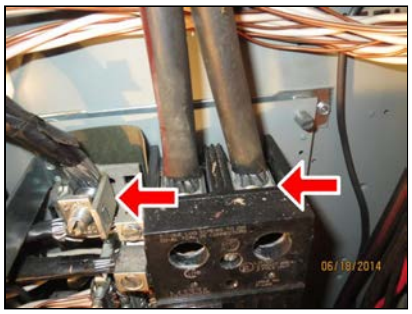
(3) The main service panel and/or its components requires immediate action to minimize the possibility of electrical shock. There are missing knock-outs in the panel enclosure. Properly cap/seal openings.



6.1 Service Entrance

Comments: Inspected

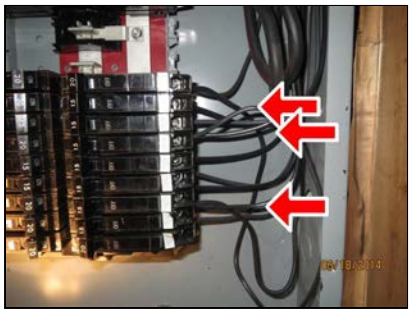
There is no antioxidant paste present coating the aluminum conductors/connections in the electric panel. The aluminum conductors where the conductors make connections should be coated with an antioxidant paste to prevent corrosion to the contacts. Correct as necessary.

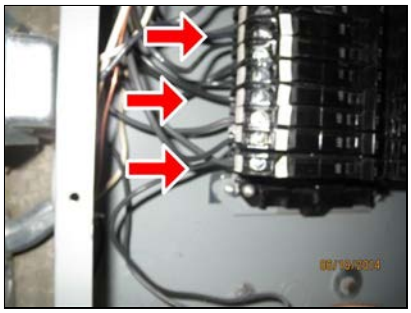


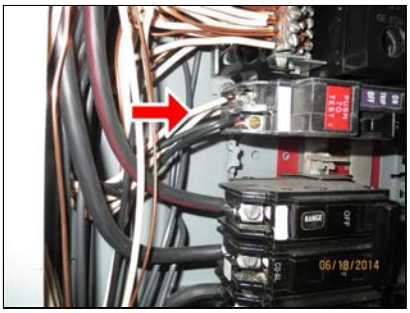
6.2 Breaker / Fuse Condition

Comments: Inspected

There appears to be a problem with the circuit breakers/fuses in the service panel that calls for immediate action. There are double tapped circuit breakers/fuses in the main panel. This situation occurs when there is more than one electric cable/circuit attached and protected by the same circuit breakers/fuses. The double tapped circuit limits the ability of each circuit to perform and protect as designed.



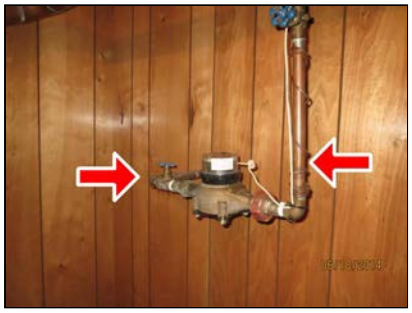




6.3 Grounding / Bonding

Comments: Inspected

There is no ground jumper wire installed across the water meter to allow for proper bonding of the plumbing in the building with the public water supply. Install appropriate ground clamps and jumper wire as necessary.



6.4 Branch Circuit Condition

Comments: Inspected

6.5 Fixtures / Outlets

Comments: Inspected

The cable servicing the light fixture is not properly installed/deteriorated. Properly correct.

6.6 GFCI / AFCI

Comments: Inspected

6.7 Doorbells

Comments: Inspected

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Plumbing

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

Water Source:
Public

Service Pipe:
Copper

Supply Pipe:
Copper

Sanitary Drains:
Cast iron
Copper

Public/Septic:
Public/Municipal Sewer

Water Heater Location:
Basement

WH Power Source:
Electric

WH Capacity & Age:
80 Gallon
Age in years: : 13

Items

7.0 Main Water Shutoff Location

Comments: Inspected

The water shutoff is located in the basement on the front wall.

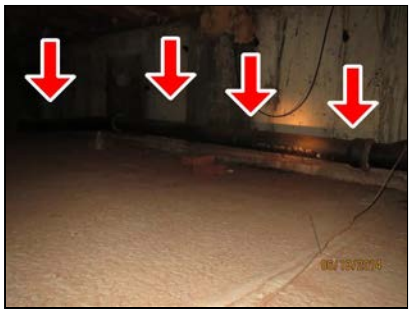
7.1 Water Supply and Distribution

Comments: Inspected

7.2 Drain and Vent Systems

Comments: Inspected

The plumbing waste line is not properly supported. in the crawlspace. . A qualified person should repair as necessary.



7.3 Water Heater

Comments: Inspected

(1) There is an TPR Valve overflow pipe installed, but it does not extend to within 6" of the floor. A 3/4" extension pipe should be installed on the Temperature Pressure Relief (TPR) valve and should terminate within 6" of the floor.

(2) Budget to replace the water heater due to age.

7.4 Main Fuel Shutoff Location

Comments: Inspected

7.5 Fuel Supply Lines and Storage

Comments: Inspected

7.6 Exhaust Flues and Vents

Comments: Inspected

7.7 Sump Pump

Comments: Inspected

(1) The sump pump is installed in a shallow mud pit. Properly deepen and install an appropriately sized sump basin and reinstall the pumps as necessary with appropriate piping and check valves.

(2) Monitor the sump for changes in the sound of its operation. When the pitch of the motor rises from a low humm, the pump should be replaced.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Chimney and Fireplace

The home inspector shall observe permanently installed heating equipment; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; The home inspector shall describe: Energy source. The home inspector is not required to: Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections.

Styles & Materials

Types of Fireplaces:

Masonry

Conventional Wood Burning

Location:

Family Room

Items

8.0 Fireplaces

Comments: Inspected

8.1 Chimneys, Flues and Vents

Comments: Inspected

The chimneys and fireplaces were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Interior

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling & Wall Materials:
- Drywall
- Plaster
- Paneling
- Suspended ceiling panels
- Ceramic Tile

Flooring:
- Carpet
- Hardwood
- Tile

Interior Doors:
- Wood
- Hollow core

Window Types:
- Wood
- Thermal/Insulated
- Casement

Items

9.0 Ceilings and Walls

Comments: Inspected

9.1 Flooring

Comments: Inspected

The Wood floor is damaged at the Living Room. Properly repair/replace as necessary.. .

9.2 Stairs, Hallways and Railings

Comments: Inspected

9.3 Interior Doors

Comments: Inspected

(1) The closet door(s) have a problem. Several of the bifold doors are not properly installed or are not properly operable. Correct as necessary.

(2) There are many interior doors installed throughout the house that do not close and latch properly. Have a qualified contractor properly sand, plane, adjust and modify as necessary to allow for proper operation.

9.4 Interior Windows

Comments: Inspected

There appears to be a problem with the windows in the Bedroom. There are windows with broken and/or missing sash locks. Properly repair or replace the locks as necessary.

9.5 Finished Basement

Comments: Inspected

(1) There is water damage to the walls, flooring and framing at the rear and left sides of the building. See Site and Exterior for grading issues and properly repair/replace and restore the inside.

(2) Evaluation of Structural Components was restricted by the wall and ceiling finishes.

(3) The finished basement does not have an appropriate emergency egress opening. The basement appears to have been finished before the egress requirements were put into effect. Consult with the township regarding the current requirements for using the basement.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Kitchen, Bath and Laundry

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

Kitchen Cooking:
Electric Stove/Oven
Tested ok

Dishwasher:
Tested ok

Disposal:
Tested ok

Exhaust/Range hood:
RE-CIRCULATE

Built in Microwave:
Tested ok

Counter Tops:
Laminate

Refrigerator:
Tested OK

 # Bathrooms:
Two

 # Powder Rooms:
One

Laundry Sink Location:
Laundry Room

Washer Hookup:
Rubber

Dryer Hookup:
3 Prong Electric

Items

10.0 Coooking, Oven and Cooktop

Comments: Inspected

There is a built-in range top and oven. They appeared to function correctly at the time of the inspection. The timers and temperature settings were not tested and are not a part of this inspection.

10.1 Dishwasher

Comments: Inspected

(1) The dishwasher was tested on one cycle and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested.

(2) The dishwasher drain line is improperly installed. The Drain line does not have an air gap which prevents water from backfilling the dishwasher from draining water from the sinks. Reinstall the drain line with the line secured to the bottom of the counter top above the rim of the sink to provide the necessary air gap.

10.2 Garbage Disposal

Comments: Inspected

(1) Satisfactory - The food waste disposal appears to be functional. However, no food was ground up in this inspection.

(2) The disposal is not wired properly/safely. Properly rewire the disposal.

10.3 Built In Microwave

Comments: Inspected

Built-in - There is a built-in microwave oven. The unit was tested by heating a cup of water. The unit functioned as intended.

10.4 Refrigerator

Comments: Inspected

10.5 Counters, Cabinets and Vanities

Comments: Inspected

10.6 Ventilation

Comments: Inspected

10.7 Sink, Faucet and Drain

Comments: Inspected

(1) The faucet/sprayer is not properly operable. Repair/replace as necessary.

(2) There is corrosion on the sink trap or drain line in the powder room. This is an early indication of failure. Properly replace the drain/trap as necessary.

(3) The bathroom sink drain popup assembly is not properly operable. Repair as necessary.

10.8 Toilets

Comments: Inspected

10.9 Bath Tub/Whirlpool

Comments: Inspected

There appears to be a problem with the Bathtub in the master bath. The tub drain stopper assembly is not properly operable. Properly repair/replace the stopper assembly.

10.10 Shower

Comments: Inspected

Disclaimer - This is a visual inspection of the readily accessible portions of the shower stall. The shower pan below the tile is concealed and therefore its condition cannot be evaluated. Consider the need for replacement in the future with little or no notice.

10.11 Tub/Shower Walls

Comments: Inspected

10.12 Washer

Comments: Inspected

(2) Recommend installing "No Burst" washer machine hoses to prevent serious water damage to the house.

10.13 Dryer

Comments: Inspected

There is a damaged vent outlet at the exterior of the building. Properly repair/replace the vent outlet. The dryer exhaust pipe has been crushed. This will seriously affect dryer performance and is a fire safety issue. Properly replace the dryer exhaust line.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Garage

The home inspector shall: Operate garage doors manually or by using permanently installed controls for any garage door operator; test garage door operators; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Garage door operator remote control transmitters; The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, or debris that obstructs access or visibility.

Styles & Materials

Garage Type:	Garage Door Type:	Garage Door Material:
Attached	Two automatic	Wood

Auto-opener:
Tested ok

Items

11.0 Garage Walls & Ceilings
Comments: Inspected

11.1 Garage Floor
Comments: Inspected

11.2 Building/Garage Entrance Door
Comments: Inspected

11.3 Garage Door/Frame(s)
Comments: Inspected
There are no safety cables installed inside the garage door springs. These cables are intended to keep the spring when it fails from becoming a dangerous projectile. Properly install appropriate safety cables inside each spring.

11.4 Automatic Garage Door Openers
Comments: Inspected
(1) The electric eyes installed at the garage door are installed too high. Properly reinstall the eyes at 4-6" above the floor.

(2) The garage door opener(s) appeared to be properly operable with electric eyes preventing accidental closure.

The garage area of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Safety and Environmental

Items

12.0 Smoke & CO Detectors

Comments: Inspected

Yes - The structure appears to be equipped with some smoke or heat detectors. They should be tested periodically in accordance with the manufacturer's specifications. This does not imply that there is adequate coverage by the existing detector(s). Contact the local governing jurisdiction to determine the minimum number of and location requirements for their installation. ***Manufacturers recommend replacing the detectors every 4-5 years. Since the age of the detectors is unknown they should be replaced NOW. Additionally, the detectors should use both ionization and photoelectric sensors. Also it is recommended that at least one carbon monoxide detector be installed.***

12.1 Mold

Comments: Inspected

There is mold/mildew on the subfloor below the hall bath shower and on some doors/paneling in the basement. Properly clean and treat the area.

DEFECTS

Alpha Check Inspections

610-992-1252

Client:
Matthew Masters

Address
206 Sporting La
Radnor PA 19087

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Site and Exterior

1.0 Driveways, Sidewalks, Walkways, Patios and Steps

Inspected $1000 - 1500

The sidewalks/walkways appear to have a problem. There are sections of walkway that have settled creating an uneven and unsafe walking surface. Properly correct as necessary.

1.1 Grading, Drainage and Vegetation

Inspected $See Next

(1) The window wells on the left side and rear of the building are too short and have been flattened. Tear out and install new window well walls that extend up to at least the first course of brick. The floor of the window well should be at least 6" below the window sill filled with 2" of stone. Install covers when done.

Inspected $1500 - 2000

(2) There is negative grading present at the left side (facing front), rear of home and right side (facing front) area outside the building. This could cause water penetration issues in the lower level and deterioration to the structure. Properly regrade the area to prevent ponding along the foundation. Well over 95% of water penetration problems into below grade areas of a home are due to surface water that is not managed properly. When grades slope towards the walls of the house they allow water to accumulate at the walls of the house. The worst areas are typically at downspouts, window wells, and adjacent to exterior steps. The gutter and downspout systems also contribute to water accumulation problems. The problem is rarely due to a high water table, because, homes are typically not built with below grade areas when the water table is high. I.e.: Generally areas close to sea level.

1. Site and Exterior

In order divert water away from the walls of the house, the soil must be dense and must slope away from the house.

The following is an outline or a guide of how to properly regrade.

- Remove soft or porous soils, stone or gravel, top soil, mulch and wood chips, etc. from the areas that need regrading. Areas that need regrading will typically be the low areas where water may be accumulating. The top soils and other soft materials can be reused when the new grades are developed. Using stone or gravel is not recommended because they do not divert water.
- The actual regrading can be done after the preparation outlined above. Use dense soil, such as clay, where possible. Dense soil will divert water, soft soils, such as top soil, will absorb water. The newly graded areas should slope away from the house at rate of 1/2" per foot or more. The new soil will have to be tamped to eliminate voids and assure that the new grades will function properly. Example: The new grade should be 3" or more higher at the wall than it is 6 away.
- After this dense soil shelf in completed, the top soil, etc. can be reinstalled. The soft soils have two functions:

1. They will prevent erosion of the dense soil.

2. They are needed to grow grass and shrubs etc.

- In situations where this type of regrading is not a reasonable option, an interior hydrostatic pressure relief system with a sump pump maybe necessary. These systems do not stop the water penetration, however, they are an effective way to control water that enters by receiving it and discharging it to the exterior. Some basements or crawl spaces may have elevated relative humidity with this type of system.

1.3 Siding

Inspected $3000 - 5000

The brick veneer is cracked, settled and deteriorating in many areas especially at the rear patio and along the right side of the building. Have a masonry specialist properly restore.

1.6 Exterior Doors

Inspected $5000 - 7500

(1) The side and rear entry slider doors are deteriorated. The frame/door or threshold is seriously deteriorated due to prolonged exposure and inadequate maintenance. Have a qualified contractor properly repair/rebuild/replace as necessary..

1.7 Exterior Windows

Inspected $7500 - 10000

There appears to be a problem with the windows in the throughout the house. There are several windows exhibiting various stages of deterioration. There is deteriorating wood framing/trim, gaskets and hardware on the exterior surfaces as well as deteriorating finishes. Properly repair and refinish as necessary.

2. Roofing

2.3 Roof Drainage

Inspected $100 - 125

(2) There is/are missing sections of gutters and/or downspouts at the front of home and rear of home. Properly repair/replace.

6. Electrical

6.0 Panel / Panel Wiring

6. Electrical

Inspected $See Next

(2) There appears to be a wiring problem in the service panel that calls for immediate action. There are ground and neutral conductors or just neutral conductors in the main service panel that improperly share the same attachment screw. Properly separate the ground and neutral conductors with each conductor attached by independent screws.

(3) The main service panel and/or its components requires immediate action to minimize the possibility of electrical shock. There are missing knock-outs in the panel enclosure. Properly cap/seal openings.

6.1 Service Entrance

Inspected $See Next

There is no antioxidant paste present coating the aluminum conductors/connections in the electric panel. The aluminum conductors where the conductors make connections should be coated with an antioxidant paste to prevent corrosion to the contacts. Correct as necessary.

6.2 Breaker / Fuse Condition

Inspected $See Next

There appears to be a problem with the circuit breakers/fuses in the service panel that calls for immediate action. There are double tapped circuit breakers/fuses in the main panel. This situation occurs when there is more than one electric cable/circuit attached and protected by the same circuit breakers/fuses. The double tapped circuit limits the ability of each circuit to perform and protect as designed.

6.3 Grounding / Bonding

Inspected $300 - 450

There is no ground jumper wire installed across the water meter to allow for proper bonding of the plumbing in the building with the public water supply. Install appropriate ground clamps and jumper wire as necessary.

7. Plumbing

7.7 Sump Pump

Inspected $450 - 600

(1) The sump pump is installed in a shallow mud pit. Properly deepen and install an appropriately sized sump basin and reinstall the pumps as necessary with appropriate piping and check valves.

9. Interior

9.3 Interior Doors

Inspected $75-100

(2) There are many interior doors installed throughout the house that do not close and latch properly. Have a qualified contractor properly sand, plane, adjust and modify as necessary to allow for proper operation.

9.5 Finished Basement

Inspected $1000 - 1500

(1) There is water damage to the walls, flooring and framing at the rear and left sides of the building. See Site and Exterior for grading issues and properly repair/replace and restore the inside.

11. Garage

11.3 Garage Door/Frame(s)

Inspected $150 - 200

There are no safety cables installed inside the garage door springs. These cables are intended to keep the spring when it fails from becoming a dangerous projectile. Properly install appropriate safety cables inside each spring.

11. Garage

11.4 Automatic Garage Door Openers

Inspected $100 - 125

(1) The electric eyes installed at the garage door are installed too high. Properly reinstall the eyes at 4-6" above the floor.

12. Safety and Environmental

12.1 Mold

Inspected $125 - 175

There is mold/mildew on the subfloor below the hall bath shower and on some doors/paneling in the basement. Properly clean and treat the area.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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MAINTENANCE and REPAIR

Alpha Check Inspections

610-992-1252

Client:
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Address
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Radnor PA 19087

1. Site and Exterior

1.4 Trim, Soffit and Fascia

Inspected $300 - 450

There is deteriorated trim at several areas around the exterior of the building. Remove all deteriorated trim, repair the internal support structure as necessary and properly install new trim, caulk, prime and paint as necessary.

1.6 Exterior Doors

Inspected $300 - 450

(2) The main entry door is deteriorated. The frame/door or threshold is seriously deteriorated due to prolonged exposure and inadequate maintenance. . Have a qualified contractor properly repair/rebuild/replace as necessary..

4. Insulation and Ventilation

4.0 Attic Insulation

Inspected $100 - 125

There is wall insulation that is coming loose. Properly reinstall and add strapping to hold it in place.

4.2 Wall and Floor Insulation

Inspected $150 - 200

There are insulation batts that have fallen down exposing the living space to the unconditioned areas. Properly reinstall and secure the batts

5. Heating and Cooling

5.0 Heating System

5. Heating and Cooling

Inspected $150 - 200

(3) There appears to be a problem at the interior coil unit. The condensate discharges directly into the open trough between the foundation and floating slab. Properly redirect the condensate to a drain, sink or the exterior.

Inspected $100 - 125

(4) There appears to be a problem at the exterior condenser unit. The outside condenser is not set on a level base. Properly reset the unit on a level base.

5.5 Humidifier

Inspected $150 - 200

There is an abandoned humidifier. Remove and properly sealing the open ductwork.

6. Electrical

6.5 Fixtures / Outlets

Inspected $125 - 175

The cable servicing the light fixture is not properly installed/deteriorated. Properly correct.

7. Plumbing

7.2 Drain and Vent Systems

Inspected $100 - 125

The plumbing waste line is not properly supported. in the crawlspace. . A qualified person should repair as necessary.

7.3 Water Heater

Inspected $75-100

(1) There is an TPR Valve overflow pipe installed, but it does not extend to within 6" of the floor. A 3/4" extension pipe should be installed on the Temperature Pressure Relief (TPR) valve and should terminate within 6” of the floor.

9. Interior

9.1 Flooring

Inspected $150 - 200

The Wood floor is damaged at the Living Room. Properly repair/replace as necessary.. .

9.3 Interior Doors

Inspected $100 - 125

(1) The closet door(s) have a problem. Several of the bifold doors are not properly installed or are not properly operable. Correct as necessary.

9.4 Interior Windows

Inspected $75-100

There appears to be a problem with the windows in the Bedroom. There are windows with broken and/or missing sash locks. Properly repair or replace the locks as necessary.

10. Kitchen, Bath and Laundry

10.1 Dishwasher

Inspected $75-100

10. Kitchen, Bath and Laundry

(2) The dishwasher drain line is improperly installed. The Drain line does not have an air gap which prevents water from backfilling the dishwasher from draining water from the sinks. Reinstall the drain line with the line secured to the bottom of the counter top above the rim of the sink to provide the necessary air gap.

10.2 Garbage Disposal

Inspected $100 - 125

(2) The disposal is not wired properly/safely. Properly rewire the disposal.

10.7 Sink, Faucet and Drain

Inspected $125 - 175

(1) The faucet/sprayer is not properly operable. Repair/replace as necessary.

Inspected $100 - 125

(2) There is corrosion on the sink trap or drain line in the powder room. This is an early indication of failure. Properly replace the drain/trap as necessary.

Inspected $100 - 125

(3) The bathroom sink drain popup assembly is not properly operable. Repair as necessary.

10.9 Bath Tub/Whirlpool

Inspected $25-50

There appears to be a problem with the Bathtub in the master bath. The tub drain stopper assembly is not properly operable. Properly repair/replace the stopper assembly.

10.13 Dryer

Inspected $75-100

There is a damaged vent outlet at the exterior of the building. Properly repair/replace the vent outlet. The dryer exhaust pipe has been crushed. This will seriously affect dryer performance and is a fire safety issue. Properly replace the dryer exhaust line.

BUDGET TO REPLACE

Alpha Check Inspections

610-992-1252

Client:
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Radnor PA 19087

7. Plumbing

7.3 **Water Heater**

Inspected $1000 - 1500

(2) Budget to replace the water heater due to age.

7.7 **Sump Pump**

Inspected

(2) Monitor the sump for changes in the sound of its operation. When the pitch of the motor rises from a low humm, the pump should be replaced.

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COMMENTS

Alpha Check Inspections

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2. Roofing

2.3 **Roof Drainage**

Inspected

(1) Gutters and downspouts need to be checked, cleaned out and maintained on a regular basis. This should be done at least twice a year and more often as conditions warrant. Maintaining control of the runoff around the perimeter of the building is important to the safety of the building and its occupants.

5. Heating and Cooling

5.0 **Heating System**

Inspected

(1) Recommend contracting with an HVAC company to service the heating system yearly and place a service contract on the equipment to protect from expensive repairs and maintenance that may be required over the life of the system.

5.4 **Filter System**

Inspected

Recommend replacing the filter every 60 days or more often as recommended on the filter. It is also recommended that a medium to high quality filter is used that will further reduce contaminants improving air quality.

9. Interior

9.5 **Finished Basement**

Inspected

9. Interior

(3) The finished basement does not have an appropriate emergency egress opening. The basement appears to have been finished before the egress requirements were put into effect. Consult with the township regarding the current requirements for using the basement.

10. Kitchen, Bath and Laundry

10.10 Shower

Inspected

Disclaimer - This is a visual inspection of the readily accessible portions of the shower stall. The shower pan below the tile is concealed and therefore its condition cannot be evaluated. Consider the need for replacement in the future with little or no notice.

10.12 Washer

Inspected

(2) Recommend installing "No Burst" washer machine hoses to prevent serious water damage to the house.

11. Garage

11.4 Automatic Garage Door Openers

Inspected

(2) The garage door opener(s) appeared to be properly operable with electric eyes preventing accidental closure.

12. Safety and Environmental

12.0 Smoke & CO Detectors

Inspected

Yes - The structure appears to be equipped with some smoke or heat detectors. They should be tested periodically in accordance with the manufacturer's specifications. This does not imply that there is adequate coverage by the existing detector(s). Contact the local governing jurisdiction to determine the minimum number of and location requirements for their installation. ***Manufacturers recommend replacing the detectors every 4-5 years. Since the age of the detectors is unknown they should be replaced NOW. Additionally, the detectors should use both ionization and photoelectric sensors. Also it is recommended that at least one carbon monoxide detector be installed.***
