



85 South Route 100, Allentown, PA 18106

610.398.0904 610.481.9098

barryisett.com

Date: November 28, 2018

Project #: 0039016.000

Service Task: 00CIS00

To: Alderfer Auction C/O Lori Biechy

Address: 501 Fairgrounds Rd., Hatfield PA, 19440

From: Chuck Wolf

RE: USE & OCCUPANCY INSPECTION

313 Main Street, Borough of Red Hill, Montgomery County, Pennsylvania

Inspection Date: November 28, 2018

Inspection Type: Use & Occupancy Inspection

Comments: The following items shall be corrected prior to re-inspection, once completed please contact the me for reinspection.

1. Electricity was not provided at the time of the inspection therefore the functionality of electrical appliances could not be tested.
2. Municipal water supply was not provided at the time of the inspection therefore the functionality of plumbing fixtures could not be tested.
3. Sections of the structures water distribution system and plumbing fixtures were removed and must be provided and installed prior to reinspection.
4. Provide and install smoke detectors throughout the structure where required.
5. Provide and install proper ventilation fans in every bathroom.
6. Provide evidence that all Mechanical equipment is working.
7. Provide and install a Fire Extinguisher on every floor.
8. Provide proper lighting throughout the structure.
9. Provide or repair all damaged siding, roof coverings, and gutter system.
10. The deck should be structurally sound, free of chipping wood, cracks, and brakes.
11. Remove all electrical violations throughout the dwelling such as: but not limited to the cut exposed wires, incorrect splices, open electrical boxes, several sub panels that were not inspected.
12. Remove and replace all water damaged ceilings, walls, flooring or studs throughout the dwelling that have been damaged.
13. Provide and install proper lighting of the exit signs.
14. Provide and install GFCI outlets within 6 Ft. of water through out the dwelling in bathrooms, kitchens, basements, and unfinished attics.
15. Repair all holes in the walls, floors, and roof.
16. Remove all exposed and loss insulation that's not properly installed.
17. Provide and install fire rated drywall on the underside of the second floor.
18. Repair the drive way so is free of breaks, cracks, and uneven walking surface that may be hazardous.
19. Remove all trash, debris, and water damaged material from the property.

Memo

20. Provide proper window screens for all windows.

21. All window should be free of cracks, and breaks. All windows should be operable.

Inspector: Chuck Wolf
Cwolf@barryisett.com
610-737-0092.

Memo