Inspection Report for
Claytor/Ingersoll House
Old Bethlehem Pike, Spring House, PA

CLIENTS: Lower Gwynedd Township **INSPECTION DATE: December 05, 2022**

Heritage Building Inspections

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Building Inspection

◈ This is a noninvasive visual examination of the mechanical, electrical, plumbing systems and the structural and essential components of a commercial building designed to identify material defects in those systems and components. This is intended to assist in evaluation of the overall condition of the building. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of inspection.

◈ This does not include inspection of the following: wood destroying insects or animals, underground tanks and wells, septic systems, swimming pools and spas, alarm systems, air and water quality, tennis courts and playground equipment, pollutants, toxic chemicals and environmental hazards.

◈ This inspection does not include compliance with the ADA accessibility guidelines. Obtain the ADA guidelines and consider improvements for accessibility. If making significant changes to the structure or use, compliance may be required.

◈ The results of this building inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed inspection. No warranty or guaranty is expressed or implied. This building inspection report is not to be construed as an appraisal and may not be used as such for any purpose.

◈ This inspection report is confidential and for the exclusive use of the clients. All content is specifically restricted to the transaction for which the inspection was performed. Use of or reliance upon the report by other parties, or for other transactions, is prohibited.

◈ The following report is intended to give an understanding the overall condition of the building. It documents current conditions of its systems and components and has recommendations for repairs, improvements and maintenance.

◈ Pictures included in the report are of representative examples, not each occurrence of each issue.

EXTERIOR

SIDING and TRIM

The exterior walls are constructed of stone. The coursing of the stone work shows the house was built in at least three sections, as well as several other alterations, including blocked up window and door openings and reduction of the size of some openings. Most of the stone work is in satisfactory condition. There are a few spots of repointing needed, mostly near grade.

There are some wood blocks within the stone work for previous accessories that have been removed, including a pent roof. This wood needs to be regularly treated to prevent deterioration.

Asphalt shingles are installed at the sides of the dormers on the roof. This should be replaced with appropriate siding if this buiolding is going to undergo a historic restoration.

The trim around windows and doors, roof edges and overhangs are painted wood. There are areas of deteriorated wood that needs to be removed and replaced.

Some of the wood has many holes, likely from carpenter bees.

Horizontal wood trim projecting beyond the walls should have a head flashing installed to divert water from entering behind.

There are many areas where scraping, priming and painting are needed at this time. Have an experienced carpenter remove and replace all damaged and deteriorated wood and then scrape, paint and caulk where needed.

DRAINAGE & GRADING

I recommend adding topsoil where needed so there is a continuous positive slope of the ground away from the foundation on all sides of the building.

GUTTERS & DOWNSPOUTS

Half-round aluminum gutters are installed. Both the front and rear gutters only drain through a single downspout. Due to the amount of surface area collecting water on the roof, I recommend each gutter have an additional downspout added to the opposite end.

The gutters should then be repitched from the center to each of the four downspouts.

Be sure all downspouts always discharge away from the foundation and the gutters are kept clear of debris at all times.

FLATWORK

The front and rear stone patios need repair. Missing and disheveled stones at the patios and steps need to be reinstalled and the stone work repointed.

I also recommend guard rails be installed at the end of the patios where they terminate well above grade. One of the exterior stone steps that should have a hand railing installed.

ROOF & FLASHINGS

The gable style roof with window dormers has asphalt shingles installed. There are no broken or missing shingles at this time.

The roof does not have the proper amount of ventilation typically required for asphalt shingles. There are only soffit vents installed. Have a continuous ridge vent installed across the peak of the roof for proper balanced ventilation.

Wood shingles are installed over the lower shed roof at the left rear corner. The roof is in a deteriorated condition and needs immediate replacement.

If this building is to have a historic restoration, consider replacing the missing pent roofs.

The plumbing vent pipe penetrations have collars installed. Where visible, metal flashings are installed where roofs meet walls and at the chimneys.

Typical of this type roof system, repairs may be needed to the shingles and flashings throughout the life of the roof.

CHIMNEY & VENTS

Three chimneys are constructed of stone and brick. One of the chimneys has been covered over with a membrane. Repairs are likely needed.

There are no caps installed over the flues. Screens do not keep water out. Have proper caps installed.

I did not find any evidence of flue lining systems being added inside of the old chimneys. From what I could see above the fireplaces, lining systems are needed before the fireplaces can be safely used.

The mortar in between the older bricks is likely the improper type. It appears to be a modern Portland cement-based mortar which can actually cause damage to the bricks. Some bricks are starting to spall. (The glazed surface of the bricks are flaking off.) Have a masonry restoration contractor make proper repairs.

Have the interior of all active chimney flues checked at least annually and be cleaned when needed.

OTHER EXTERIOR

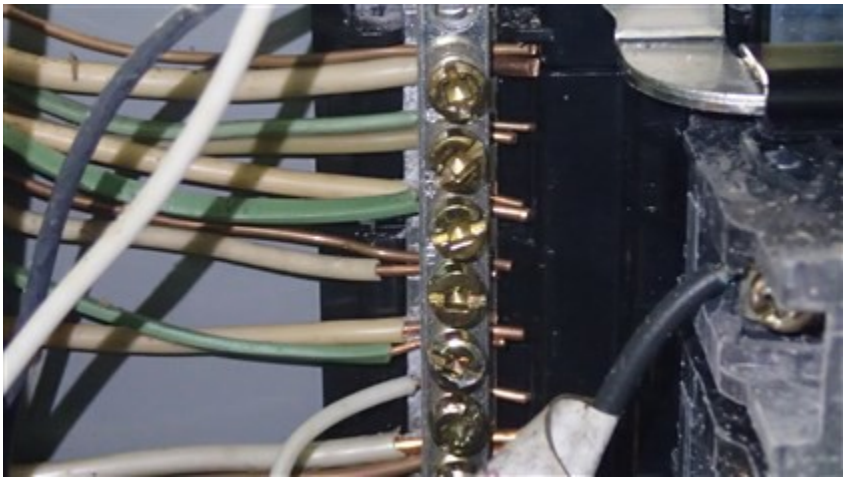
The stone wall is in need of repairs including replacing missing and displaced stones and repointing and repairing cracks.

SYSTEMS

ELECTRICAL

An underground aluminum service is provided to the building. The two main service panels are located at the left front corner of the basement. Each is a 200-amp, 120/240-volt service. Copper is used for the 120-volt branch circuits. The circuit breakers are the correct size for the conductors installed.

In both panels, neutral conductors are improperly doubled up with other conductors on each terminal. Each neutral conductor should be installed on its own individual terminal, not shared with any other conductor.

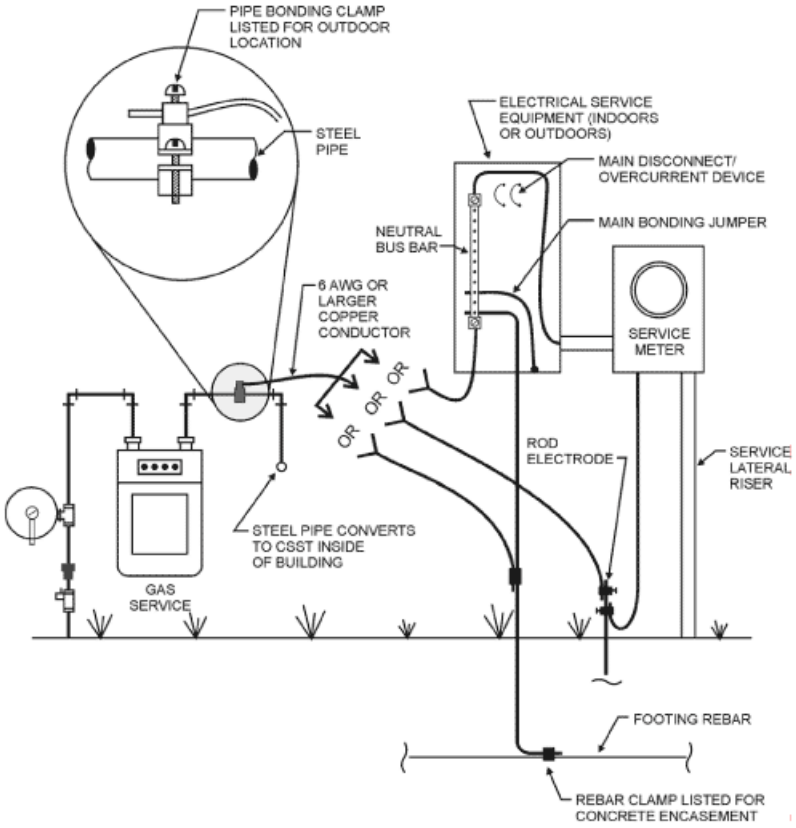


The service is grounded. The water distribution piping is not bonded to the grounding electrode system.

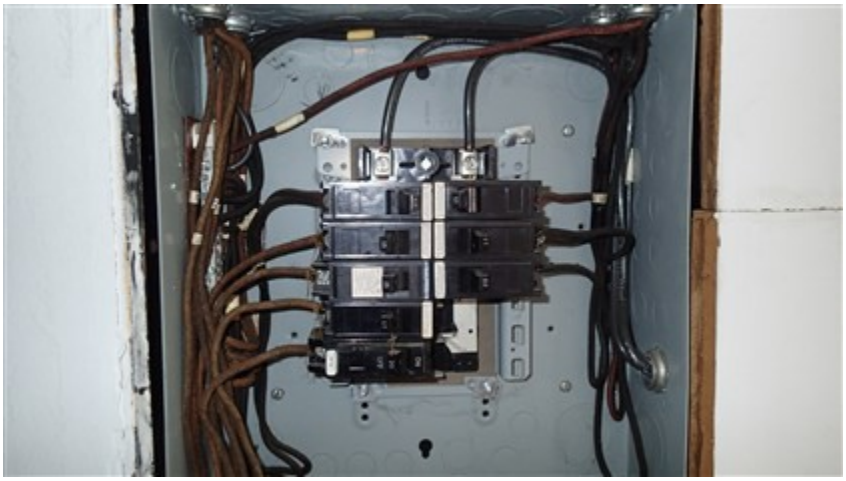
The gas piping also needs to be correctly bonded directly to the grounding electrode system since corrugated stainless steel tubing (CSST – with the yellow sleeve) is used for gas distribution. This direct bonding is required by the CSST manufacturer's installation instructions and the National Fuel gas Code.

The bond should be with the proper size conductor near where the gas pipe enters the building, prior to the CSST - not at the furnace with a very small gauge wire.

The purpose of the bonding is to reduce the likelihood of damage to the CSST caused by the electrical energy from an indirect lightning strike. In the case of an indirect strike, the electrical energy could travel along metal piping and tubing causing an arcing that could burn and perforate the wall of CSST tubing due to the lack of thickness of its exterior wall thus causing a gas leak. According to code authorities, the bonding of the CSST directly to the electrical service grounding electrode system has been shown in laboratory testing to greatly reduce this risk.



There is a subpanel in the upstairs hallway. None of the circuits are grounded circuits and there is no ground conductor installed from the main panel to this panel.



One of the breakers has two circuits installed. The terminal on this breaker is intended for only one conductor.

There are very few circuits and outlets throughout the building. I recommend additional grounded circuits and outlets be installed throughout the building and GFCI protection installed so all exterior, bathroom and basement outlets are protected. Any old, abandoned wiring should be removed.

Have a licensed electrician make all electrical repairs, corrections and installations needed for safety.

Low voltage accessory systems for things like door bells, data com, intercoms, outdoor lighting, or alarm systems are not inspected.

HEATING

Previously, there was an oil-fired hot water heating system installed. The boiler has obviously failed and has been removed from service.

Many of the radiators throughout the building have also failed from freeze damage.

Since the oil tank is no longer in use, I recommend it be removed. It is very important that the oil fill piping be removed to eliminate the possibility of an accidental oil delivery causing contamination in the basement.

The current heating system is a gas-fired forced air furnace that was manufactured in 2009. It is in working condition. There are several issues with the installation of this heating system.

1. The furnace was placed on a finished wooden floor on the first level. Since this is a condensing furnace, there should be a condensate overflow pan and drain system installed.

2. The primary condensate just drains into the basement instead of a proper, approved location for the discharge.

3. The electric cable to the furnace is not properly installed, secured or protected.

4. There is only one single supply from this furnace rather than distribution to individual rooms.

There were holes "butchered" from the plaster ceilings through the floors likely as an attempt to allow heat to pass through to the upstairs area. This has caused significant damage to the plaster ceilings and floors. The location of the vents creates holes in the floor and traffic areas.

5. The intake and the exhaust vent piping was just stuck out to the exterior through a window in a door.

6. The cover over the filter compartment is missing.

Have a competent HVAC contractor install a proper heating system and a proper heat distribution system in the building.

WATER HEATER

There is no system to generate hot water for the building.

PLUMBING

There is no water being currently supplied to the building. As a result, I cannot operate the fixtures or any part of the system.

The cast iron drain, waste and vent piping several sections that have failed. This includes a section that has fallen down and extensive corrosion, with the most noticeable where it exits the foundation. There are also cracked sections. The drain, waste and vent pipe system likely needs replacement.

Copper and galvanized steel water supply piping are installed. Copper should not be directly connected to galvanized steel as corrosion forms between the two dissimilar metals.

There are other issues with the installation. The water supply and distribution piping likely needs replacement, as well.

There is also corrugated stainless steel gas tubing entering the building to supply the furnace. Again, this is improperly installed as it needs to be bonded directly to the grounding electrode system.

GAS LEAK There is a very strong odor of gas on the exterior near the meter. Using a combustible gas detector, I found the back of the shut-off valve leaking significantly. Some of the gas is entering into the basement as detectable levels were found there, as well. Contact the gas company for immediate repair.

I cannot see any of the plumbing system concealed underground or in walls, ceilings or floors.

SAFETY

Smoke alarms should be replaced every 10 years. You can remove existing units and check the back for a date, but I recommend replacing any existing smoke alarms as there have been some recalls. Also, they should be replaced with dual-sensor detectors that combine ionization and photoelectric sensors to detect both flaming and smoldering fires. They should be installed on every level and in, or within 10 feet, of every bedroom.

Carbon monoxide alarms should be installed in every building that has fuel-burning heating equipment, fireplaces or appliances. They should be centrally located outside of each bedroom in the immediate vicinity of the bedrooms (within 10 feet of the doors).

Fire extinguishers should be located per local requirements and certified annually.

Fire Suppression System The building does not have an automatic sprinkler system.

Emergency Exit Signs and Lighting should be installed and maintained for safe egress in case of emergency.

The above items are not included for inspection or testing. In addition to the above recommendations, consult the manufacturers' instructions of the equipment and local safety requirements and guidelines for commercial buildings.

STRUCTURE

FOUNDATION

The foundation is constructed of stone. An area of the front wall has a slight inward bow. No repairs are needed at this time, but again, grading and gutter issues on the exterior should be corrected to divert all runoff away from the foundation.

At the spring cellar section, there is a large void in the foundation that should be filled in.

The interior of the foundation has a mortar coating applied. Patching the interior mortar coating should be considered perpetual maintenance. Some areas could use patching at this time. See: https://historicbldgs.com/stonefoundations.html

The outside entry steps and retaining walls on each side of the steps have significant dishevelment and gaps and need to be reconstructed.

BASEMENT

The floor structure above the basement consists of a mix of some hand-hewn and some milled floor joists. Tongue and groove sub-flooring is installed. There are many areas where there is deterioration on the surface of the wood, some powdering and some growth. All of this is likely due to an excessive amount of moisture in the basement as a result of standing water and moisture through the foundation.

When I probed the damage, most of the joists do not need repair along their length. At the rear wall above the left spring cellar section however, the ends of the joists are deteriorated where they enter the foundation. A beam supported with posts should be installed to resupport the ends of the joists. (This type of repair was done in other areas of the basement.)

There have been other more central beams added, as well. There is corrosion to the bottom of the steel columns that support these added beams and some of the columns are only intended for temporary support. All the corroded posts should be replaced with posts approved for permanent structural support.

There are two floor joists that terminate at a door header that are only supported by thin, small blocks of wood. I recommend additional reinforcement to secure the ends of the joists to this beam properly.

Some of the floor structure is not visible over the dug well area of the basement due to corrugated metal panels installed. I recommend these panels be removed and the floor structure above be evaluated.

The area where the well is located, it is completely filled with water. This is likely intentional as the water flows into the spring cellar trough, as well. The spring cellar would have originally been used for storage of dairy products in pottery in the trough as an early type of refrigeration.

With this much standing water, the moisture in the basement (and throughout the building) will continue to be quite excessive. I recommend making attempts to lower the water level and install a sealed and secured cover over the well for safety and to reduce the amount of moisture in the basement and building. If there is an artisan effect of this well, a relief piping system can be installed to discharge to the exterior well away from the foundation of the building.

I found there are some large gaps in the left front corner to the exterior at the basement entry. (This is likely where the gas leaking from the main shut-off valve is entering the basement.)

Broken basement window glass needs replacement to prevent critters from entering.

ROOF STRUCTURE

Very little of the roof structure is visible due to interior finishes and no access installed. I can only view a portion of the roof structure above the third floor through gaps where the plaster has been damaged.

In one area, the visible roof rafters are very black. It is quite likely that a previous fire charred the rafters. Without access, I could not probe the charred wood to determine if any structural repairs or reinforcement are needed. Some thin boards nailed to the sides of the rafters would not be effective as any type of structural repair.

Have an access installed so the charred rafters and the rest of the roof structure can be evaluated.

INTERIOR

VENTILATION

The only roof system ventilation are soffit vents at the overhangs. A ridge vent needs to be installed for a proper ventilation system. This is typically required for asphalt shingled roof systems from the manufactures and model codes. Have an experienced roofing contractor install the continuous ridge vent.

INSULATION

I did not find any thermal insulation added to the building.

In the basement some of the pipe insulation is fiberglass, but on some sections, it is quite a bit older and likely contains asbestos. There are insulating materials on some abandoned duct work on one of the water tanks that was connected to the boiler and some laying on the floor that also likely contains asbestos.

Consult with an asbestos abatement contractor at this time. For information on reducing the risk of exposure to asbestos fibers, please read: www2.epa.gov/asbestos/protect-your-family#whattodo.

WALLS/CEILINGS

Plaster was originally used throughout the building. Wood paneling was added, likely about the time of the last addition. Significant damage was caused from pass-through vents being installed from the first floor ceilings through the floor. After having a proper heat distribution system installed, have all the damage repaired.

There is also other damage in some areas, mostly at ceilings. There are large stains from previous leaks. Some other staining is likely attributed to moisture condensing. There are also many cracks. There's peeling paint throughout. Have an experienced plaster repair contractor make all these repairs, as well.

FLOORS

Tongue and groove type sub-flooring is installed. Again, there is damage from pass-through vents installed between the first floor ceiling and the second floor. This also created an unsafe openings in traffic areas, as well. Have all the damaged floors repaired.

There is area of deflection, creaks and some cupping floor boards throughout. This is not unusual for a building and the cupping of the floor is likely due to the excessive moisture.

WINDOWS/DOORS

Several exterior windows are boarded over with plywood. There are many broken window panes. Have all the broken glass replaced.

Several of the newer windows are incorrectly installed in the window openings resulting in gaps. Have the windows properly installed where needed.

There is damage to some doors as well as adjustment needed and hardware repairs.

STAIRS/RAILINGS

The stairs are satisfactory. Have continuous hand railings installed at the interior stairs.

FIREPLACE

None of the fireplaces have proper damper assemblies installed. Some of the flues are blocked off. Where visible however, it is evident that there are no flue lining systems installed and there is considerable erosion to the mortar of the stone work above the

chimneys. If these fireplaces are to be used, have complete flue lining systems installed.

AIR QUALITY/HEALTH

Mold is part of the natural environment and mold spores are everywhere. It's not possible to get rid of all mold and mold spores in buildings.

Per the EPA, if visible mold growth is present, sampling is unnecessary. There are no established acceptable or unacceptable limits for mold or mold spores. If you are concerned about mold and want any testing, be sure the testing is performed by credentialed air quality experts who have specific experience in designing mold sampling protocols, sampling methods and interpreting results. Check with the American Industrial Hygiene Association (AIHA) or the American Conference of Governmental Industrial Hygienists.

This inspection specifically excludes and our insurance coverage expressly excludes coverage for inspection, detection, or testing for mold, mildew, or any other air quality concerns. For more information about mold, visit epa.gov/mold.

This inspection also excludes testing for other air quality and health issues including radon, lead and asbestos in building materials. For information about radon, visit epa.gov/radon and for asbestos, visit epa.gov/asbestos. For houses built before 1978 (may have lead in the paint), visit **https://www.epa.gov/lead/protect-your-family-exposures-lead**.

REPAIR ITEMS

These contain structural, safety, mechanical or other issues that should be addressed, repaired, or remedied. If not addressed, substantial damage or impairment may result to that item, component or system, and potentially, other items or systems. Some items are suggestions, improvements and lesser repairs to achieve better function, performance, or useful life.

Please read the entire report. There may be other issues of specific concern to you that is not listed here. It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals prior to closing so any additional concerns with the system or component that may be outside our area of expertise or the scope of our inspection.

EXTERIOR:

1. Repoint the spots in the stone work on the exterior where needed.

2. Repair, replace, scrape and paint all exterior wood trim as needed.

3. Consider replacing the asphalt shingles installed on the sides of window dormers with appropriate siding materials.

4. Regrade around the foundation for proper drainage.

5. Add additional downspouts to the gutters due to the surface of the roof as described.

6. Make the repairs to the patios and exterior steps where needed and install guard rails where the patios are well above grade.

7. Have proper roof system ventilation installed required for asphalt shingles.

8. Replace the wood shingled roof over the attached shed.

9. Consider replacing the pent roofs that had been removed.

10. Have the repairs made to the brick chimneys and have proper flue lining systems installed.

11. Repair the stone wall between the house and the barn.

SYSTEMS:

1. Have a licensed electrician make all the electrical repairs and corrections needed.

2. Have a heating system properly installed with proper heat distribution throughout the building.

3. Have the gas leak repaired.

4. Have a plumbing contractor make all the plumbing system and fixture replacements needed.

STRUCTURE:

1. Repair the stone foundation on the interior as described and patch the mortar coating where needed.

2. Make the structural repairs to the floor joists above the basement as described.

3. Eliminate all the standing water in the basement as indicated.

4. Have an access installed at the third floor ceiling so the roof structure can be fully evaluated and probed due to what appears to be charring from a previous fire.

INTERIOR:

1. Consult with an asbestos abatement contractor due to the materials found throughout the basement.

2. Have all the damaged plaster repaired.

3. Have all the holes cut through the floors repaired.

4. Have all the repairs made to the windows and doors.

5. Install continuous hand railings at the stairs.

6. Have dampers installed above the fireplaces.

BARN

EXTERIOR

The building is constructed of stone. Portions have a stucco coating applied.

The frame of a small door has failed resulting is displaced stone work above. The frame/header needs replacement. The area above as well as other areas are in need of repointing in between the stone.

The exterior wood trim and wood doors have some spots of deterioration that need repairs. Scraping and painting are also needed.

Half-round aluminum gutters at the roof edges are satisfactory. Be sure they are kept clear of debris. Extend the downspouts to discharge well away from the building.

The asphalt shingles on the gable style roof are in satisfactory condition. The only ventilation is a cupola. This is very likely inadequate ventilation typically required for asphalt shingles. At the least, have a continuous ridge vent installed.

The stone chimney terminates very close to the ridge. If this chimney is to be used, it should be extended at least 2 feet above the ridge. There is no cap to keep critters, debris and rain out.

There are exterior stairs to a second level room. Additional support is needed to the stringers. Have a proper guard rail and a graspable hand rail installed.

INTERIOR

Where visible, the interior structural components are satisfactory. In finished areas, the roof structure is not visible and what may have been a previous access is blocked off and not readily accessible.

The concrete floor has many areas of cracks and some areas of considerable settlement. The older sections of the barn would originally just have a dirt floor and when the concrete was added, it may not have been well compacted and the concrete not properly reinforced.

ELECTRICAL

There is a 200-amp panel in the left front corner room. There are openings at the face of the panel that needs filler plates installed for safety.

Where the service cable enters through the stone wall, a protective sleeve was supposed to have been installed.

A lock hasp was installed on the panel that should be removed.

Copper is evident throughout the branch circuits. The circuit breakers are the correct size for the conductors installed. The service is grounded. I checked a representative number of switches and receptacles. I recommend GFCI protection be installed for all devices/circuits throughout this building.

REPAIR ITEMS

1. Replace the failed door frame which has allowed the stone work above to be displaced.

2. Repoint all the stone work where needed.

3. Extend the downspouts away from the building.

4. Properly support the stair stringers to the upper level, install a guard rail and a graspable hand rail.

5. Replace the concrete floor, particularly if this building is used for heavy activity, like vehicles.

6. Have access installed so the concealed roof can be evaluated.

7. Have a licensed electrician make the electric panel corrections for safety.

For Sale: Owen Evans' Homestead, 1438 Sumneytown Pike, Lower Gwynedd, PA

Owen Evans, 1700s Community Leader by Carol Kalos

Passersby recognize the house as old and lovely as it sits at 1438 Sumneytown Pike, near Evans Road, but they do not realize the importance of Owen Evans and this house to Gwynedd's history. The oldest portion of the stone house above, built in 1710, probably sits on top of an even older, log structure. In 1750, one section of the house was Evans' store.

The house is interesting, but so is the man who built it, and part of his 18th-century story mimics our 21st-century headlines: *The mayor of Philadelphia and his cronies incite sailors to riot. The officials' purpose is to deny a certain religious group*

access to the polls because its members will vote the "wrong" way. The Pennsylvania Assembly forms a committee to investigate the riot, but the committee is made up of only members of that religious group, one of them a direct descendent of the Prince of Wales. And to smooth over public opinion, the committee takes the unusual action of … Owen Evans' biography explains his contribution to this incident and more.

Evans came from Wales to Pennsylvania in 1698, raised a family, and became a businessman; and he served his neighbors as an elected official, as a Quaker Elder, and, for twelve consecutive terms, as a representative to the Pennsylvania Assembly. Moreover, the Evans family came from a distinguished lineage. In the 1800s, genealogist Howard Jenkins specified that Owen's father and uncles can be traced indirectly to the warrior leaders of the Britons, who in 48 AD fought the invasion of Caesar; and Jenkins stated that Owen Evans can be traced directly through ten generations, to the 1300s, including the Prince of Wales (Gwynedd…).

The *Historical Quarterly* relates how Evans' parents and a group of Welsh families purchased 7820 acres in Gwynedd Township in March of 1698, prior to leaving Wales. (A later survey revealed they owned over 11,000 acres.) A group of about a dozen families had purchased an entire township. The group contained two Quaker families and the others were Church of England members, including the Evans, Foulke, Griffith, and Jones families. The Anglicans visited a Quaker service, where they "were satisfied with the…manner of worship" and remained to become Friends themselves, so the area became Welsh Quaker (Wheeler and Wheeler).

Evans (age 11), his parents, and his brothers (along with three paternal uncles and their families) sailed from Liverpool and arrived in Philadelphian in July 1698 after eleven weeks at sea. Along the way, 45 of the passengers died from dysentery. Evans' parents started with 1049 acres, but when Owen married in 1716, his parents gave him 306 acres; at the same time, his Quaker wife, Ruth Miles, received 240 acres from her parents. After Ruth's death in 1736, he married Mary Nichols, a Quaker minister who continued to travel and represent the Philadelphia Yearly Meeting ("Evans").

James Wolfe, an eighth great-grandson of Robert ap Hugh (Pugh) and Sarah Evans Pugh, states that Evans Road separated the property of Owen Evans and his brother Robert. (The “ap” in a Welsh name means “son of,” and Sarah was a sister to Owen, Robert, Cadwallader, and Thomas Evans.) Wolfe worked from a map published by Phil Johnson Ruth in *Fair land Gwynedd.* He superimposed a modern-day road map over the plat (a scaled map) of the landowners in the Welsh purchase of 1698 to reach his conclusion.

Evans was often called upon to serve his community. In 1726 he was both the tax collector for Gwynedd and the Justice of the Peace for Philadelphia County. (Gwynedd Township was split into Upper and Lower Gwynedd Townships in 1891; and Montgomery County was separated from Philadelphia County in 1784). As a Quaker, his first official responsibilities included writing certificates for marriages and removing members from the Gwynedd Monthly meeting. Then he became an Elder from 1744-1756, attending the Quarterly and Philadelphia Yearly meetings (“Evans”).

Besides its Quaker members, the *Historical Quarterly* tells how the Gwynedd Meeting has influenced other famous families:

> The Boones, Lincolns, and Hankses, ancestors of Daniel Boone and Abraham Lincoln, belonged to this Meeting and the one that the Gwynedd Meeting helped establish at Oley, about 30 miles to the west. Daniel Boone was born at the "Boone Homestead," located about five miles south of Oley, just north of the present Route U.S. 422, and a "Lincoln Homestead" is about a mile farther south. Records state that these families intermarried, as did others, thus strengthening the feeling of unity between the two communities. The Lincolns moved to Virginia and the Boones to North Carolina in around 1750. (Wheeler and Wheeler)

In 1739, Evans was elected to the Pennsylvania Assembly, serving for twelve consecutive terms until 1750. He often clashed with the governor and other members of the Assembly because, as a Quaker, he was not in favor of spending funds for defense (for war). He rarely spoke, but he served on committees. He favored legislation

to fund animal pounds (for *any* wandering animals), and he favored allowing Protestants who were not Quakers to be naturalized if they would not take an oath.

In October of 1742, there were riots in Philadelphia. *Lawmakers and Legislators in Pennsylvania* relates how the mayor and other officials (who claimed innocence) incited sailors to keep Quakers away from polling places! The investigative committee from the House, including Evans, were all Quakers. Ruling against the mayor, they decided that the testimony against the officials should be published. The committee's action was meant "to defend the House against any charges of unfairness" ("Evans").

In the next several years, Evans' Quakerism predicted his votes. The same source explains how, in 1746, the governor asked for funds to attack a French stronghold, but Evans spoke against "warlike enterprizes" [sic]. In 1747, Evans joined with a five-member committee, all Quakers, who wanted the House to give 500 pounds (funding) to the native Six Nations to improve relations with them and prevent more wars. In 1748, Evans was part of a committee which presented legislation to encourage the killing of squirrels. And he helped to promote legislation against "disorderly public houses." Due to their sales of liquor, they were criticized as "nurseries of…immorality, such as promote Drinking, Gaming, Idleness and many gross evils." The legislation was shelved ("Evans" 352). Evans' ideas failed, so he is best known in the legislature because, in 1751, in his last term of office, his appearance created a quorum, so the House could become legally in session ("Evans").

Evans died in 1757 and was buried in the Quaker cemetery in Gwynedd. In his will, he left land to his son Samuel; 100 pounds (plus household items) to his daughter, Margaret; and 5 pounds for his son, Amos, stating that he had already provided for him. His other four children had already died. Evans' wife lived until 1769.

At his death, a testimony to Evans, presented by the Gwynedd Monthly Meeting, called him "Honest & sincere, … a lover of truth, … Regular & Exemplary in life & Conversation, … [and] Zealous, Active & serviceable in meetings of Discipline" ("Evans").

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