

Property Inspection Report



403 Woodale Dr, Kennett Square, PA 19348

Inspection prepared for: Jason Moore

Real Estate Agent: Mike Wilson - Berkshire Hathaway Fox & Roach - Brandywine

Date of Inspection: 3/27/2026 Time: 10:00 AM

Age of Home: 2002 Size: 8274

Inspector: Patrick Baronsky
License #256972

Order ID: 3618

ASHI Certified Inspector
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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Grounds		
Page 6 Item: 2	Gate Condition	<ul style="list-style-type: none"> • Gate hardware missing or damaged gate will not secure, repair.
Page 6 Item: 3	Patio	<ul style="list-style-type: none"> • Pavers damaged/deteriorated, recommend repair. • Exterior outlets are not protected by a GFCI, recommend repair.
Exterior Areas		
Page 10 Item: 1	Doors	<ul style="list-style-type: none"> • Patio door handle set screw loose, repair. Location: Upper and lower doors.
Roof		
Page 14 Item: 2	Gutter	<ul style="list-style-type: none"> • Significant amounts of debris evident in gutters, recommend cleaning.
Attic		
Page 15 Item: 2	Structure	<ul style="list-style-type: none"> • Evidence of past or present leak at time of the inspection, repair. Location: Center dormer window.
Electrical		
Page 22 Item: 2	Electrical Panel	<ul style="list-style-type: none"> • Generator noted during inspection, recommend separating neutrals and grounds on opposite bars to prevent power surge. Location: Main panels. • We recommend contacting a licensed electrician to evaluate and repair the issues.
Heat/AC		
Page 26 Item: 3	Venting	<ul style="list-style-type: none"> • Fuel appliance exhaust, should terminate at least four feet below or horizontally from door, window, or air inlet. Location: Right side and left side by AC condensers.
Plumbing		
Page 27 Item: 1	Gas Material	<ul style="list-style-type: none"> • Safety Concern: House equipped with CSST gas supply lines should be bonded and grounded properly. Recommend that you contact a licensed electrician to repair.
Water Heater		
Page 31 Item: 2	Gas Valve	<ul style="list-style-type: none"> • Unsecured gas line was observed safety concern, repair.
Kitchen		
Page 34 Item: 2	Window Condition	<ul style="list-style-type: none"> • One or more windows did not lock/latch/open properly. Recommend repairs for enhanced security/safety to occupants. Location: Right side of sink.

Bathroom		
Page 39 Item: 1	Doors	• Door doesn't latch properly, recommend repair. Location:. Middle rear bathroom.
Page 39 Item: 2	GFCI	• GFCI do not have power at the time of inspection, repair. Location:. Left side bathrooms and powder room.
Page 40 Item: 4	Shower Walls	• Grout missing/deteriorated, repair. Location:. Middle front bathroom

Inspection Details

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

1. Attendance

In Attendance: Client present • Selling Agent present

2. Home Type

Home Type: Single Family Home

3. Occupancy

Occupancy: Occupied - Furnished

4. Weather

Materials: Overcast • Degrees 50

Grounds

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

1. Driveway and Walkway Condition

Materials: Asphalt driveway noted. • Paver/Brick sidewalk noted.

Observations:

- Driveway in good shape for age and wear.



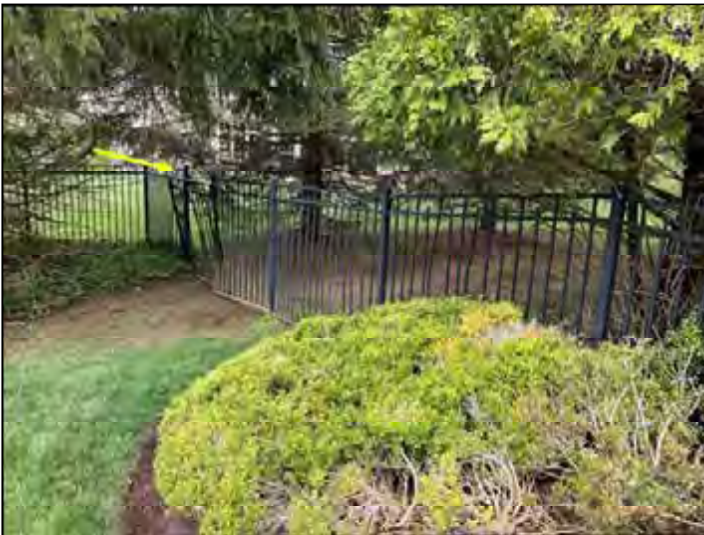


2. Gate Condition

Materials: Aluminum

Observations:

- Fences and gates are NOT INCLUDED as part of a home inspection. Recommend confirming that all fences and gates are in serviceable condition before the settlement.
- Gate hardware missing or damaged gate will not secure, repair.



3. Patio

Observations:

- Pavers damaged/deteriorated, recommend repair.
- Exterior outlets are not protected by a GFCI, recommend repair.





4. Retaining Wall Condition

Materials: Concrete • Block • Stone



Pool

1. Structure Condition

Type: Below Ground

Observations:

- Visual Inspection We Recommend Pool Inspection by a Licensed Contractor.



Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Doors

Observations:

- **Patio door handle set screw loose, repair. Location: Upper and lower doors.**



2. Siding Condition

Materials: Stucco veneer, wood frame construction, concrete foundation

- Stone facade noted.

Observations:

- No major system safety or function concerns noted at time of inspection.





Roof

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer's warranties.

Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof.

Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house.

Likewise, be advised that such cascading may cause personal injury or even death.

If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. Roof Condition

Materials: Visually accessible from ground. Not mounted due to weather conditions making mounting of roof dangerous.

Materials: Asphalt shingles noted.

Observations:

- Estimated/Reported Age Original Life Expectancy 25-30 Years Dimensional/Architectural Shingles





2. Gutter

Observations:

- Significant amounts of debris evident in gutters, recommend cleaning.



Attic

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Condition

Observations:

- Estimated/Reported Age 10 Years Life Expectancy 25-30 Years Forced Hot Air Gas Per unit
- Air handler/Heating units installed at areas above living space should have tray and drain installed to help in the event of leaks. Note safety cut off switches are unreliable and often fail. Recommend installing drain to the exterior. Location: Both units



2. Structure

Observations:

- No concerns at the time of inspection.
- Unable to complete a full inspection due to personal storage/construction
- Evidence of past or present leak at time of the inspection, repair. Location: Center dormer window.



Basement/Crawlspace

1. Drainage

Observations:

- Unable to complete a full inspection due to personal storage/construction
- Note: The home inspection does not fully determine whether or not the basement has ever had or will ever have water penetration. Extreme conditions, heavy rainfall, (contraction cracks) a rising water table, run-off from the surrounding properties and streets are contributing factors. Ongoing efforts to maintain properly operating gutter systems and grades, periodic testing of drains and sump pumps and ongoing monitoring of conditions surrounding the dwelling are necessary. In some areas it may be necessary to install perimeter drains with sump pits/pumps and even water proofing materials at the foundation walls to control water penetration.



2. Sump Pump

Observations:

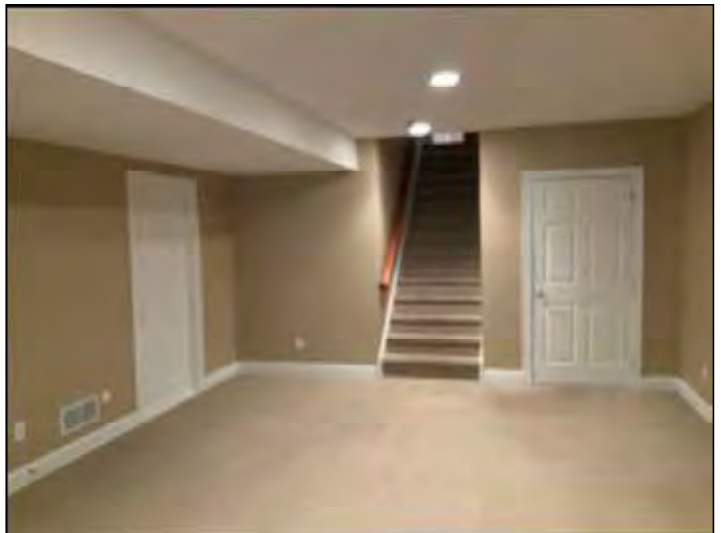
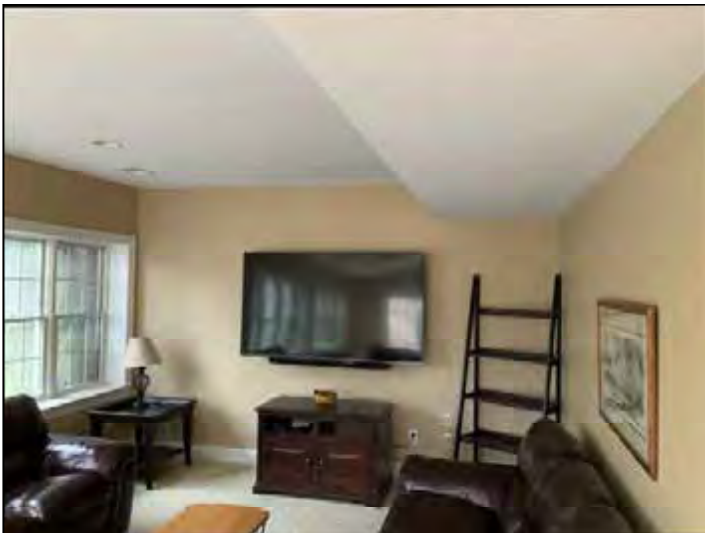
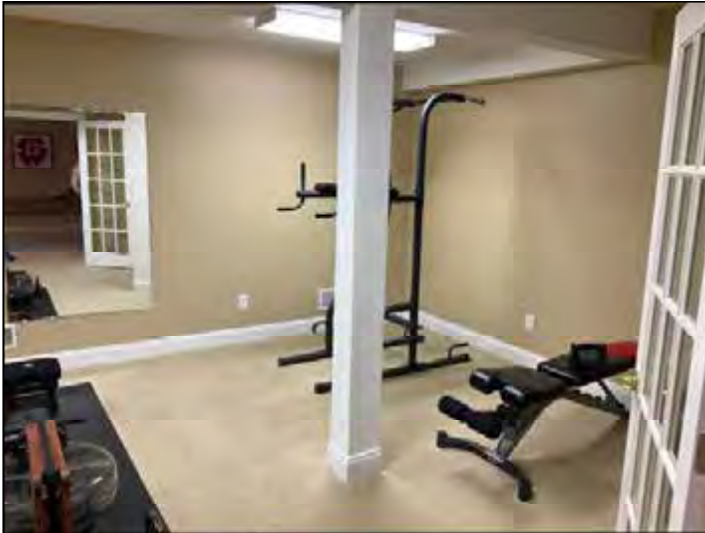
- Sump pump basin present no pump installed at the time of inspection.



3. Framing

Observations:

- Unable to complete a full inspection due to personal storage/construction.





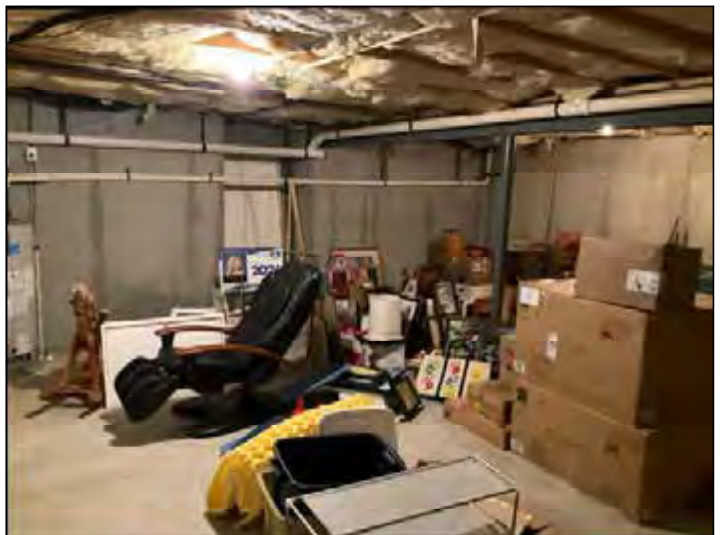
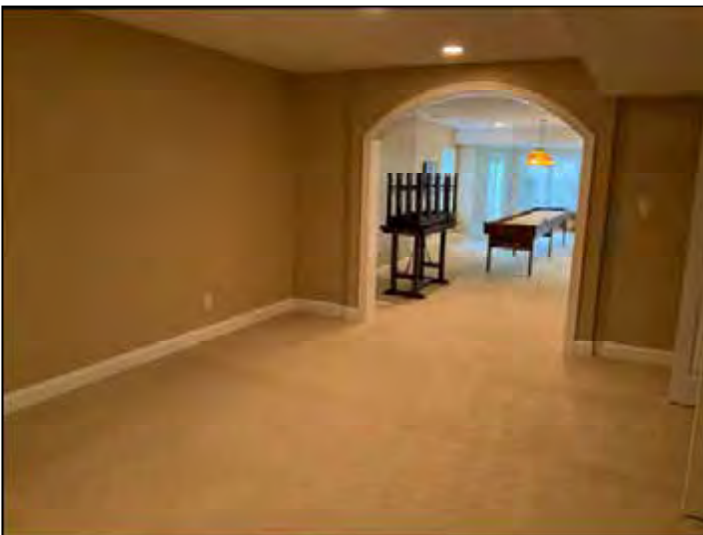
Foundation

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Foundation Walls

Observations:

- No concerns at the time of inspection.
- Appeared serviceable at time of inspection. Structural/footer assembly inaccessible.



Garage

1. Garage Door Condition

Materials: Three-single 7' doors.

Observations:

- No deficiencies observed.
- Unable to complete a full inspection due to personal storage



Electrical

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Cable Feeds

Observations:

- There is an underground service lateral noted.



2. Electrical Panel

Location: Panel box located in basement.

Location: Sub Panel Location: Pool gazebo.

Observations:

- 200 Amp Service Noted
- Generator noted during inspection, recommend separating neutrals and grounds on opposite bars to prevent power surge. Location: Main panels.
- We recommend contacting a licensed electrician to evaluate and repair the issues.



3. Generator

Observations:

- Generator on site noted, this is a visual inspection only. Recommend qualified generator contractor to inspect operation of generator. Recommend inquiring with owner on maintenance records.



Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. AC Compress Condition

Observations:

- Estimated/Reported Age 24 Years Life Expectancy 15-18 Years
- Approximate size 24,000 BTU's 2 Ton Unit R-22
- Estimated/Reported Age 6 Years Life Expectancy 15-18 Years
- Approximate size 60,000 BTU's 5 Ton Unit R-410A
- Estimated/Reported Age 10 Years Life Expectancy 15-18 Years
- Approximate size 30,000 BTU's 2.5 Ton Unit R-410A
- Estimated/Reported Age 10 Years Life Expectancy 15-18 Years
- Approximate size 42,000 BTU's 3.5 Ton Unit R-410A
- Air Conditioning mounting pads are not level, this may shorten motor life. Recommend leveling the units.
- Not inspected, outside temperature below 65 degrees, Recommend operating/testing unit prior to closing if outside temperatures allows.





2. Heater Condition

Materials: The furnace is located in the basement

Materials: Gas fired forced hot air.

Observations:

- Estimated/Reported Age 24 Years Life Expectancy 25-30 Years Forced Hot Air Location: Center Front
- Estimated/Reported Age 6 Years Life Expectancy 25-30 Years Forced Hot Air Location: Right Front
- No concerns functional at the time of the inspection.





3. Venting

Observations:

- Plastic - **PVC** vent noted.
- Fuel appliance exhaust, should terminate at least four feet below or horizontally from door, window, or air inlet. Location: Right side and left side by AC condensers.



Plumbing

1. Gas Material

Materials: Steel Pipe • Yellow Brass Pipe • **CSST** Flexible Gas Line • Onsite Propane Tank

Observations:

- **Safety Concern:** House equipped with CSST gas supply lines should be bonded and grounded properly. Recommend that you contact a licensed electrician to repair.



2. Septic Condition

Observations:

- This inspection is a visible inspection of septic system, recommend licensed septic technician to inspect and certify.



3. Plumbing

Materials: <Water Supply Materials> • Copper • PEX • CPVC • <Sewer/Drain Line Material> • PVC

Observations:

• <Water Supply>

• Water supply functional at the time of inspection.

• Inspection of all areas of the water supply pipes was not possible due to limited access/finished walls and ceilings to check for defects such as, but not limited too:leaks, corrosion, improper workmanship, and damage.

• <Sewer>

• Inspection of all areas of the drain pipes was not possible due to limited access/finished walls and ceilings to check for defects such as, but not limited too:leaks, corrosion, improper workmanship, and damage.





4. Well

Materials: Copper Pipe • Galvanized • Composite Pipe • PEX • CPVC • Well Pump • **Expansion Tank** • Water Treatment • Well Cap

Observations:

- This inspection is a visible inspection of well controls, recommend licensed well technician to inspect and certify.
- Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety.





Water Heater

1. Water Heater Condition

Heater Type: Gas

Location: The heater is located in the basement.

Observations:

- Estimated/Reported Age 6 Years Life Expectancy 12-16 Years Gas Fired 75 Gallon
- Estimated/Reported Age 4 Years Life Expectancy 12-16 Years 50 Gallon
- Tank appears to be in satisfactory condition -- no concerns.



2. Gas Valve

Observations:

- Unsecured gas line was observed safety concern, repair.



Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Fireplace

Materials: Family Room

Materials: Masonry fireplace noted.

Observations:

- Visual inspection only have a fireplace professional evaluate and repair any issues found before attempting to use fireplace.



2. Intercom

Observations:

- Note internal vacuum system not part of home inspection. Inquire with owner on operation prior to settlement.



3. Wall Condition

Materials: Drywall walls noted.

Observations:

- Inspection of smoke detectors are not a part of the home inspection due to specialize equipment needed to test. Note pushing the button only indicates the button is working. Recommend updated detectors and installing carbon monoxide detectors as needed.



Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Observations:

- No concerns at the time of inspection.



2. Window Condition

Observations:

- One or more windows did not lock/latch/open properly. Recommend repairs for enhanced security/safety to occupants. Location: Right side of sink.



Laundry

1. Dryer Vent

Observations:

- The dryer vent is clogged, repair.



2. Wall Condition

Materials: Drywall walls noted.

Observations:

- No concerns at the time of inspection.



Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Wall Condition

Materials: Drywall walls noted.

Observations:

- Inspection of smoke detectors are not a part of the home inspection due to specialize equipment needed to test. Note pushing the button only indicates the button is working. Recommend updated detectors and installing carbon monoxide detectors as needed.





Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Doors

Observations:

- Door doesn't latch properly, recommend repair. Location:. Middle rear bathroom.



2. GFCI

Observations:

- GFCI do not have power at the time of inspection, repair. Location:. Left side bathrooms and powder room.



3. Plumbing

Observations:

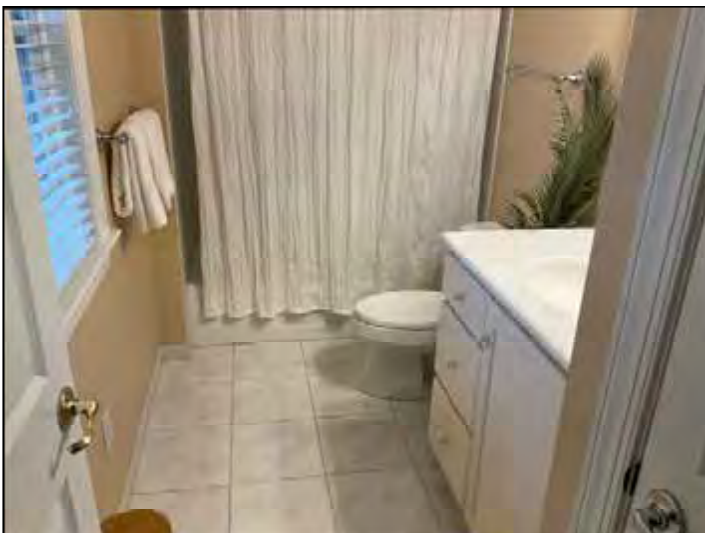
- Sewage pump noted during inspection, tested and found operational at the time of inspection.



4. Shower Walls

Observations:

- Ceramic tile noted.
- Fiberglass surround noted.
- Grout missing/deteriorated, repair. Location: Middle front bathroom







5. Bath Tubs

Observations:

- Stopper is inoperable, repair/replace. Location: Left rear and middle front bathroom.



Glossary

Term	Definition
CSST	Corrugated Stainless Steel Tubing (CSST) is a type of conduit used for natural gas heating in homes. It was introduced in the United States in 1988. CSST consists of a continuous, flexible stainless-steel pipe with an exterior PVC covering. The piping is produced in coils that are air-tested for leaks
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.



**McGovern Environmental
Wm. P. McGovern, Inc.**

www.mcgovernseptic.com

920 South Bolmar Street, West Chester, PA 19382
1-800-464-7777 • Fax 610-458-2577

SERVICE ADDRESS / SITE #: 21197

Date 7/29/25

Customer Name Jason Moore

Address 403 Woodale Dr

City/State Kennett Square Zip 19348

Contact (802) 377-5119

Work Order # 918728

TIME RECORD

Departure _____
 Arrival _____
 Departure from Customer _____
 Arrival at Disposal Site _____
 Departure from Disposal Site _____
 Arrival _____
 Total Time _____
 Reason for Delay _____

WASTE TYPE

Packaging Plant Waste Water
 Raw Sewage Grease Trap
 Sewage Sludge Alum
 Leachate Industrial
 Septic Tank/Cesspool Wet Well / Ejector Pit
 Holding Tank Food Process
 Gallons 1500

SEPTIC SYSTEM EVALUATION PROPOSED ACTION

SYSTEM INFO

Tank Type: Conc Metal Plastic Cess
 Tank Size 1500 Shape rect
 Depth to Top 2026 To Cover grade
 Drainage System:
 Field Trench Pits PD
 Other _____
 Dousing Tank / Pump: Yes No

CONDITION

Operating Level OK Above Below
 Drainfield Run Back Yes No
 Heavy Sludge Yes No
 System Saturated Yes No
 Toilet Flushed Yes No
 Outlet Baffle Good Bad
 Inlet Baffle Good Bad
 Clogged Inlet/Outlet Yes No

RECOMMENDATIONS

Recommend	Additive	Yes	No
Suggest Aeration		<input type="checkbox"/>	<input type="checkbox"/>
Suggest Outlet Cleaning		<input type="checkbox"/>	<input type="checkbox"/>
Suggest Inlet Cleaning		<input type="checkbox"/>	<input type="checkbox"/>
Suggest Tank Replacement		<input type="checkbox"/>	<input type="checkbox"/>
Suggest Lid Replacement		<input type="checkbox"/>	<input type="checkbox"/>
Suggest Riser		<input type="checkbox"/>	<input type="checkbox"/>
Suggest Reg Maintenance		<input type="checkbox"/>	<input type="checkbox"/>
Next Date		_____	

Total \$365.00

Payment: Credit Card Check #: _____ Cash

Driver's Signature _____

Customer's Signature _____

Comments / Notes

pumped septic tanks
1500 gallons
OK condition ✓

Disposal Site: _____ Manifest #: _____

100436

Thank You



Email: ddgolder@ymail.com

PA License #016511

Chester County License #323

Well Inspection

PROPERTY ADDRESS:

403 Woodale Dr

Kennett Square, Pa 19348

Well INFORMATION:

MODEL: **Unknown**

AGE: **Unknown**

DEPTH OF PUMP: **Unknown**

PUMP SET ON ROLL PLASTIC OR PVC: **Roll**

PUMPING RATE: **23 GPM**

RUNNING TIME: **1 minute**

WATER LEAKS DOWN WELL: **No**

ELECTRICAL LEAK DOWN WELL: **Yes**

AMPS: **8.2**

GROUND WIRE DOWN WELL: **Yes**

Recommendations: Due to the electrical leak down the well we recommend pulling and replacing the pump, wire, and/or both. If only the wire needs to be replaced it would be between **\$950.00-\$1200.00**, **if the pump and wire need to be replaced, it would be between \$2400.00-\$2600.00 to complete.** This is based on a pump setting on 100', if the pump setting is deeper, the cost will increase.

STORAGE TANK:

MODEL: **PFX86S**

AGE: **3/16/2015**

CONDITION OF TANK: **Ok**

TANK AIR PRESSURE: **37 PSI**

DRAW DOWN: **25.1 gallons**

PRESSURE SWITCH SETTING: **38/60**

PRESSURE SWITCH NIPPLE: **Brass**

PRESSURE SWITCH POINTS: **Burnt (replacement recommended)**

GAUGE: **Broken (replacement recommended)**

RELIEF VALVE: **Yes**

CHECK VALVE: **Yes**

Recommendations: We recommend replacing the pressure switch and gauge. **Cost: \$219.00.**

WELL INFORMATION:

WELL DEPTH: **Unknown**

YIELD: **Unknown**

DEPTH OF WELL CASING: **Unknown**

WELL CASING SIZE: **6 5/8**

WELL CASING INCHES ABOVE GRADE: **11"**

WELL CAP TYPE: **Bug Proof**

UNDERGROUND ELECTRICAL LEAK: **No**

TWISTED OR UF WIRE: **UF**

WATER LINE: **Roll**

GROUND WIRE: **Yes**

WELL CASING: **Steel**

WIRE CONDUIT AT WELL HEAD: **Yes**

RECOMMENDATION: None

ON SITE WATER TESTING:

	<u>On site</u>	<u>Limit</u>
PH:	6.3	6.5-8.5
HARDNESS:	0	4 GPG
IRON:	.00	.30 PPM
SEDIMENT:	None	None
ODOR:	no	None
COLOR:	Clear	Clear

AIR GAP: Yes

WATER TREATMENT: 3 Hauge units

Recommendations: We recommend installing an acid neutralizer, this would elevate the PH to help prevent the acidic water from damaging the metal plumbing. **It would be \$1961.00 + tax installed.**

Wood Destroying Insect Inspection Report Notice: Please read important consumer information **page 2**

Section I. General Information

Inspection Company, Address & Phone

Boro Exterminating Co, Inc.
501 Sharp Ave.
Glenolden, PA 19036
O: 610-237-1143 F: 610-532-8378

Company's Pest Control
Business Lic. No.
BU 1606

Date of Inspection
03/27/2026

Address of Property Inspected
403 Woodale Drive
Kennett Square PA 19348

Inspector's Name, Signature & Certification, Registration or Lic#



Brian Guttschall #704355

Structure(s) Inspected

House with Attached Garage

Section II. Inspection Findings This report is indicative of the condition of the above identified structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. **Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:**

A. No visible evidence of wood destroying insects was observed.

B. Visible evidence of wood destroying insects was observed as follows:

1. Live insects (description and location): _____

2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining (description and location): _____

3. **Visible** damage from wood destroying insects was noted as follows (description and location): _____

NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

Section III. Recommendations

No action and/or treatment recommended: (Explain if Box B in Section II is checked: _____)

Recommend action(s) and/or treatment(s) for the control of: _____

Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

- Basement **partial drywall walls & ceiling; insulation covering band joist**
- Main Level **drywall walls & ceilings throughout; carpet, tile, & hardwood floors throughout**
- Garage **drywall walls & ceiling**
- Exterior **stone; stucco**

The inspector may write out obstructions or use the following optional key:

- | | |
|-------------------------|--|
| 1. Fixed ceiling | 15. Standing water |
| 2. Suspended ceiling | 16. Dense vegetation |
| 3. Fixed wall covering | 17. Exterior siding |
| 4. Floor covering | 18. Window well covers |
| 5. Insulation | 19. Wood pile |
| 6. Cabinets or shelving | 20. Snow |
| 7. Stored items | 21. Unsafe conditions |
| 8. Furnishings | 22. Rigid foam board |
| 9. Appliances | 23. Synthetic stucco |
| 10. No access or entry | 24. Duct work, plumbing, and/or wiring |
| 11. Limited access | 25. Spray foam insulation |
| 12. No access beneath | 26: Equipment |
| 13. Only visual access | |
| 14. Cluttered condition | |

Section V. Additional Comments and Attachments (these are an integral part of the report)

Attachments **None**

Signature of Seller(s) or Owner(s) if refinancing. Seller discloses to the buyer all information to their knowledge, regarding W.D.I. infestation, damage, repair, and treatment history.

X

Signature of Buyer. The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X

Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. Please refer to the NPMA Suggested Guidelines for inspections on completing this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

1. About the Inspection: A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. **For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.** This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. **This shall not be construed as a 90-day warranty.** There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.

2. Treatment Recommendation Guidelines Regarding Subterranean Termites: Treatment or corrective action should be recommended if live termites are found. If no evidence of a previous treatment is documented and evidence of infestation is found, even if no live termites are observed, treatment or corrective action by a licensed pest control company should be recommended. Treatment or corrective action may be recommended if evidence of infestation is observed, and a documented treatment occurred previously, unless the structure is under warranty or covered by a service agreement with a licensed pest control company.

For other Wood Destroying Insects, please refer to the NPMA suggested guidelines for added guidance on actions and or treatment.

3. Obstructions and Inaccessible Areas: No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.

4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects. Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.

5. Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.

Boro Environmental Services, Inc.
501 Sharp Avenue
Glenolden, PA 19036
(610) 586-5640
(610) 237-1143

03/27/2026

Jason Moore

403 Woodale Drive
Kennett Square, PA 19348

Dear Customer:

We have analyzed the radon in the air at the location indicated on the last page of this report. The concentration is expressed in picoCuries per liter (pCi/l).

This measurement and analysis have been performed in accordance with EPA Document #EPA-R-92-003 Protocols for Radon and Radon Decay Product Measurement in homes, and #EPA 402-R-92-004 Indoor Radon and Radon Decay Product Measurement Device Protocols, the prepared by the office of Radiation Programs of the U.S. Environmental Protection Agency and is for your own personal use and evaluation. Our Company makes no recommendations, representations or warranties other than as specifically set forth in this report and shall not be responsible or liable for any action or the consequences of any action taken in connection with or in reliance upon this report.

PURPOSE OF SCREENING TEST

The screening test we performed, by EPA's definition was a simple, inexpensive measurement, designed to discover a potential radon problem and/or the need for additional testing.

CLOSED HOUSE CONDITIONS

The test reported to you was based on the assumption that: for twelve hours prior and during the term of the test, certain closed house conditions have been adhered to by the building's custodian. These conditions were made known to that person or their agent. Needless to say, we have no control over the tested building and no way to assure that these conditions were in fact complied with, nor can we offer any assurances that intentional (or inadvertent) tampering with the test environment and or monitors which might influence the radon measurement, has not taken place.

We cannot offer any assurances relative to discovery of either tampering or interruption of closed house conditions as too many variables exist where building custody is not within our (or your) control.

DETERMINING THE NEED FOR FURTHER MEASUREMENTS

In most cases, the screening measurement is not a reliable measure of the average radon level to which you and your family are exposed.

Since radon levels can vary from season to season as well as room to room, the screening measurement only serves to indicate the potential for a radon problem. Depending upon the result of your screening measurement, you may need to have follow-up measurements made to give a better idea of the average radon level in your home.

Radon concentrations are affected by atmospheric conditions, barometric pressure, temperature, wind velocity, living conditions and open/closed doors. In light of the aforementioned, this report is not construed to constitute a guarantee as to radon levels in the air. The radon level reported represents the average level measured during the monitoring period only (subject to the variables noted within this report).

Radon is the second leading cause of lung cancer, after smoking. The U.S. Environmental Protection Agency (EPA) and the Surgeon General strongly recommend taking further action when the home's radon test results are 4.0 pCi/L (.02 WL)* or greater. The national average indoor radon level is about 1.3 pCi/L. The higher the home's radon level the greater the health risk to you and your family. Reducing your radon levels can be done easily, effectively and fairly inexpensively. Even homes with very high radon levels can be reduced below 4.0 pCi/L. For further information about reducing elevated radon levels please refer to the "Pennsylvania's Consumer's Guide to Radon Reduction."

FOLLOW-UP PROTOCOLS

1. If the screening measurement was made in the lowest livable area, under closed-house conditions, and the results are less than 4 pCi/1 or .02 WL, periodic follow-up measurements may be made at the discretion of the resident. NOTE: Screening results will contain an average between duplicates from the lowest livable level.
2. If the screening measurement results are between 4 and 10 pCi/1, fix the home. NOTE: If this test is not being performed for a real estate transaction, long-term testing may be an option.
3. Results $>$ or $=$ 10 pCi/1: Fix the home. (Varying levels in this range will determine how soon corrective measures should be taken.)
4. If the screening measurement results are greater than 200 pCi/1 or 1 WL, reductions in radon concentrations are recommended within immediately. Also contact the State Bureau of Radiation Protection at 1 (800) 23-RADON.

BORO'S RECOMMENDATIONS

Assuming the test results we reported were within your "acceptable range", in view of the scope and limitations inherent in the screening test and the uncertainties relative to the building "custody", we recommend that a confirming screening test be performed when you take possession of the building and control the home conditions.

NOTE: Radon levels within a building can vary considerably under various conditions and seasons during the year. Evaluating the average annual exposure to you and your family (or other occupants) under normal living conditions, would be the goal of the one year or "long-term" measurement (test).

IMPORTANT

This report and the test for which it applies are not valid unless signed by the person (s) for whom the test was performed.

The parties hereto do covenant and agree that there are no verbal understandings, representations or statements changing or modifying any of the terms or provisions of the inspection report and that all terms, conditions and provisions thereof are contained here in writing.

BORO Environmental Services • 501 Sharp Ave • Glenolden, PA 19036

RADON TEST RESULTS

Device Type: Short-Term Electret

Client Name: Jason Moore

TEST ADDRESS: 403 Woodale Drive Kennett Square PA 19348

Start Date: 03/27/2026 Time of Deploy: 01:30pm

End Date: 04/01/2026 Time of Pickup: 01:00pm Avg of Duplicates: **1.9 & 2.3 pCi/l**

Monitor	Location	pCi/1
# SOY547	basement left	1.7
# SOW270	basement left	2.0
# SPO067	basement right	2.3
# SOY520	basement right	2.3

Deployed By: Brian Guttschall # 8541 Retrieved By: Brian Guttschall # 8541

REMARKS: (If applicable.) Average of duplicates = **1.9 & 2.3 pCi/l**; **RPD 16.2% & N/A%** ARE = +/- 4%
Left closed house form and notice on site; Closed house form not signed.

*****Well Water Notice:** No measurement is proposed to water source radon (usually corrected by filtration.) For further information regarding water source radon call the PA Department of Environmental Resources 1-800-23-RADON or USA Environmental Protection Agency.

Closed-house form signed: **NO.** Tampering or interference observed: **NO.**
 Running mitigation system onsite: **NO.** Severe weather or high winds: **NO.** Permanent vents: **N/A**

Reader Serial #E0197 expires 07/03/2026

The undersigned hereby acknowledges that he/she has read and understand the information contained in this report.

 Acknowledgment by Client/Date

 Witness

 Acknowledgment by Client/Date

 Witness

Rob Bruno #0126
 Authorized Representative/Boro
 Firm 1101001

As set forth in 25 PA Code S. 240.302

“A person may not test, mitigate against radon or provide radon-related service or product without first offering the potential client a price list of services offered, and providing evidence of certification and a notice that only persons certified under the Radon Certification Act and Chapter 240 may provide the services products... The notice shall read substantially as follows:”

NOTICE TO CLIENTS

“The Radon Certification Act requires that anyone who provides any radon-related service or product to the general public must be certified by the Pennsylvania Department of Environmental Protection. You are entitled to evidence of certification from any person who provides such services or products. You are also entitled to a price list for services or products offered. All Radon measurement data will be sent to the Department as required in the Act and will be kept confidential. If you have any questions, comments or complaints, concerning persons who provide radon-related services, please contact the Department at the Bureau of Radiation Protection, Department of Environmental Protection, P.O. Box 8469, Harrisburg, PA 17105-8469, (717) 783-3594.”



INSPECTOR PRO

3911 CONCORD PIKE PO BOX 8222 WILMINGTON DE 19803

Office: 302-529-7585 Mobile: 302-293-7747

E-mail: patrick@pbassociates.us Website: www.pbassociates.us

Stucco evaluations ~ Construction Consultations ~ Expert Witness Professional Home Inspections

April 1, 2026

RE: Vulnerable areas intrusive stucco inspection. Inspection performed at: 403 Woodale Dr, Kennett Square, PA 19348

Jason Moore,

Property was occupied

Inspection date: March 30, 2026

Scope of the inspection:

- Intrusive inspection of the conventional cement stucco on the front, sides and rear of the house.

Procedure:

- Locate the rim joist and wood plate at the bottom of the framing below the windows.
- Drill through the stucco on the front, sides and rear.
- Take moisture readings at the wood sheathing behind the stone veneer and stucco at each drilling.
- Record readings and take pictures of the exact readings.
- Seal each drilling when inspection was complete.

Note: An intrusive inspection is not a destructive inspection.

The moisture levels are noted in this report with their respective locations. The attached pictures are an integral part of the report and include the moisture levels as well.

Moisture in wood breaks down as follows:

Below 6%, the wood is too dry.

6% to 12% are normal moisture levels for kiln dried and cabinet grade woods.

13% to 17% are slightly elevated in grades of air dried construction lumber. Acceptable readings.

18% to 20% Elevated levels of moisture. Likely to develop mold and cause deterioration of wood products.

21% 24% These levels create elevated mold growth.

25% and above is excessive. mold and deterioration of the wood products in the wall is inevitable.

28% to 30% indicated saturated wood fiber. Levels above 30% are instrument readings and should also be considered saturated.

Some states may have slightly different moisture percentages; however, the moisture percentages noted above are within accepted tolerances.

I only checked the noted windows and doors (vulnerable areas). See the pictures for moisture readings.

Vulnerable areas are described as follows:

Areas without overhang protection, such as 2nd floor windows with an overhang within 2' above the windows.

Gable end windows. (no overhangs)

1st floor windows that are too far from the overhangs to be protected.

Areas without roof kick out flashings.

Areas below the roofline of frame chimneys.























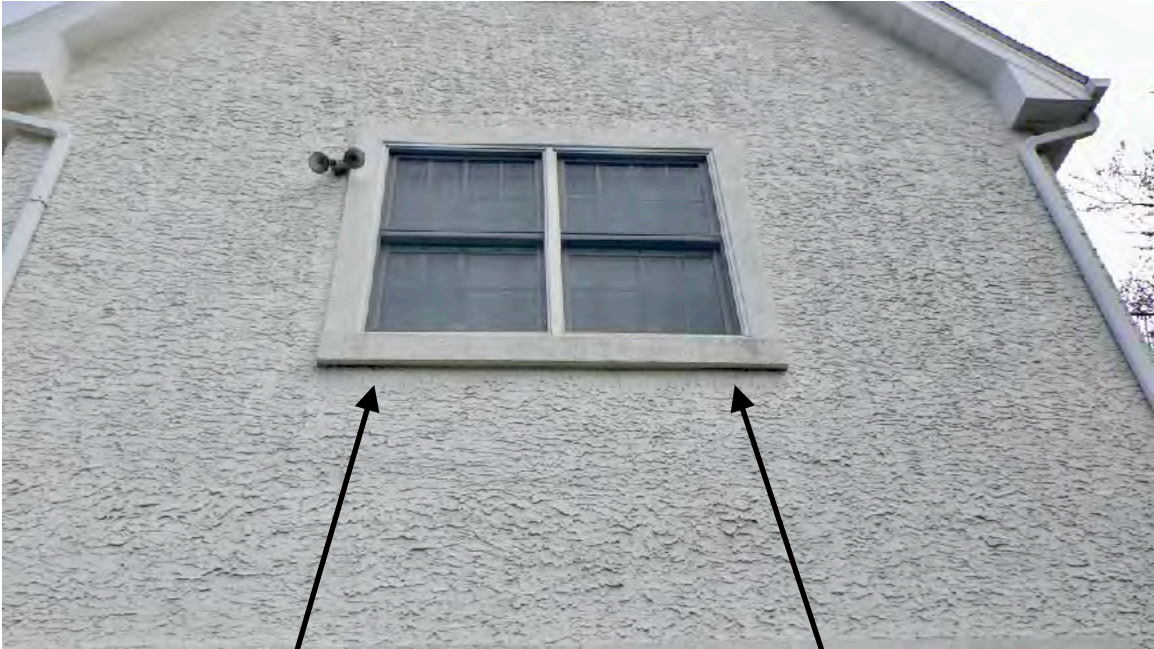
















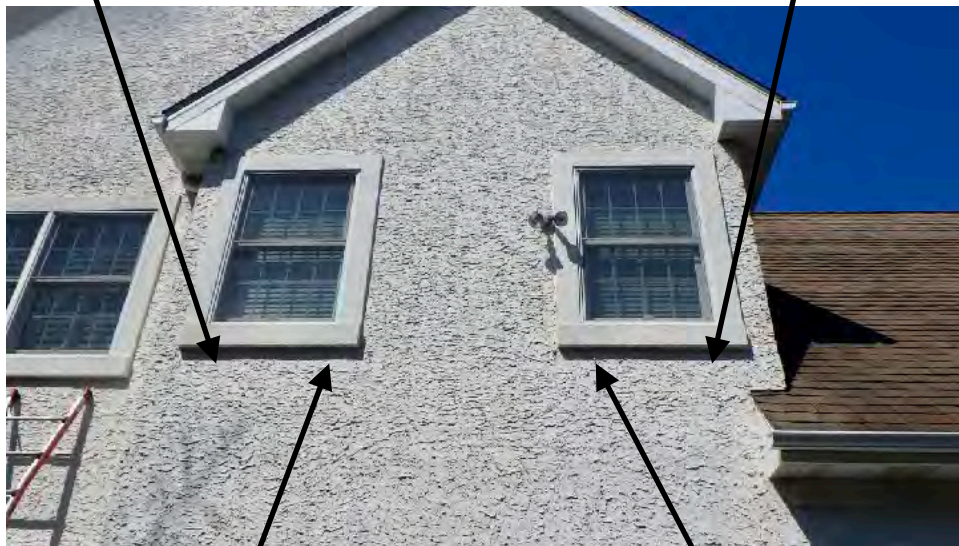




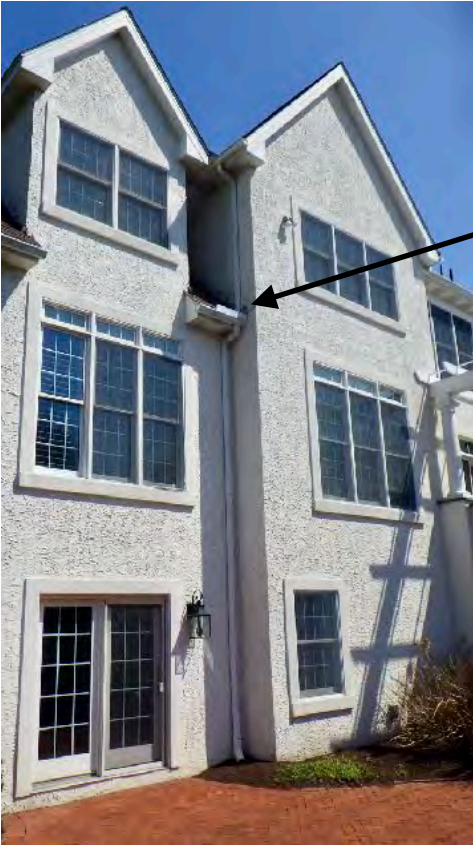








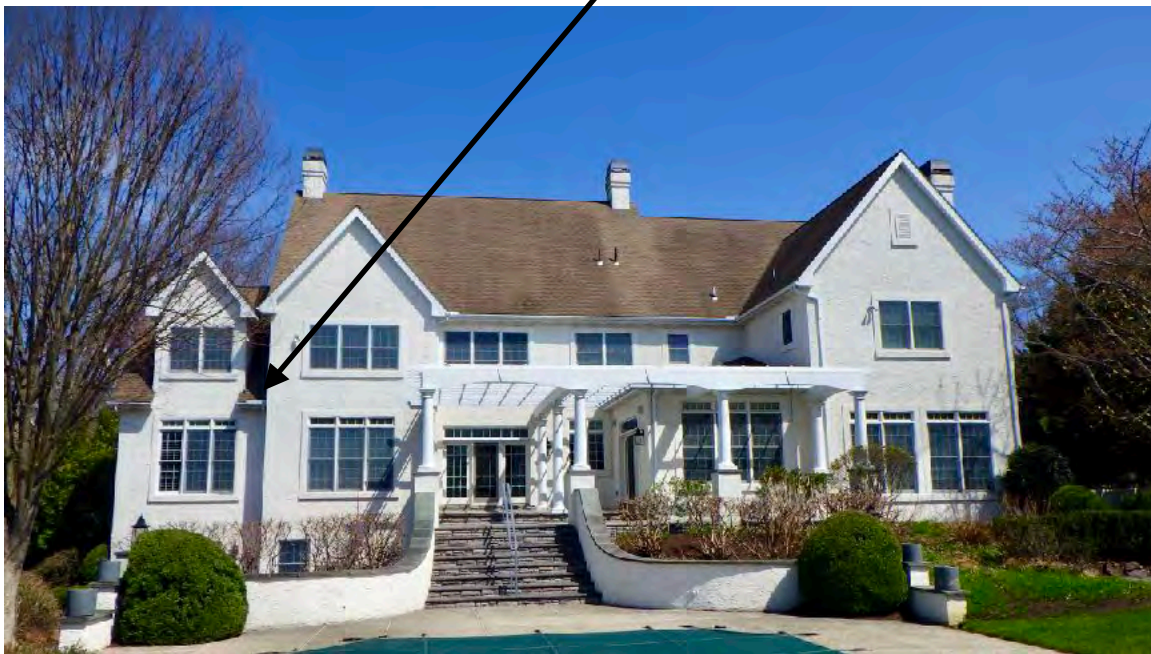
**Reading within specs and sheathing firm.
Common crack in stucco above soffit, allow for
repair.**



Items	Acceptable	No	N/A	Comments
Kickout flashings:	X			
Chimney flashings:	X			
Window head flashings:	X			
Door head flashings:	X			
Patio flashings:				Unknown
Weep screeds present:		X		
Expansion and control joints:		X		

Conclusions and options:

The stucco was not installed according to the modern ASTM Standards that were created in 2003,



2006 and 2009. Stucco working by design, allow for repair on left rear of property.

Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to be 'P. Baronsky', enclosed within a large, loopy oval shape.

Patrick Baronsky

Electrical Solutions Inc

2507 Old Milltown Rd
Wilmington, DE 19808



(302) 994-6252
WWW.ElectricalsolutionsDE.com
Steve@electricalsolutionsde.com

Estimate

Order No. Date

20870	3/31/2026
Start	End
1:30 PM	

Customer Info.	Service Location	Job Info.
BHHS, Fox & Roach Realtors (Mike Wilson)	403 Woodale Dr	Technician:
2200 Concord Pike Wilmington, DE	403 Woodale Dr Kennett Square, PA 19348	Sales Rep: Steve
Phone: (302) 521-6307	Mike Wilson (302) 521-6307	PO #:
		Lead Source: Previous Client

QTY	Description	Price	Amount
4	Receptacle GFI Replace - Replace the existing receptacle with a new GFI receptacle. The report does not give a quantity. If there are more or less this loine item quantity would be adjusted. PATIO	98.32	393.28
1	P-BUBBLECOVER - Supply weather proof bubble cover for outdoor GFI per code	30.20	30.20
3	REPAIR NEUTRAL WIRES DOUBLED - Separate neutrals and grounds in panel so that each neutral is under its own lug.. There are 3 panels	421.30	1,263.90
1	BOND - The home inspection report calls out bonding to the gas pipe. This is a plumbing code not an electrical code. Our state inspectors will not allow us to do this. Per the manufacturers instructions you must be certified to install the gas pipe to bond it. Electricians are not certified. Plumbers are. BATHROOM		
1	Diag No Power - The receptacle does not have power. When diagnosing a portion of an electrical system with no power we are not able to provide an exact quote. We do not know what the problem is any more then you do in the beginning. We would have to diagnose, price and repair onsite.		

Notes:

	SUBTOTAL	\$1,687.38
	TAX	
	TOTAL	\$1,687.38
	ADDITIONAL	
	GRAND TOTAL	
		Due Upon Receipt

Signature _____

Date _____

Standard warranty is 2 years on labor supplied by Electrical Solutions. The products installed by Electrical Solutions will have a manufacturer's warranty which is separate from our labor warranty.

Thank you for your business