



McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053



Wednesday, March 19, 2025

Inspector

Justin McCurry

(610)737-7274

justin.mccurry@npiinspect.com

NACHI#17060422 Radon Cert #3286

Inspection Date:
03/19/2025

Inspector: Justin McCurry
Inspector Phone: (610)737-7274

Email: justin.mccurry@npiinspect.com
NACHI#17060422 Radon Cert #3286



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Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053

INVOICE #: 1656W

Inspection Date : 3/19/2025 9:00 AM

McCurry Inspection Services DBA
National Property Inspections
3440 Lehigh Street #401
Allentown PA 18103

☒ Paid

Client Name : **Matthew & Nicole Stoffan**

Property Location : **6034 HAUSMAN RD
GERMANSVILLE PA 18053**

Billing Address :

Client Phone : (610) 395-4141

Client Email : nstoffan@mattvalleypetro.com

TYPE OF INSPECTIONS PERFORMED

Home Inspection	\$500.00
Septic Inspection	\$400.00
Total	\$900.00
3/19/2025	Business Check (\$900.00)
	Paid in Full \$0.00

Buyer Agent Information

Agency : **Harvey Raad**

Agent : **Chris Raad**

Cell #: (610) 390-2803

Email: chrisraad@rcn.com

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Pre-Inspection Agreement

THIS IS A LEGALLY BINDING CONTRACT
PLEASE READ CAREFULLY

This Inspection Agreement contains the terms and conditions of your (the "Client") contract with McCurry Inspection Services LLC. D/B/A National Property Inspections (the "Company") for an inspection of the Property at the given address. This Inspection Agreement contains limitations on the scope of the inspection, remedies and liability. By signing below, Client represents and warrants that Client has secured all approvals necessary for the Company to conduct the inspection of the Property. Client also warrants they will read the entire Inspection Report when received and shall promptly call with any questions or concerns Client may have regarding the Inspection Report. This inspection is being performed for the exclusive use and benefit of the Client, and the Inspection, including the written Report, is not to be transferred to, utilized or relied upon by any other person or entity without the written permission of the Company.

Company encourages Client to be present at the inspection. This will enable the inspector to point out specific observations, as well as help Client understand any comments provided in the Inspection Report.

Client is advised to obtain firm bids from qualified contractors, prior to closing, for repair or replacement of any item(s) rated as "marginal" or "defective" within the Inspection Report.

Given the variability of underwriting guidelines between insurance companies, the home inspection performed is not intended to determine the insurability of any particular system or component.

1. INSPECTION

Client hereby retains Company to perform a general home inspection and for which Client agrees to pay the agreed upon fee. A general home inspection is a non-invasive, visual examination of the readily accessible built-in appliances, mechanical, electrical, plumbing, heating, ventilation, and air conditioning systems, and the essential internal and external structural components of the residential dwelling under the current Standards of Practice of the InterNACHI which may be viewed at InterNACHI.org or a copy may be requested from Company, and is limited by the limitations, exceptions and exclusions so stated in the Standards of Practice and this Agreement.

2. LIMITATIONS, EXCEPTIONS AND EXCLUSIONS

The Inspection only includes those systems and components expressly and specifically identified in the Inspection Report. The Inspection limitations, exceptions and exclusions in the Standards of Practice are incorporated herein. In addition, any area which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings or any other fashion. The Inspection does not include any destructive testing or dismantling. The following systems and components and areas are among those NOT included in the Inspection or Inspection Report:

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- Latent or concealed defects, compliance with code or zoning ordinances or permit research or system or component recalls.
- Structural, geological, soil, survey, engineering analysis or testing.
- Termites or other wood destroying insects or organisms, rodents or other pests, dry rot or fungus, or damage from or relating to the preceding.
- Asbestos, radon gas, lead paint, urea formaldehyde, mold or mildew, odors or noise, or flammable chemicals, water or air quality, PCB's or other toxins, electro-magnetic fields, underground storage tanks, proximity to toxic waste sites or other environmental or health hazards.
- Private water, sewage, water softeners or purifiers, or solar systems. Sewer lines can't be inspected unless a video sewer line inspection is completed along with a standard home inspection. There is no warranty against sewer line backups.
- Pools, spas, hot tubs, saunas, steam baths, fountains or other types of or related systems and components.
- Repair cost estimates or building value appraisal.
- Thermostatic or time clock controls, radio controlled devices, automatic gates or elevators, lifts, dumbwaiters.
- Freestanding appliances and gas appliances such as fire pits, barbecues, heaters and lamps. Main gas shut off valve. Any gas leaks, furnace heat exchangers.
- Seismic safety, security or fire safety systems or security bars and/or safety equipment.
- Any adverse condition that may affect the desirability of the property but not limited to proximity to railroad tracks or airplane routes, boundaries, easements or rights of way, adjoining properties or neighborhood.
- Unique/technically complex systems or components, life expectancy or adequacy or efficiency of any system or component.

Client further acknowledges, agrees, and authorizes National Property Inspections to provide their contact information (including telephone number) to a third-party service provider ("TSP") Secure24 ADT, with which National Property Inspections may affiliate with to offer the client additional value-added services.

3. DISCLAIMER OF WARRANTY

Company does not expressly or impliedly warrant or guarantee it's Inspection, Inspection Report, or the condition of the subject property, in whole or in part, except for the **Limited Warranty** attached hereto and made a part of the Pre-Inspection Agreement. Client acknowledges agreement that the liability of Company will be limited and restricted to the terms and provisions of the **Limited Warranty** and on that basis Company shall undertake and complete the Inspection of the property.

4. NOTICE AND STATUTE OF LIMITATIONS

Client agrees that any claim, for negligence, breach of contract or otherwise, be made in writing and reported to Company within ten (10) business days of discovery. Client further agrees to allow Inspector the opportunity to re-inspect the claimed discrepancy, with the exception of emergency conditions, before Client or Client's agents, employees or independent contractors repair, alter or modify the claimed discrepancy. Client understands and agrees that any failure to notify Inspector as stated above shall

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constitute a waiver of any and all claims Client may have against Inspector. Any legal action must be brought within one (1) year from the date of the Inspection. Failure to bring said action within one (1) year of the date of the Inspection is a full and complete waiver of any rights, actions, or causes of actions that may have arisen therefrom. Should Company prevail in any said action, Client will reimburse Company for its attorney's fees and associated costs. Time is expressly of the essence herein. This time may be shorter than otherwise provided for by the law.

5. LIMITATION OF LIABILITY

Client agrees the fee charged by Company is substantially less than would be charged for technically exhaustive inspection of the property by all of the respective experts (i.e., electricians, plumbers, engineers, etc.), and Client specifically declines such inspection. Client agrees that Company is not an insurer, that Company's liability for the negligent performance or non-performance of any duty, the breach of this Agreement, and/or for any other reason shall be limited to the return of the fee paid by Client multiplied by five (5). Client acknowledges that this limitation of liability is a material term of this Agreement and to the determination of the amount of the fee paid by Client.

6. DISPUTE RESOLUTION

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation or any other theory of liability arising out of, from or related to this Agreement or arising out of, from or related to the Inspection or Inspection Report, unless first resolved by mutual agreement, shall be decided in a court of competent jurisdiction.

7. GOVERNING LAW AND SEVERABILITY

This Agreement shall be governed by Pennsylvania law. If any portion of this Agreement is found to be invalid or unenforceable by any court, the remaining terms shall remain in force between the parties.

8. OTHER SERVICES

It is understood and agreed to by the parties that all the provisions, limitations, exceptions and exclusions of this agreement shall apply to any optional services entered into by the parties.

9. ENTIRE AGREEMENT, MODIFICATION AND THIRD PARTIES

This Agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend this Agreement. No change or modification shall be enforceable against any party unless such changes or modification is in writing and signed by the parties and supported by valid consideration. This Agreement shall be binding upon and inure to the parties hereto and their heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

10. ACTIONS TO BE TAKEN BY CLIENT

Client acknowledges that conditions can change after the Inspection. Client agrees to do a "pre-closing walk-thru examination" of the property 48-72 hours prior to closing to insure that all systems/components originally reviewed are still functional. If an issue is discovered during said walk-thru examination, Client agrees to describe the issue in writing and send to Company immediately.

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11. INSURABILITY

Given the variability of underwriting guidelines between insurance companies, the home inspection is not intended to determine the insurability of any particular system or component.

ACKNOWLEDGEMENT

Client acknowledges that McCurry Inspection Services, dba National Property Inspections, its employees, owners or agents is an independently-owned and operated franchise and not an employee, partner, or agent and cannot make any contract, agreement, warranty or representation on behalf of National Property Inspections, Inc., 9375 Burt Street, Suite 201, Omaha, NE 68114.

THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES.

Payment for the inspection service constitutes acceptance of this Pre-Inspection Agreement by the Client.

Inspector Signature

Justin McCurry

Client Signature

Matt & Nicole Stoffan

Print Client Name

3/19/2025

Date

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GENERAL INFORMATION

GENERAL CONDITIONS AT TIME OF INSPECTION :

Property Occupied : Yes	Temperature : 41 F
Estimated Age Of Property : 12 Year(s)	Weather : <input checked="" type="checkbox"/> Sunny
Property Faces : <input type="checkbox"/> North <input type="checkbox"/> South <input checked="" type="checkbox"/> East <input type="checkbox"/> West	Soil Conditions : <input checked="" type="checkbox"/> Dry
Type of Property : <input checked="" type="checkbox"/> Single-Family	Persons Present : <input checked="" type="checkbox"/> Owner
Primary Construction : <input checked="" type="checkbox"/> Wood	

DEFINITIONS :

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

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

SCOPE OF THE INSPECTION :

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

Sewer lines can't be fully tested in the course of a general home inspection. A sewer line video inspection can be conducted as an add on service. Without this service it is impossible to predict any potential sewer line backups.

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

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Summary

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

1 GUTTERS/DOWN SPOUTS

MARGINAL

Two of the buried gutter downspouts have settled and are no longer properly aligned with the gutter. A simple repair with gutter sleeves is recommended.



GUTTERS/DOWN SPOUTS: A simple repair with a gutter sleeve is recommended.



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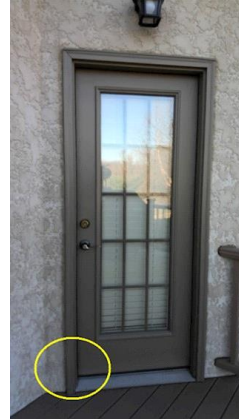
2 EXTERIOR DOORS

MARGINAL

Doors appear to be functioning properly and seal properly when closed.
There was some minor door molding damage on two of the back doors. This is normal wear and tear.
Minor molding repairs recommended. This is considered cosmetic damage.



EXTERIOR DOORS: Molding deteriorated from moisture.



EXTERIOR DOORS: Molding deteriorated from moisture.



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3 WATER HEATER

MARGINAL

Most water heaters have a life span of ten to fifteen years. Unit was functional, but was rated marginal due to its age. Ultimately, you should consider budgeting for replacement of the hot water heater in the foreseeable future.

4 DRAFT CONTROL/VENT

MARGINAL

Pest excluder screens were not installed on the supply and exhaust vents. These are necessary to keep birds, bees, and other pests from nesting in the pipes.



DRAFT CONTROL/VENT: No pest excluder screens.



DRAFT CONTROL/VENT: No pest excluder screens.

MAR (MARGINAL)

The item/system was marginally acceptable. It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement.

RR (REPAIR/REPLACE)

The item/system failed to operate/perform its intended function, was structurally deficient, was unsafe or was hazardous at the time of the inspection.

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GRADING / DRAINAGE

☒ Monitor Condition

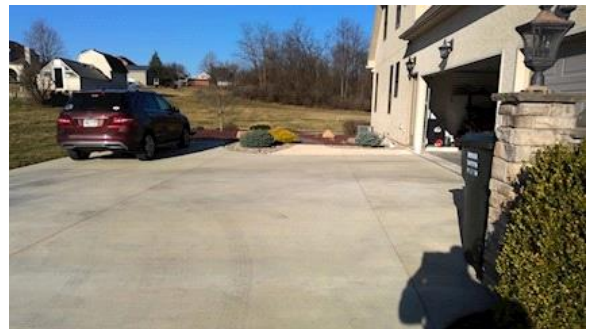
ACC	MAR	NI	NP	RR
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Appeared to be a positive slope around all sides of the home.



Grading / Drainage:



Grading / Drainage:



Grading / Drainage:



Grading / Drainage:

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DRIVEWAY

☒ Monitor Condition

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

☒ Concrete

Comments:

The driveway was concrete and had the proper expansion joints to help prevent cracking. The concrete driveway had no visual flaws or defects and was in acceptable condition.



Driveway:



Driveway:



Driveway:

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WALKS / STEPS

☒ Monitor Condition

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

☒ Concrete

☒ Composite

Comments:

Walkways/steps to the house and around the property were in good condition at time of the inspection.



Walks / Steps:



Walks / Steps:



Walks / Steps:



Walks / Steps:

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Walks / Steps:



Walks / Steps:



Walks / Steps:



Walks / Steps:

PORCHES / STOOPS

☒ Monitor Condition

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

☒ Open

Comments:

Porch was functional at time of inspection with no major defects noted.

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Porches / Stoops:

DECKS / BALCONY

☒ Monitor Condition

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

☒ Wood

☒ Composite

Comments:

Deck/balcony and all related components appeared to be acceptable at time of inspection.



Decks / Balcony:



Decks / Balcony:

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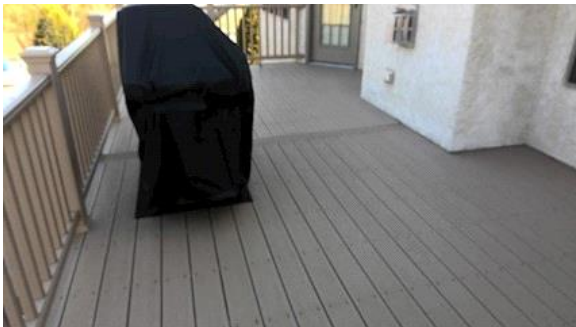
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Decks / Balcony:



Decks / Balcony:



Decks / Balcony:

PATIO

☒ Monitor Condition

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

☒ Concrete

Comments:

Patio area was in acceptable condition with general deterioration, cracking and minor settlement of construction materials. Area was functional at time of inspection.

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Patio:



Patio:



Patio:



Patio:

RETAINING WALLS

☒ Monitor Condition

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

☒ Rear

☒ Stone

Comments:

Retaining wall appeared to be functioning as designed and is in good shape at time of inspection.

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Retaining Walls:

ROOFING

☒ Monitor Condition

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

Age: 12 Year(s)

Design Life: 30 Year(s)

Layers: 1

100% Visible

☒ Walked On

☒ Extension Pole and Camera

☒ Asphalt / Composition

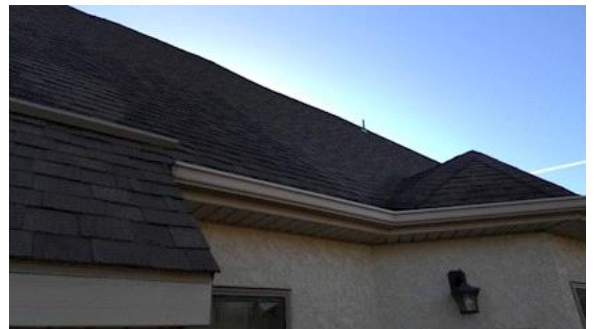
Comments:

The roof consists of asphalt/composite architectural shingles, which showed typical signs of wear for the age of the home. No signs of leaks noted from inside the attic at the time of inspection.

Leaks not always detectable.



Roofing:



Roofing:

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Roofing:



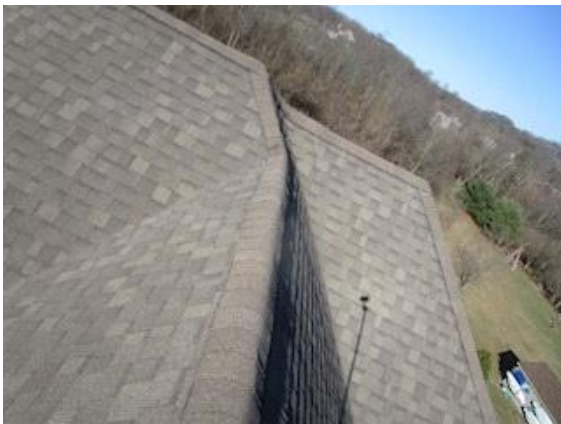
Roofing:



Roofing:



Roofing:



Roofing:



Roofing:

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FLASHING/VALLEYS

☒ Monitor Condition

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

☒ Metal

Comments:

All valleys and flashings that were readily visible at time of inspection were acceptable.



Flashing/Valleys:



Flashing/Valleys:



Flashing/Valleys:



Flashing/Valleys:

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Flashing/Valleys:



Flashing/Valleys:



Flashing/Valleys:



Flashing/Valleys:

GUTTERS/DOWN SPOUTS

☒ Monitor Condition

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

☒ Aluminum

☒ Misaligned

Comments:

Two of the buried gutter downspouts have settled and are no longer properly aligned with the gutter. A simple repair with gutter sleeves is recommended.

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Gutters/Down Spouts:



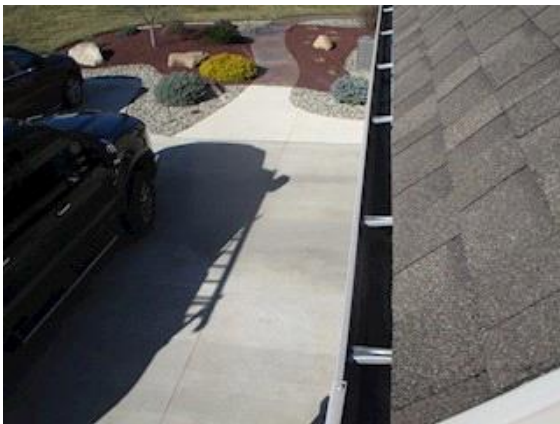
Gutters/Down Spouts:



Gutters/Down Spouts:



Gutters/Down Spouts:



Gutters/Down Spouts:



Gutters/Down Spouts:

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CHIMNEY 1

☒ Monitor Condition

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

☒ Metal

Comments:

Gas log fireplace has a direct through the wall metal vent to provide the necessary exhaust.

Flue not inspected. Annual cleaning is recommended.



Chimney 1:

CHIMNEY 2

☒ Monitor Condition

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

☒ Brick / Masonry

Comments:

Chimney was standing plumb and at proper height. Flashing around base was installed properly.

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Chimney 2:



Chimney 2:

EXTERIOR SURFACE

☒ Monitor Condition

☒ Stucco

☒ Veneer

☒ Stone

	ACC	MAR	NI	NP	RR
SIDING/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR FAUCETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR ELECTRICAL OUTLETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXTERIOR LIGHTING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

All exterior siding/surface appeared in good state of repair at time of inspection with no major defects noted. Minor deterioration of construction materials noted (normal wear and tear).

Inspection Date:
03/19/2025

Inspector: Justin McCurry
Inspector Phone: (610)737-7274

Email: justin.mccurry@npiinspect.com
NACHI#17060422 Radon Cert #3286



McCurry Inspection Services DBA National Property Inspections

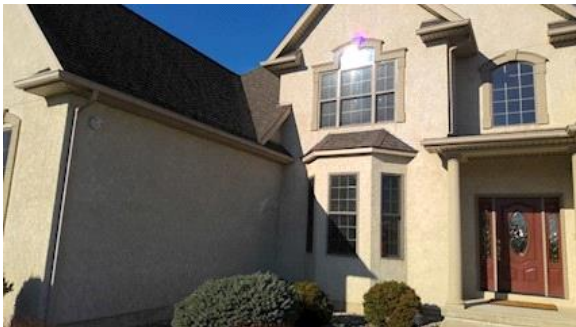
Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053



Exterior Surface:



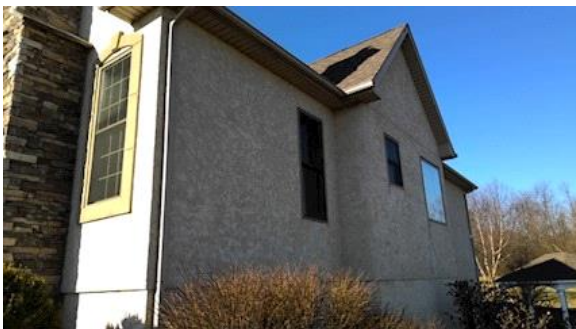
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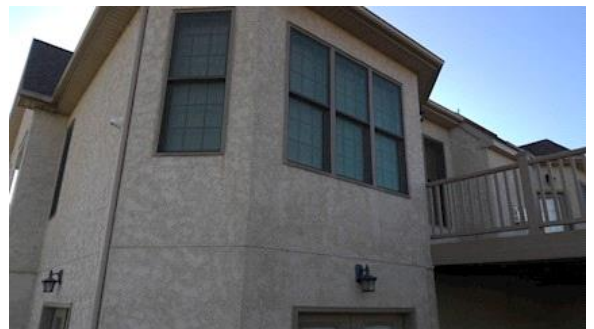
Exterior Surface:



Exterior Surface:



Exterior Surface:



Exterior Surface:

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McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053



Exterior Surface:



Exterior Surface:

WINDOWS

☒ Monitor Condition

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

☒ Vinyl

Comments:

The exterior condition of all windows were in acceptable condition without any visual flaws or defects.



Windows:



Windows:

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03/19/2025

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McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053



Windows:



Windows:



Windows:



Windows:



Windows:



Windows:

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WINDOWS

☒ Monitor Condition

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

☒ Vinyl

Comments:

The exterior condition of all windows were in acceptable condition without any visual flaws or defects.



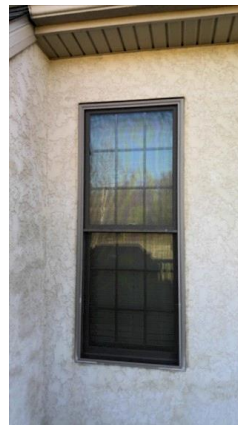
Windows:



Windows:



Windows:



Windows:

Inspection Date:
03/19/2025

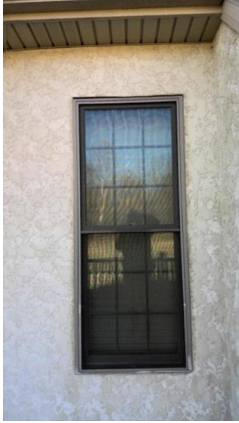
Inspector: Justin McCurry
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McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053



Windows:



Windows:



Windows:



Windows:

WINDOWS

☒ Monitor Condition

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

☒ Vinyl

Comments:

The exterior condition of all windows were in acceptable condition without any visual flaws or defects.

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Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053



Windows:



Windows:



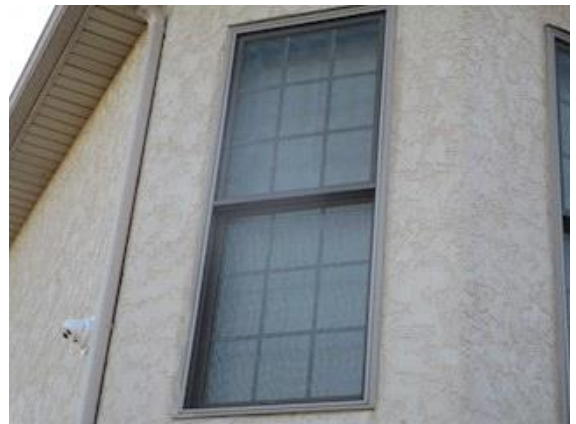
Windows:



Windows:



Windows:



Windows:

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McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053



Windows:



Windows:

EXTERIOR DOORS

☒ Monitor Condition

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

☒ Metal

☒ Damaged Molding

Comments:

Doors appear to be functioning properly and seal properly when closed.

There was some minor door molding damage on two of the back doors. This is normal wear and tear. Minor molding repairs recommended. This is considered cosmetic damage.



Exterior Doors:



Exterior Doors:

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Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053



Exterior Doors:



Exterior Doors:

FOUNDATION

☒ Monitor Condition

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

☒ Concrete

Comments:

No reportable concerns were observed with the readily visible portions of the foundation at time of inspection. However, our service does not guarantee or warrant against future leaks, cracks, settlement, movement, and/or other foundation failures. As with all systems and components of the home, continued routine inspections, maintenance, and monitoring are recommended.



Foundation:



Foundation:

Inspection Date:
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Email: justin.mccurry@npiinspect.com
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Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053



Foundation:



Foundation:



Foundation:



Foundation:

GARAGE/CARPORT

☒ Monitor Condition

☒ 3 or More Cars

☒ Attached

	ACC	MAR	NI	NP	RR
FLOOR/WALLS/CEILING/ELECTRICAL	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ROOF	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SIDING/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

All components of the garage were acceptable at the time of inspection.

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McCurry Inspection Services DBA National Property Inspections

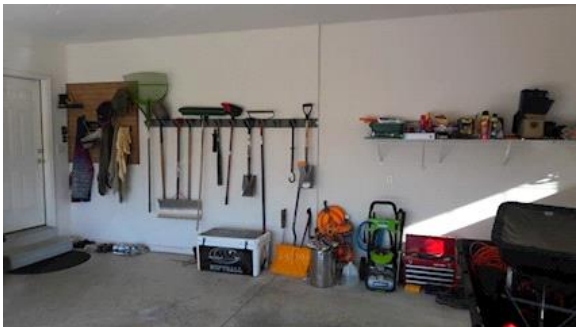
Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053



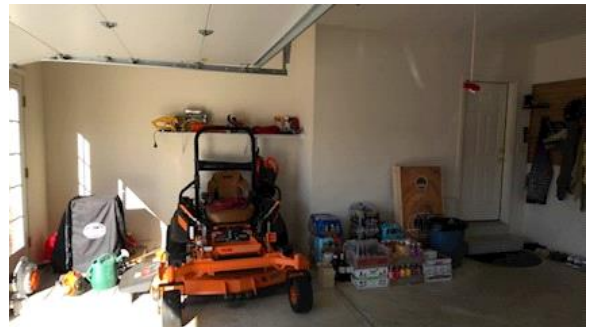
Garage/Carport:



Garage/Carport:



Garage/Carport:



Garage/Carport:

OVERHEAD GARAGE DOORS

☒ Monitor Condition

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

of Openers: 2

☒ Metal

Comments:

The operation of the garage door, opener and all related safety devices appear to be satisfactory at time of inspection.

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Overhead Garage Doors:



Overhead Garage Doors:



Overhead Garage Doors:



Overhead Garage Doors:

GARAGE PEDESTRIAN DOOR INTO HOUSE

☒ Monitor Condition

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

☒ Metal

Comments:

Door and seals were acceptable. Door has a 20 minute fire rating which is correct for this application.

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National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053



Garage Pedestrian Door into House:

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McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053

Attic / Roof

Method of Inspection ☒ Physical Entry 70 % Visible

ATTIC FRAMING/SHEATHING

☒ Monitor Condition

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

☒ Plywood / Panel Board / OSB ☒ Rafters

Comments:

Framing/sheathing appeared to be functioning as designed at time of inspection. It appeared to be built within standards of practice for time of construction.

Leaks not always detectable.



Attic Framing/Sheathing:



Attic Framing/Sheathing:



Attic Framing/Sheathing:



Attic Framing/Sheathing:

Inspection Date: 03/19/2025 Inspector: Justin McCurry
Inspector Phone: (610)737-7274

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Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053



Attic Framing/Sheathing:



Attic Framing/Sheathing:



Attic Framing/Sheathing:

ATTIC VENTILATION

☒ Monitor Condition

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

☒ Ridge

☒ Soffit

Comments:

At time of inspection ventilation was acceptable.

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Attic Ventilation:



Attic Ventilation:

ATTIC INSULATION

☒ Monitor Condition

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

☒ Blanket

Comments:

Fiberglass blanket and foam board insulation present; sufficient amount.



Attic Insulation:



Attic Insulation:

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Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053



Attic Insulation:



Attic Insulation:

ATTIC ELECTRICAL

☒ Monitor Condition

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

Comments:

All visible electrical wiring and boxes in the attic were terminated properly and in acceptable condition at the time of inspection.

Limited visibility due to obstructions. See Electrical Section for additional Information.



Attic Electrical:



Attic Electrical:

Interior Foundation

Foundation Type

☒ Basement

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Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053

INTERIOR FOUNDATION

☒ Monitor Condition

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

Comments:

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



Interior Foundation:



Interior Foundation:



Interior Foundation:



Interior Foundation:

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03/19/2025

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Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053



Interior Foundation:



Interior Foundation:



Interior Foundation:



Interior Foundation:

UNDER FLOOR FRAMING & SUPPORT

☒ Monitor Condition

		ACC	MAR	NI	NP	RR
BEAMS	<input checked="" type="checkbox"/> Laminate Beam <input checked="" type="checkbox"/> Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOISTS	<input checked="" type="checkbox"/> Dimensional Lumber	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
POSTS	<input checked="" type="checkbox"/> Steel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PIERS		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

All framing under the floor was acceptable at time of inspection.

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McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053



Under Floor Framing & Support:



Under Floor Framing & Support:



Under Floor Framing & Support:



Under Floor Framing & Support:



Under Floor Framing & Support:



Under Floor Framing & Support:

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Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053



Under Floor Framing & Support:



Under Floor Framing & Support:

FLOOR/SLAB

☒ Monitor Condition

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

☒ Concrete

☒ Cracks

Comments:

Minor deterioration of flooring present (minor and typical cracking), but overall was in good condition for age of structure with no major signs of moisture related issues present at time of inspection.



Floor/Slab:



Floor/Slab:

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Floor/Slab:



Floor/Slab:



Floor/Slab:



Floor/Slab:

SUMP/SUMP PUMP

☒ Monitor Condition

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

☒ No Pump Present

Comments:

No obvious defects with the sump pit.

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Sump/Sump Pump:

ELECTRICAL

☒ Monitor Condition

SERVICE SIZE (Main Panel)

☒ Brand: Siemens

☒ Main Disconnect Location: Basement

☒ 200 AMP

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

Comments:

All electrical components acceptable at the time of inspection.

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

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Electrical:



Electrical:



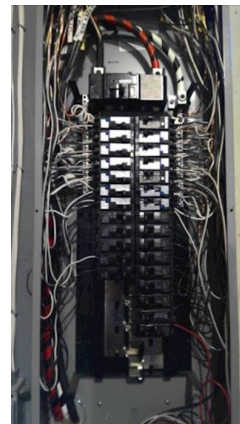
Electrical:



Electrical:



Electrical:



Electrical:

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PLUMBING

☒ Monitor Condition

Water Service

☒ Water Private

☒ Shut Off Location: Basement

Sewage Service

☒ Sewage Private

		ACC	MAR	NI	NP	RR
SUPPLY	<input checked="" type="checkbox"/> Copper <input checked="" type="checkbox"/> PEX	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DRAINS	<input checked="" type="checkbox"/> PVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EJECTOR PUMPS		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VENTS	<input checked="" type="checkbox"/> PVC	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

No defects were found pertaining to the main plumbing system.

Main utility line, septic systems and gray water systems are excluded from this Inspection.



Plumbing:



Plumbing:

Inspection Date:
03/19/2025

Inspector: Justin McCurry
Inspector Phone: (610)737-7274

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Plumbing:



Plumbing:



Plumbing:



Plumbing:

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WATER HEATER

☒ Monitor Condition

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

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

Model: M2TW75T6SX
SerialNo: KH18662204

Size: 75 Gallons

Age: 12 Year(s)

☒ Propane

Comments:

Most water heaters have a life span of ten to fifteen years. Unit was functional, but was rated marginal due to its age. Ultimately, you should consider budgeting for replacement of the hot water heater in the foreseeable future.



Water Heater:



Water Heater:

LAUNDRY FACILITIES

☒ Monitor Condition

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

UTILITY HOOKUPS

DRYER VENTS

LAUNDRY TUB

DRAIN

Comments:

All components in laundry room were acceptable at time of inspection.

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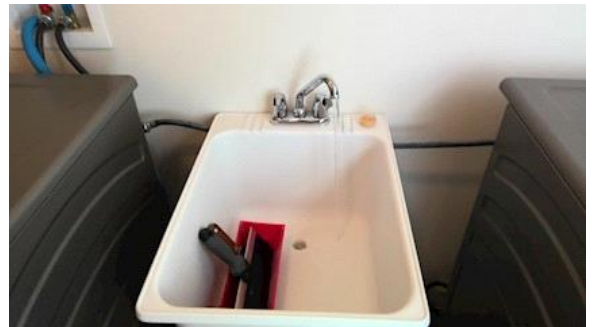
Laundry Facilities:



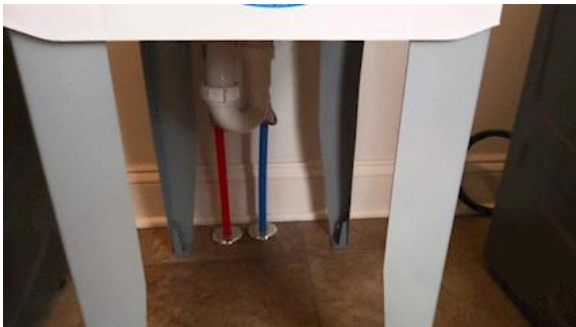
Laundry Facilities:



Laundry Facilities:



Laundry Facilities:



Laundry Facilities:

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Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053

HEATING 1

☒ Monitor Condition

Brand: Lennox
Design Life: 10-15 Year(s)

Model: ML193UH090XP48C-05
SerialNo: 5913F44685

BTUs: 88000

Age: 12 Year(s)

☒ Propane

☒ Forced Air

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

Comments:

Rated marginal due to age. Unit functional at time of inspection.

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



Heating 1:



Heating 1:

Inspection Date:
03/19/2025

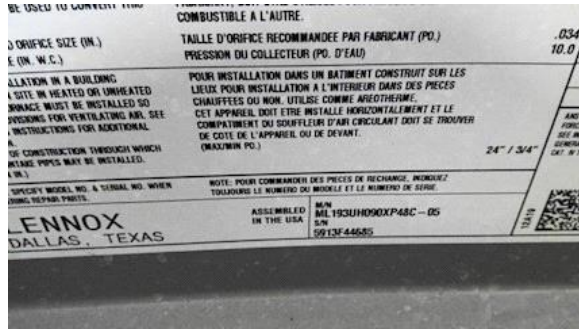
Inspector: Justin McCurry
Inspector Phone: (610)737-7274

Email: justin.mccurry@npiinspect.com
NACHI#17060422 Radon Cert #3286



McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053



Heating 1:



Heating 1:

HEATING 2

☒ Monitor Condition

Brand: Mitsubishi
SerialNo: 82M00520

Model: SEZ-KD12NA4

Age: 7 Year(s)

Design Life: 10-15 Year(s)

☒ Electric

☒ Forced Air

☒ Heat Pump

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

Comments:

Furnace was clean and running properly at time of inspection. Heat distribution was acceptable with no problems to report.

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Heating 2:



Heating 2:

DRAFT CONTROL/VENT

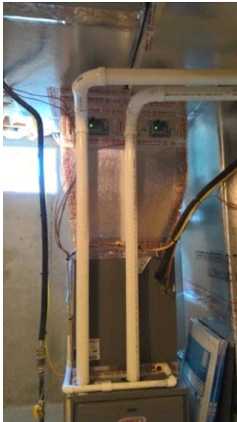
☒ Monitor Condition

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

☒ PVC

Comments:

Pest excluder screens were not installed on the supply and exhaust vents. These are necessary to keep birds, bees, and other pests from nesting in the pipes.



Draft Control/Vent:

Inspection Date:
03/19/2025

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McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053

HEATING & COOLING DISTRIBUTION BASEMENT ☒ Monitor Condition

☒ Ductwork

	ACC	MAR	NI	NP	RR
DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BLOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CIRCULATOR PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

Distribution was acceptable at time of inspection.



Heating & Cooling Distribution Basement:



Heating & Cooling Distribution Basement:

HEATING & COOLING DISTRIBUTION

☒ Ductwork

	ACC	MAR	NI	NP	RR
DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BLOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONTROLS/THERMOSTAT (CALIBRATIONS/TIMED FUNCTIONS NOT CHECKED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CIRCULATOR PUMP	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

Distribution was acceptable at time of inspection.

Inspection Date:
03/19/2025

Inspector: Justin McCurry
Inspector Phone: (610)737-7274

Email: justin.mccurry@npiinspect.com
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McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053



Heating & Cooling Distribution:



Heating & Cooling Distribution:

COOLING BASEMENT

☒ Monitor Condition

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

Brand: Mitsubishi
Design Life: 10-15 Year(s)

Model: SUZ-KA12NA
SerialNo: 82P00209

Size: 1 TON

Age: 7 Year(s)

☒ Electric

☒ Heat Pump

Comments:

The heat pump(s) responded to a request for heat in normal mode, but was not tested on the cooling cycle because the ambient temperature is too low and to do so could damage the coil. But generally speaking, if the unit works in the heat mode, it should work in the A/C mode.



Cooling Basement:



Cooling Basement:

Inspection Date:
03/19/2025

Inspector: Justin McCurry
Inspector Phone: (610)737-7274

Email: justin.mccurry@npiinspect.com
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McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053

COOLING UPPER LEVELS

☒ Monitor Condition

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

Brand: Carrier

Model: Unknown

Size: Undetermined

Age: 12 Year(s)

Design Life: 10-15 Year(s)

SerialNo: Undetermined

☒ Electric

☒ Central Air

Comments:

A/C unit should not be tested in cool mode with temperature below 60 degrees for fear of damaging compressor. Recommend checking when ambient air is warmer. The temperature splits could not be properly tested with the low temperatures, even if it was safe to operate.

Although the cooling was not fully inspected at the time of this inspection. It was rated marginal due to the age of the system. The age is assumed based on the age of the home. Model, serial number, and size were not determined due to the missing/damaged data plate.



Cooling Upper Levels:

KITCHEN

☒ Monitor Condition

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

CEILINGS

WALL(S)

WINDOWS/TRIM

WINDOW SCREENS

FLOOR/FINISH

INTERIOR DOORS/HARDWARE

ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)

GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)

Inspection Date:
03/19/2025

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Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053

HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE TOP/OVEN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
STOVE ANTI-TIP BRACKET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DISHWASHER/CROSS FLOW PROTECTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
REFRIGERATOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MICROWAVE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GARBAGE DISPOSAL	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Comments:

All components in kitchen were acceptable at time of inspection.



Kitchen:



Kitchen:

Inspection Date:
03/19/2025

Inspector: Justin McCurry
Inspector Phone: (610)737-7274

Email: justin.mccurry@npiinspect.com
NACHI#17060422 Radon Cert #3286



McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053



Kitchen:



Kitchen:

FIREPLACE/STOVE 1

☒ Monitor Condition

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

☒ Gas Log

Comments:

Appeared to operate as designed. No defects noted.

Recommend annual cleaning - Fireplace design and soot / creosote buildup, in most cases, prevents view of chimney liner / cracks.



Fireplace/Stove 1:

Inspection Date:
03/19/2025

Inspector: Justin McCurry
Inspector Phone: (610)737-7274

Email: justin.mccurry@npiinspect.com
NACHI#17060422 Radon Cert #3286



McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053

FIREPLACE/STOVE 2

☒ Monitor Condition

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

☒ Gas Log

Comments:

Appeared to operate as designed. No defects noted.



Fireplace/Stove 2:



Fireplace/Stove 2:

BASEMENT POWDER ROOM

☒ Monitor Condition

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

Inspection Date:
03/19/2025

Inspector: Justin McCurry
Inspector Phone: (610)737-7274

Email: justin.mccurry@npiinspect.com
NACHI#17060422 Radon Cert #3286



McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053

JETTED TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

All components in bathroom were acceptable at time of inspection.



Basement Powder Room:



Basement Powder Room:



Basement Powder Room:

Inspection Date:
03/19/2025

Inspector: Justin McCurry
Inspector Phone: (610)737-7274

Email: justin.mccurry@npiinspect.com
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McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053

PRIMARY BATHROOM

☒ Monitor Condition

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JETTED TUB	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

All components in bathroom were acceptable at time of inspection.



Primary Bathroom:



Primary Bathroom:

Inspection Date:
03/19/2025

Inspector: Justin McCurry
Inspector Phone: (610)737-7274

Email: justin.mccurry@npiinspect.com
NACHI#17060422 Radon Cert #3286



McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053



Primary Bathroom:



Primary Bathroom:



Primary Bathroom:



Primary Bathroom:



Primary Bathroom:

Inspection Date:
03/19/2025

Inspector: Justin McCurry
Inspector Phone: (610)737-7274

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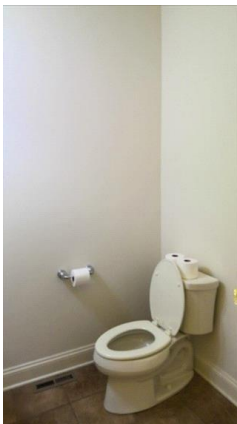
POWDER ROOM

☒ Monitor Condition

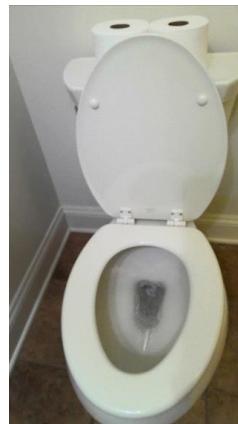
	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
JETTED TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

All components in bathroom were acceptable at time of inspection.



Powder Room:



Powder Room:

Inspection Date:
03/19/2025

Inspector: Justin McCurry
Inspector Phone: (610)737-7274

Email: justin.mccurry@npiinspect.com
NACHI#17060422 Radon Cert #3286



McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053



Powder Room:

2ND FLOOR FULL BATHROOM

☒ Monitor Condition

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALL(S)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GFCI PROTECTION (CHECKED WITH TEST BUTTON ONLY. MONTHLY TEST RECOMMENDED.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
COUNTERTOPS/CABINETS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SINK/FAUCET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOILET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TUB/SHOWER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JETTED TUB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TILE WORK/ENCLOSURE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
EXHAUST FAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WATER PRESSURE/FLOW/DRAINAGE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

All components in bathroom were acceptable at time of inspection.

Inspection Date:
03/19/2025

Inspector: Justin McCurry
Inspector Phone: (610)737-7274

Email: justin.mccurry@npiinspect.com
NACHI#17060422 Radon Cert #3286



McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053



2nd Floor Full Bathroom:



2nd Floor Full Bathroom:



2nd Floor Full Bathroom:



2nd Floor Full Bathroom:



2nd Floor Full Bathroom:



2nd Floor Full Bathroom:

Inspection Date:
03/19/2025

Inspector: Justin McCurry
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McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053



2nd Floor Full Bathroom:

FINISHED BASEMENT

☒ Monitor Condition

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Ceiling and walls were free of major cracks. Window(s) functioned properly and seals were acceptable. Receptacles and lights were wired correctly.

Inspection Date:
03/19/2025

Inspector: Justin McCurry
Inspector Phone: (610)737-7274

Email: justin.mccurry@npiinspect.com
NACHI#17060422 Radon Cert #3286



McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053



Finished Basement:



Finished Basement:



Finished Basement:



Finished Basement:



Finished Basement:



Finished Basement:

Inspection Date:
03/19/2025

Inspector: Justin McCurry
Inspector Phone: (610)737-7274

Email: justin.mccurry@npiinspect.com
NACHI#17060422 Radon Cert #3286



McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053

DINETTE

☒ Monitor Condition

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Ceiling and walls were free of major cracks. Window(s) functioned properly and seals were acceptable. Receptacles and lights were wired correctly.



Dinette:

Inspection Date:
03/19/2025

Inspector: Justin McCurry
Inspector Phone: (610)737-7274

Email: justin.mccurry@npiinspect.com
NACHI#17060422 Radon Cert #3286



McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053

LIVING ROOM

☒ Monitor Condition

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Ceiling and walls were free of major cracks. Window(s) functioned properly and seals were acceptable. Receptacles and lights were wired correctly.



Living Room:



Living Room:

Inspection Date:
03/19/2025

Inspector: Justin McCurry
Inspector Phone: (610)737-7274

Email: justin.mccurry@npiinspect.com
NACHI#17060422 Radon Cert #3286



McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053

PRIMARY BEDROOM

☒ Monitor Condition

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Ceiling and walls were free of major cracks. Window(s) functioned properly and seals were acceptable. Receptacles and lights were wired correctly.



Primary Bedroom:



Primary Bedroom:

Inspection Date: 03/19/2025
Inspector: Justin McCurry
Inspector Phone: (610)737-7274

Email: justin.mccurry@npiinspect.com
NACHI#17060422 Radon Cert #3286

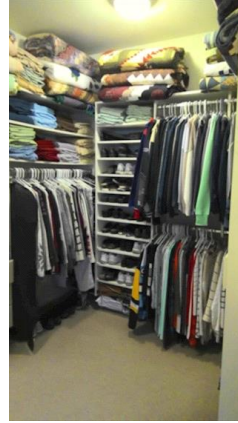


McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053



Primary Bedroom:



Primary Bedroom:



Primary Bedroom:

FAMILY ROOM

☒ Monitor Condition

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Inspection Date:
03/19/2025

Inspector: Justin McCurry
Inspector Phone: (610)737-7274

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NACHI#17060422 Radon Cert #3286



McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053

Comments:

Ceiling and walls were free of major cracks. Window(s) functioned properly and seals were acceptable. Receptacles and lights were wired correctly.



Family Room:



Family Room:

DINING ROOM

☒ Monitor Condition

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Ceiling and walls were free of major cracks. Window(s) functioned properly and seals were acceptable. Receptacles and lights were wired correctly.

Inspection Date:
03/19/2025

Inspector: Justin McCurry
Inspector Phone: (610)737-7274

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NACHI#17060422 Radon Cert #3286



McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053



Dining Room:



Dining Room:

OFFICE

☒ Monitor Condition

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Ceiling and walls were free of major cracks. Window(s) functioned properly and seals were acceptable. Receptacles and lights were wired correctly.

Inspection Date:
03/19/2025

Inspector: Justin McCurry
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McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053



Office:



Office:



Office:

LOFT

☒ Monitor Condition

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Inspection Date:
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Inspector: Justin McCurry
Inspector Phone: (610)737-7274

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McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053

Comments:

Ceiling and walls were free of major cracks. Window(s) functioned properly and seals were acceptable. Receptacles and lights were wired correctly.



Loft:



Loft:



Loft:

Inspection Date:
03/19/2025

Inspector: Justin McCurry
Inspector Phone: (610)737-7274

Email: justin.mccurry@npiinspect.com
NACHI#17060422 Radon Cert #3286



McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053

BEDROOM 2

☒ Monitor Condition

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Ceiling and walls were free of major cracks. Window(s) functioned properly and seals were acceptable. Receptacles and lights were wired correctly.



Bedroom 2:



Bedroom 2:

Inspection Date: 03/19/2025
Inspector: Justin McCurry
Inspector Phone: (610)737-7274

Email: justin.mccurry@npiinspect.com
NACHI#17060422 Radon Cert #3286



McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053



Bedroom 2:

BEDROOM 3

☒ Monitor Condition

	ACC	MAR	NI	NP	RR
CEILINGS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WALLS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOWS/TRIM	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
WINDOW SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOR/FINISH	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
INTERIOR DOORS/HARDWARE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CLOSET	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ELECTRICAL (RANDOM SAMPLING OF OUTLETS, SWITCHES, FIXTURES.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HEAT/AIR DISTRIBUTION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments:

Ceiling and walls were free of major cracks. Window(s) functioned properly and seals were acceptable. Receptacles and lights were wired correctly.

Inspection Date:
03/19/2025

Inspector: Justin McCurry
Inspector Phone: (610)737-7274

Email: justin.mccurry@npiinspect.com
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McCurry Inspection Services DBA National Property Inspections

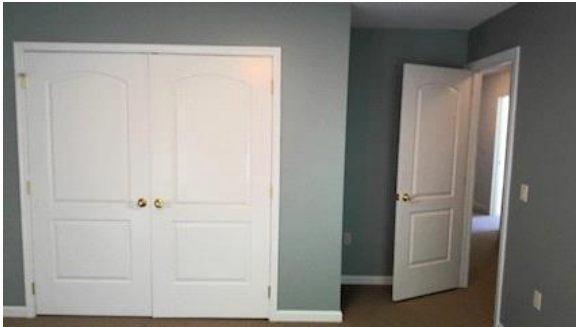
Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053



Bedroom 3:



Bedroom 3:



Bedroom 3:

STAIRS / RAILINGS

☒ Monitor Condition

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

Comments:

Stairways acceptable at the time of inspection.

Inspection Date:
03/19/2025

Inspector: Justin McCurry
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McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053



Stairs / Railings:



Stairs / Railings:



Stairs / Railings:



Stairs / Railings:

Inspection Date:
03/19/2025

Inspector: Justin McCurry
Inspector Phone: (610)737-7274

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McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053

WELL

☒ Monitor Condition

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

Storage Capacity: 26 Gallons

Tank Pressure: 48 lbs.

☒ Submersible Pump

☒ Private

☒ Occupied

Comments:

The well and all related equipment was in acceptable condition.

RECOMMENDED FLOW RATE IS A MINIMUM OF 3 GALLONS PER MINUTE, AFTER 30 MINUTES. A well system requires ongoing maintenance. Since most of the system is underground, it is impossible to state, with absolute certainty, its overall state of repair. This a visual inspection of the exposed areas only and is merely a comment on its overall working condition on this particular day.



Well:



Well:



Well:



Well:

Inspection Date:
03/19/2025

Inspector: Justin McCurry
Inspector Phone: (610)737-7274

Email: justin.mccurry@npiinspect.com
NACHI#17060422 Radon Cert #3286



McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053



Well:

Inspection Date: 03/19/2025
Inspector: Justin McCurry
Inspector Phone: (610)737-7274

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McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053

Limited Warranty

The Limited Warranty, for mechanical systems and appliances, is free of charge in conjunction with a home inspection performed by Justin McCurry with the following conditions:

1. The fee for the home inspection must be received by National Property Inspections within 10 days from the date of the inspection.
2. This warranty begins when the fee for the home inspection is received and expires 180 days from the date of the inspection.
3. If there are any other insurance policies or warranties applicable, this warranty becomes excess.
4. This warranty applies only to those mechanical systems and/or appliances identified in the NPI Inspection Report which details the inspector's findings at the property.

Address of Property Inspected: 6034 Hausman Rd

Date inspected: 3/19/2025

The following items are excluded from protection under this Limited Warranty due to the fact that they need servicing, were dysfunctional or inoperative at the time of the inspection or near the end of their normal life expectancy.

Warranty excludes all items marked as marginal, defective or not inspected. Water softeners, ice makers and refrigerator water dispensers are excluded from the inspection. Window treatments and cosmetic issues are not included in the inspection.

Decks and structural items outside of the buildings foundation are not covered by the warranty. Any appliance over 10 years old is not covered under the warranty.

Sewer lines are not included in the warranty unless a sewer line video inspection is conducted as an add on service.

TERMS, LIMITATIONS AND DEDUCTIBLE -- READ CAREFULLY.

National Property Inspections (hereinafter NPI) will, during the term of this Limited Warranty, repair or replace at its option, the protected items and components should they become inoperative due to mechanical failure, subject to the terms, limitations, and deductible specified below. This Limited Warranty covers only those mechanical systems and appliances listed below.

I. Warranty Limit:

- A. NPI's maximum liability under this warranty for all mechanical defects arising during, and not pre-existing to, the 180 days warranty term is limited to \$2,500. All mechanical claims carry a \$250

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McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053

deductible.

II. To present a claim:

- A. Call the NPI inspector first, not a service contractor. NPI will not pay for any service that is not authorized in advance. The client is expected to make any necessary temporary repairs to prevent any further damage to the item(s) in question.
- B. Payment of the \$250 deductible is the responsibility of the client for each service call for each protected item. The deductible must be paid directly to the contractor affecting authorized repairs or replacement.
- C. NPI has the sole option to repair or replace.
- D. The client must promptly notify NPI when any covered item(s) has a mechanical failure. NPI shall have no responsibility for claims which are not reported within 5 days of its mechanical failure.

III. Protection Limit:

- A. NPI will not pay for repair or replacement as a result of fire, wind, rain, hail, freezing, smoke, lightning, flood, earthquake, storm, theft, accidents, vandalism, riot, power failure, pest or insect damage, lack of capacity, inadequacy, improper installation, negligence, alterations, modifications, consequential damages of any kind, or acts of God.
- B. NPI will make no reimbursement for materials or labor it did not authorize.
- C. NPI will not be liable for the expense to open or close walls, floors, or ceilings, nor for the removal and replacement of tiles, carpet, wallpaper or vinyl to perform a covered service.
- D. If the client performs or authorizes any repairs, alterations, or installations, or modifies any protected item or component or causes any consequential damage, NPI will have no responsibility with regard to that item.
- E. If the covered property is a condominium or similar ownership, NPI will not pay for repairs or service beyond the interior of the client's unit.
- F. NPI will not be liable for damage that results from contractor's delay of service such as riots or unavailability of parts or labor. NPI will not be responsible for color match.
- G. NPI will not pay to improve or upgrade an item or items due to lack of capacity, design or failure to meet building code or zoning requirements. Any expense incurred to meet code or zoning requirements, above that needed to remedy the mechanical failure, is the client's sole responsibility.

- IV. The NPI warranty is non-transferable. Should the client sell, vacate or rent the covered property, the warranty becomes null and void.

- V. If NPI waives a right under the warranty, it does not waive any additional or future rights.

PROTECTED ITEMS :

INTERIOR ELECTRICAL SYSTEMS: (\$1,000 maximum)

Covered: General wiring and components within the perimeter of the main foundation; the electrical panel and subpanel. The following items are limited to a \$100.00 payment: fire alarm system; door bells; smoke detection systems; garage door openers; receptacles.

Not Covered: Power failure or shortages; overload or inadequate wiring capacity; intercom systems; garage door opener sending units; burglar alarm systems; exhaust, wall, attic, or ceiling fans; light

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Inspector: Justin McCurry
Inspector Phone: (610)737-7274

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NACHI#17060422 Radon Cert #3286



McCurry Inspection Services DBA National Property Inspections

Matthew & Nicole Stoffan, 6034 Hausman Rd, Germansville, PA, 18053

fixtures; any pre-existing condition.

INTERIOR PLUMBING SYSTEMS: (\$1,000 maximum)

Covered: Gas, water, drain, vent and waste lines within the perimeter of the main foundation; electric or gas water heaters, tankless water heaters, plumbing fixtures; faucets; toilet tank, bowl and internal components.

Not Covered: Any plumbing outside the perimeter of the main foundation or contained in or under the main foundation or concrete slab, or wrapped in asbestos; conditions of excessive or insufficient water pressure; water quality; holding tanks; solar hot water systems; septic tank systems; sewage ejector pumps; sewer and water laterals; wells; any condition caused by rust, corrosion or chemical deposits; galvanized pipes; solar systems; jet and sump pumps; pressure tanks; holding tanks; shower stalls, enclosures, doors and base pans; caulking or grouting; hot tubs; whirlpools and spas and their mechanical components including electrical components; repairs of walls, floors, or ceilings when plumbing repairs are made; sprinkler systems; any pre-existing condition.

AIR CONDITIONING: (primary system only) (\$1,000 maximum)

Covered: Central air conditioning system using ductwork for the distribution of air; condensers; compressors; thermostats; condenser fan motors; blower fan motors; interior refrigerant lines; accessible ductwork.

Not Covered: Window, wall, gas, or portable air condition units; electronic air cleaners; dehumidifiers, deionizers; ductwork that is concrete encased or otherwise inaccessible; registers; filters; grill guards or condenser housings; exterior refrigerant lines; any condition caused by rust or corrosion; any pre-existing condition.

CENTRAL HEATING: (primary system only) (\$1,000 maximum)

Covered: Central forced air, gravity, heat pump systems; hot water boiler systems; electric baseboard heat, if it is the only source of heat; built-in humidifiers; accessible ductwork and piping.

Not Covered: Steam boiler systems; heat exchanger; ductwork or steam or radiant heating coils or lines that are wrapped in asbestos, encased in concrete or otherwise inaccessible; ceiling, wall or floor radiant heating systems; dehumidifiers, wood burning stoves; individual space heaters; outside fuel storage tanks and lines; electronic air filters; registers; filters; solar heating systems; fireplaces; fireplace inserts and components of any kind; any condition caused by rust or corrosion; any pre-existing condition.

APPLIANCES: (\$500 maximum)

Covered: Primary refrigerator; oven; range; garbage disposal; dishwasher; built-in micro-wave; range exhaust fan.

Not Covered: Individual freezer; washer; dryer; compactor; timers or clocks; rotisseries; meat probes; removable racks or baskets; lock or key assemblies; ice makers; filters; gaskets; scratches, marring or dents; self-cleaning components of oven; any condition caused by rust or corrosion; any pre-existing condition.

VI. Cancellation:

NPI may cancel this warranty for any fraud or misrepresentation on the part of the client.

VII. Additional exclusions and conditions:

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- A. **Excluded From Protection Under This Limited Warranty** is any item in the report which is said to be deficient, faulty, inoperable, in need of repair or in any way impaired, of suspect utility, at or beyond its normal life expectancy, or specifically excluded, as well as any item identified as not inspected or not tested, as indicated by any words or phrases which, by reasonable interpretation, would communicate any of the foregoing.

Also Excluded From Protection is any item, device, component, element, part or class of items at, in, on, or pertinent to the subject property premises which are inaccessible, concealed or a latent defect and which is not included in or specifically mentioned in the report.

- B. Since each item or system in a house has a normal life expectancy, this warranty will pay for repair, or replacement on a prorated basis.

DEFINITIONS:

1. **Mechanical Failure:** Condition which causes a covered item or system to stop performing its designed function.
2. **Inaccessible:** That which cannot be readily accessed for inspection due to design and/or obstacles, such as permanent partitions, chimney, etc.
3. **Service:** Repair or replacement of non-functioning covered item.
4. **Pre-Existing Condition:** Condition which caused a covered item to fail, which after prudent investigation, is determined to have existed prior to this warranty's effective date.
5. **Consequential Damage** Condition which results from any cause other than the direct mechanical failure of that item or system.
6. **Building Code or Zoning Violations:** Condition which does not meet building code specifications or zoning board requirements.
7. **Concealed or Latent Defect:** A deficient condition which is not visible or not readily accessible.