THE HOME INSPECTION REPORT

Report #:

07090402B

Property Address:

239 Appledale Road, Audobon, PA 19403

Date of Inspection:

9/4/2007 12:30 pm to 3:30 pm

Client's Representative:

Natalie Sitsis
Century 21 Alliance

GENERAL INFORMATION

Inspection Address: 239 Appledale Road, Audobon, PA 19403
Inspection Date: 9/4/2007 Time: 12:30 pm to 3:30 pm
Weather: Sunny - Temperature at time of inspection: 85 Degrees

Inspected by:

Client Information: 07090402B
Buyer's Agent:

Structure Type: Wood Frame
Furnished: No
Number of Stories: One

Structure Style: Rancher

Estimated Year Built: 1952
People on Site At Time of Inspection: Buyer(s)

General Property Conditions

Report File: Report07090402B

WHAT REALLY MATTERS IN A HOME INSPECTION

Congratulations on buying your new home.

The process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports, and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do?

Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories:

1. Major defects. An example of this would be a significant structural failure.
2. Things that may lead to major defects. A small water leak coming from a piece of roof flashing, for example.
3. Things that may hinder your ability to finance, legally occupy, or insure the home. Structural damaged caused by termite infestation, for example.
4. Safety hazards. Such as a lack of GFCI-protection.

Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect.

Keep things in perspective. Don't kill your deal over things that don't matter. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure, or nit-picky items.

INTRODUCTION, SCOPE, DEFINITIONS, & COMPLIANCE STATEMENT

INTRODUCTION: The following numbered and attached pages are your home inspection report. The report includes pictures, information, and recommendations. This inspection was performed in accordance with the current Standards of Practice and Code of Ethics of the American Society of Home Inspectors. The Standards contain certain and very important limitations, exceptions, and exclusions to the inspection. A copy is available prior to, during, and after the inspection, and it is part of the report. The cost estimates and video are not part of the bargained-for report.

SCOPE: This inspection complies and reflects with the provision of Act 114, Section 75, known as the PA Home Inspection Law. A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection.

No warranty, guarantee, or insurance by PEACH Inspections is expressed or implied. This report does not include inspection for wood destroying insects, mold, lead or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated.

The person conducting your inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts.

You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers, or roofers.

TO BE CONCISE, the following phrases have been used in the report to identify systems or components that need your attention prior to closing or purchasing the property:

MONITORING RECOMMENDED: Denotes a system or component needing further evaluation and/or close observation in order to determine if correction is needed.

IMPROVEMENT AND REPAIR RECOMMENDED: Denotes a system or component that should receive normal maintenance, repair, or adjustment in order to function properly.

CORRECTION AND FURTHER EVALUATION RECOMMENDED: Denotes a system or component that is significantly deficient or at the end of its service life, and needs corrective action by a professional. We recommend the professional making any corrective action to inspect the property further (further evaluation), in order to discover and repair related problems that were not identified in the report. All corrections and evaluations must be made prior to closing or purchasing the property.

PENNSYLVANIA HOME INSPECTOR COMPLIANCE STATEMENT:

I represent that I am a full member in good standing of the National Association of Certified Home Inspectors (NACHI), www.nachi.org. Member #97010101. Certified Master Inspector ©

I will conduct a home inspection of the previously mentioned property in accordance with the ASHI Code of Ethics and Standards of Practice and the Home Inspection Agreement.

I am in compliance with the Pennsylvania Home Inspection Law.

I carry all the state-required insurance.

Ben Gromicko, Vice-President of PEACH Inspections

Roof

We are not professional roofers. Feel free to hire one prior to closing.

We do our best to inspect the roof system within the time allotted. We inspect the roof covering, drainage systems, the flashings, the skylights, chimneys, and roof penetrations. We are not required to inspect antennae, interiors of flues or chimneys which are not readily accessible, and other installed accessories. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes.

It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Asphalt shingle

For Your Information

The shingles are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The most common of these roofs are warranted by manufacturers to last from fifteen to twenty-five years. The actual service life of the roof will vary, depending on a number of interrelated factors including the quality of the material and the method of installation. Regular maintenance will certainly extend the life of any roof.

• *See Attached Illustration 1*



Please refer to the seller's disclosure in reference to the roof system, age, condition, prior problems, etc. Only the property owner would have intimate, accurate knowledge of the roof system. For example, I can only guess the age.



This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition may leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.



Method of Evaluation

I was able to walk upon some of the roof surfaces. Not all. Limited access. Inspection restrictions.

Estimated Age

MONITORING RECOMMENDED:

The exact age is undetermined. I would guess over 20 years old. Ask seller about exact age.

Condition

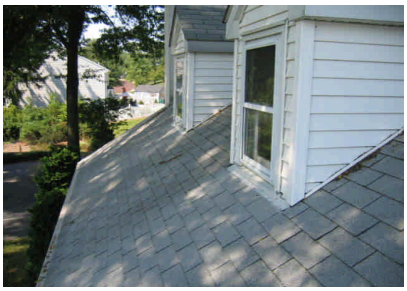
MONITORING RECOMMENDED:

The asphalt shingle roof covering appears to be in good, functional condition. Considering its older age. This is not a brand new roof. There were no major material defects. No major cracked, damaged, or missing shingles. Good.



The roof shingles are showing signs of aging. Curling shingles. The shingles are not lying flat. Starting to curl at the edges. Susceptible to leaks.





There have been repairs made on the garage roof. Repairs to the shingles are visible. Recommend asking the seller about the repairs to the roof.

The small roof over the front entry porch area was installed over less than the recommended four-twelve pitch. Most manufacture's of shingles void their warranties when the shingles are installed on such a low slope, unless measures have been made to prevent water penetration. Such as ice & water shield and flashing. Recommend asking the seller about the roofer's installation techniques on this roof section. Prone to water penetration.

There is visible erosion of the granular surface of the asphalt shingles. Indicating its older age. May start to deteriorate quickly. Replacement of the shingles is in the near future.

The shingles feel brittle. Indication of its older age

Budgeting for a new roof soon is recommended.

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The garage left-side shingles are cracking into pieces, and deterioration. Failed shingles. Replacement of the shingle roof that is on the far left-side section of the garage (without a garage door) is needed.

Layers

One layer of shingles is readily visible. Good.

Flashings

The flashing around the vent stacks coming through the roof appear to be in good condition. Good.


A representative number of wall flashing was inspected. The flashing where the roof meets the house wall is visible. Good.



Skylights

MONITORING RECOMMENDED:

The roof has a skylight. Skylights are notoriously problematic and a common point of leaks. The skylight appears to be in good shape. However, it will be important to keep the area around it clean and to monitor it for evidence of leaks during heavy rains and winter snow melts.



The flashing edges of the skylight have been heavily sealed.

Ventilation

MONITORING RECOMMENDED:

The vent hood is heavily sealed.

There is a ridge vent installed on the top of the roof.

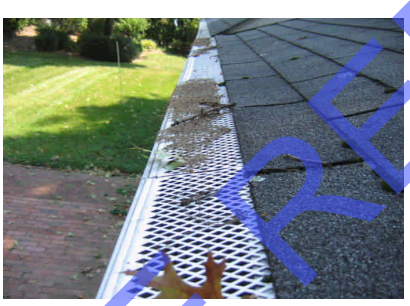


There are gable vents installed on the sides of the house to ventilate the attic space.

There is a roof fan installed on the roof. Unable to access this fan from an attic space. Ask seller how well it functions, and about controls for the fan.

Gutters & Downspouts

The gutters and downspouts appear to be in functional condition. Good.


Chimney

We are not certified chimney professionals. Only a level two inspection performed by a CSIA (Chimney Safety Institute of America) certified chimney sweep can determine the condition of the flue and wheather the fireplace is safe to use.

We recommend a cleaning and level two inspection of the fireplaces and chimney flues before closing. Clean chimneys don't catch on fire. More information about fireplaces and chimneys can be obtained at www.csia.com.

Chimney Stack

Lined Chimney

The chimney is a terra-cotta, clay tile lined masonry type. A clay conduit installed inside of a chimney, intended to contain the combustion products, direct them to the outside atmosphere, and protect the chimney walls from heat and corrosion. We recommend getting a professional cleaning and inspection of the interior flue liner to determine if the flue is safe to use. We do not inspect interior flues.



Observations

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The chimney masonry exterior is cracked and repair is needed.



Crown or Termination Cap

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The crown, which is designed to seal the chimney wall and shed rainwater, is cracked and should be sealed or repaired.

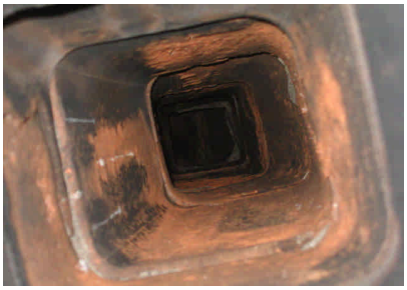
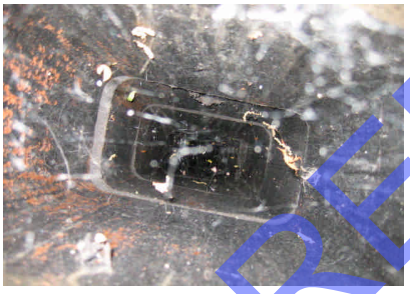
Chimney Flashings

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

An open gap at the step flashing - prone to water penetration.

Chimney Flue

The portions of the flue that are readily visible to me appear to be in acceptable condition. We do not dismantle to inspect the interior flue. Annual inspection and cleaning by a certified chimney sweep is recommended.


Clean Out

The clean-out door is functional and appears to be relatively clean.

Exterior

We are not exterior experts. Feel free to hire an exterior contractor prior to closing.

Water can be destructive and foster conditions that can be harmful to health. For this reason, the ideal property will have the ground around the foundation perimeter that slopes away from the residence about 6 inches for the first 10 feet from the foundation. And the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into drains or trays that carry or divert water away from the foundation. The sellers or occupants will have a more intimate knowledge of the site than we will have during our limited visit. Recommend asking the seller about water problems including but not limited to water puddles in the yard, gutter or downspout problems, water penetration into the lowest level of the structure, and drainage systems. Recommend closely monitoring and inspecting the exterior during a heavy rainstorm to observe the way the surface water is managed. Standing puddles near the house foundation are to be avoided.

Surface Water Management

Grading

MONITORING RECOMMENDED:

Grading and drainage is either negative or neutral adjacent to the structure's foundation, and may cause moisture or water penetration. Ideally the grading and hard surfaces should slope about 6 inches over the first 10 feet away from the house foundation.

• *See Attached Illustration 2*



IMPROVEMENT AND REPAIR RECOMMENDED:

Grading and drainage is negative or neutral adjacent to the garage's rear wall foundation and moisture or water penetration could result. And structural movement. Ideally the grading should slope about 6 inches over the first 10 feet away from the house foundation.

• *See Attached Illustration 3*



CORRECTION AND FURTHER EVALUATION RECOMMENDED:

There is inadequate clearance between the bottom of the siding material and the ground surface. Located at the rear double door area of the house. Where carpenter ant infestation was found inside.

There is possibly some soil and wood contact. This condition can cause wood rot from water damage (or wicking), and could lead to the infestation of wood destroying pests. Recommend re-grading some of the ground surface near the siding to make minimum clearance (if at all possible).

• *See Attached Illustration 4*



House Wall Coverings

Vinyl

We moved around the house exterior several times, inspecting the vinyl siding on the exterior of the house. Checked for loose panels, missing panels, warped panels, cracked or damaged panels. This inspection does not include determining whether the siding has been installed to code, rule, or manufacturer's recommendations.



The vinyl siding appears functional. No major damage or deterioration was apparent. Recommend monitoring during a rain storm to see how the siding repels water. Be sure that the places where siding meets a different material is sealed or water-tight.

Brick

I moved around the structure exterior several times, inspecting the brick exterior of the house. Checked for loose bricks or mortar joints, missing pieces, damaged sections, deterioration, or failure. This inspection does not include determining whether the siding has been installed to code, rule, or manufacturer's recommendations.



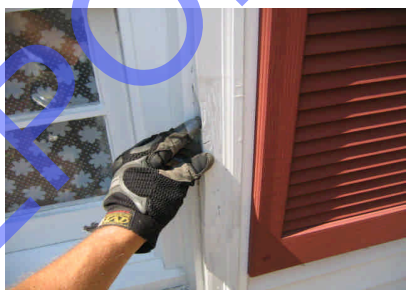
The brick exterior covering appears functional. No major damage or deterioration apparent.

Wood Rot

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Wood rot at the trim boards at the 2nd floor left-side house window. And rear, right-side garage window.





Exterior Components

Driveway or Parking

IMPROVEMENT AND REPAIR RECOMMENDED:

There are cracks and damage to the asphalt driveway in areas. Common repairs are needed. Could be patched yourself or by a professional.



CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Tree roots are apparently causing cracks in the driveway.

Patio & Porch

IMPROVEMENT AND REPAIR RECOMMENDED:

Load-bearing corner post is curved. Not plumb straight up and down.


Steps & Handrails

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Missing handrail at exterior entry steps. And at the two steps at the driveway-side of the house. We recommend installing handrails on steps that have two or more risers, particularly if children or the elderly visit or occupy the home.


The handrail and railing at the garage side steps are not standard and pose a safety hazard for children.



Exterior Water Faucets

The faucet is not frost-free. Consider replacing the faucet with frost-free hose bibs. To prevent freeze-burst problems in the winter. Or be sure remove the hoses and drain the faucets before winter, to prevent freezing and bursting problems.

- *See Attached Illustration 5*

Receptacles & GFCIs

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

None of the exterior receptacles are testing as being GFCI-protected.

Exterior Door To Basement

The condition of the doors appears to be acceptable. Good.

Lights

We do not inspect all of the spot lights and decorative garden lights. Some may be on timers. Or switches. Recommend asking the seller to demonstrate how well they work. Any low-voltage or garden lights installed would not be permanent and may not stay with the house.

Exterior Observation

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Wood rot at step at the garage's side stair structure.

Heating

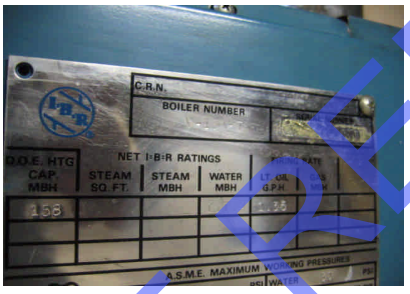
We are not HVAC professionals. Feel free to hire one prior to closing.
This inspection of the heating system is a visual inspection using only the normal operating controls for the system. The inspection of the heating is general and not technically exhaustive. A detailed evaluation of the interior components of the heating system is beyond the scope of a home inspection. We do not inspect the humidifier or dehumidifier, the electronic air filter, and determine heating supply adequacy or distribution balance. We do not operate the heating system when the air temperature is too hot, to prevent damaging the unit.
It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property, because the hired-professional could reveal defects or recommend further repairs that could affect your evaluation of the property.
Note: Health is a deeply personal responsibility. You should have the air quality tested and the ductwork or baseboards cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma.

Oil-Fired Boiler

For Your Information

The heating system was inspected by using normal operating controls. We inspected for material defects. We are not HVAC professionals. Feel free to ask the seller to have the heating system inspected and certified by a HVAC professional prior to closing. Annual inspection and service is needed.

• *See Attached Illustration 6*



This inspection is not a guarantee or warranty of the system. Things break. We do not accept responsibility for any problems that may happen in the future. Please consult the seller's disclosure. Only the present owner/occupant of the property will have intimate, accurate knowledge of the system, including past performance and age. For example, I can only guess at the exact age.

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The heating system had power supplied to it. Breaker was on. The control switch was on. It really should be turned off though, since it is apparently out of water.

Thermostat

There are multiple thermostats. Recommend asking the seller to describe which thermostat controls what system. And describe how the ductwork and registers is split between the heating units. I'll do my best to figure it out.



Electric shut-off switch

The electrical shut-off switch functioned.

Emergency shut-off at the bottom of the basement stairs.

Oil-Fired Burner

The burner appears functional.



Refractory Chamber

MONITORING RECOMMENDED:

A relatively small amount of the chamber area was viewed through the viewing portal. No major defects, like large open cracks or missing pieces, of the refractory material inside the chamber was apparent. The refractory chamber interior should be inspected every year when the total system is serviced and cleaned.

Circulating Pump

The pump appears functional.


One pump.

Zones

There are three zones. Three valves at the boiler. Three thermostats.

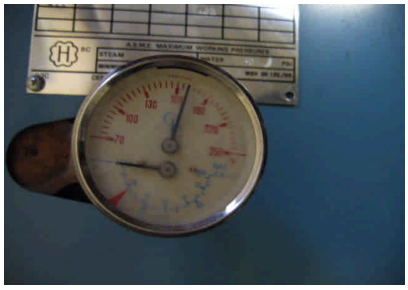
Damper on Flue Pipe

Damper on flue pipe appears functional.

Relief Valve

The relief valve is installed.





Expansion Tank

The expansion tank is installed.

Pressure and Temperature Gauge

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Pressure problem at boiler. Pressure seems too low.

Service record

The last time the heating system was service has been recorded. Dated in 10/06. The heating system should be serviced every year.

The heating system should be serviced every year by a HVAC professional technician. Make sure they record the service on a tag near the heating system, including date, name of technician, and what was done.

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

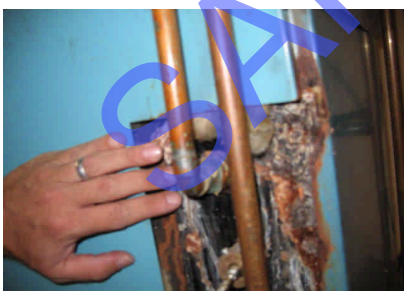
Recommend having the heating system inspected, cleaned, and serviced by an HVAC professional. The system needs inspection and cleaning every year.

Observation

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Not every room has a heat source. The 2nd floor.

Boiler is actively leaking water onto floor.



Inspection Restrictions

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

We did not operate the boiler unit. Inspection restricted. To prevent overheating a boiler that's apparently low on water in the system. Recommend asking the seller how well the system performs, and if all rooms are supplied with adequate heat.

Estimated Age

The estimated age of the oil-fired boiler is 20 years.

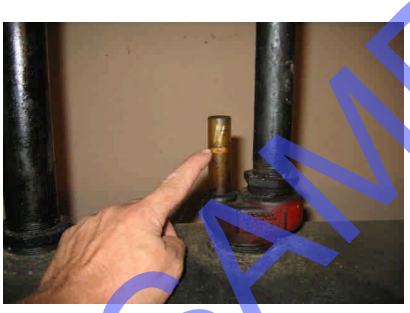
The average life expectancy is estimated between 20 and 35 years. Some boilers last longer. Some prematurely fail. Regular maintenance is needed to keep the boiler operating for many years. Any boiler that is 20 years or older should be closely monitored and serviced. And budgeting for a replacement is recommended when the boiler is over 30 years old.

Oil Storage Tank
Above Ground Tank

Oil tank is presently being used. There are no major oil leaks apparent. No major rust or corrosion visible. Unable to determine the age of the tank. Ask the owner.



There appears to be oil in the tank.



The inspection of the oil tank is visual only. This inspection is not intended to predict the remaining life of the oil tank. Only an ultrasonic test can determine the wall thickness of the oil tank, and if the oil tank is nearing the end of its life. Consider enrollment in the TankSure program - to have the oil tank ultrasonically tested annually. For more information about the TankSure program go to www.bostonenv.com.

Oil Supply Line
IMPROVEMENT AND REPAIR RECOMMENDED:

The oil supply line is buried within concrete - could react with the concrete and then corrode the copper line over time. Ideally the copper line would be above the concrete surface, not imbedded. Recommend asking your oil supply company or heating professional to evaluate the pipes condition. A replacement of the line may

be recommended.


Oil Filter

Oil filter is installed on the supply line from the tank to the burner. Good.

The oil filter should be inspected and changed ever year, along with your annual service of the heating system.

Fuel Burning Stove
For Your Information

This inspection is not a guarantee or warranty of the system. Things break. We do not accept responsibility for any problems that may happen in the future. Please consult the seller's disclosure. Only the present owner/occupant of the property will have intimate, accurate knowledge of the system, including past performance and age. For example, I can only guess at the exact age.



We do not inspect the peformance or safety of wood burning stoves. We'll check the general condition of the interior and exterior. We do not evaluate its performance, or how well it heats the house. Recommend asking the seller for more information about the stove. How old is it? When was it last cleaned? What's the condition of the interior flue? Does it heat up the house? Etc.

Stove Exterior

The stove exterior appears good. No major damage, no warping. No rust or corrosion.

Cooling

We are not HVAC professionals. Feel free to hire one prior to closing.

We are not required to inspect the parts which are not readily accessible, like the coil, compressor, or valves. We do not inspect the humidifier or dehumidifier, the electronic air filter, and determine cooling supply adequacy or distribution balance. We do not operate the cooling system when the outside temperature is too cool, to prevent damaging the unit.

It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property, because the hired-professional could reveal additional defects or recommend further repairs that could affect your evaluation of the property.

Note: Health is a deeply personal responsibility. You should have the air quality tested and the ductwork or baseboards cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma.

No Air Conditioning

No air conditioning

There's no central air conditioning system installed.

Plumbing

We are not professional plumbers. Feel free to hire one prior to closing.
All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 15 minutes of water is run at each fixture. Readily visible water-supply and drain pipes are inspected. Plumbing access panels that we can find are opened, if readily accessible and available to open. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property.

Drain Waste Vent Pipes

Type of Material

Visible portions of the drainpipes are cast-iron.



Visible drain pipes are made of copper.

Not all of the drain pipes were readily visible. Much of the pipes are inside the walls.

Condition of Drain Waste & Vent Pipes

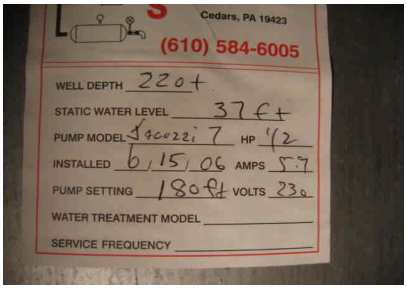
No major problems with the visible waste and drainage pipes are apparent. Good.

CORRECTION AND FURTHER EVALUATION RECOMMENDED:
A main clean-out fitting at the basement floor is open.

Private Well Supply

For Your Information

The water supply is private and provided by a well. The source of the water could be from a local spring or a aquifer, which are dependant upon rainfall. For this reason, neither the supply nor the quality of the water can be guaranteed. Our inspection is not a thorough evaluation of the well source or its components. We recommend having the well water quality tested prior to closing, and then annually.



Well Head

I was unable to find the well head or well location. Recommend asking the seller for more information.

Pump Identification

Water is supplied to the house apparently from a well with a submersible pump system. Best guess.
• *See Attached Illustration 7*

There is a water line going through the front foundation wall, to the left of the boiler. Copper water line. ? Ask seller what this water line is for.

The system is making a noise - not right - evaluation recommended.

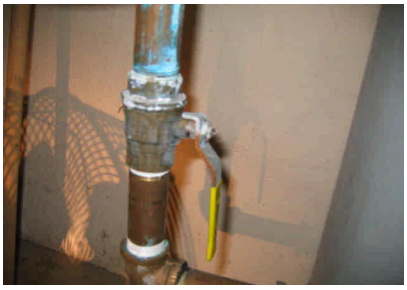
CORRECTION AND FURTHER EVALUATION RECOMMENDED:
The pump for the water supply needs professional evaluation and correction. When a fixture is turned on (with running water), a rattle noise is made near the pressure tank, and a sucking gurgling noise is made at the air supply pipe to the left of the boiler.

Pressure Tank

The pressure tank appears functional.

Main Water Shut-Off Valve

The main water shut-off valve is installed near the bladder pressure tank. Good.

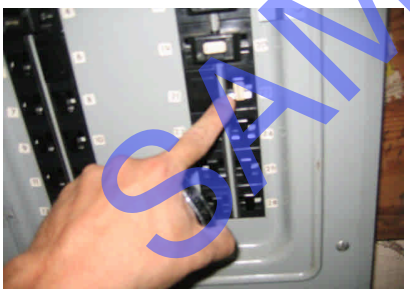


Pressure Gauge

The pressure guage is installed. Good.

Observation

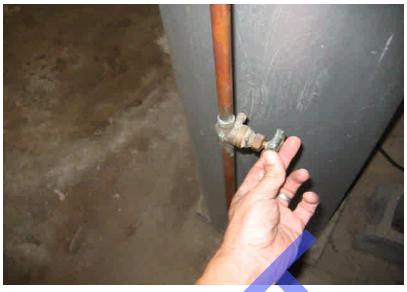
The water pump was turned off prior to inspection. Agent gave permission to turn on the electricity at the breaker panel. The breaker was turned back off at the end of the inspection.



CORRECTION AND FURTHER EVALUATION RECOMMENDED:

There is a second well system - apparently turned off at the valve and breaker. Abandoned. Ask seller for more information.





Water Supply Pipes
Copper Water Pipes

The visible water supply pipes appear to be copper. No active water leaks were apparent. Good.

Not all of the water supply pipes are readily visible. Much of the pipes are inside the walls and ceilings.

Domestic Coil at Boiler
For Your Information

The boiler supplies hot water to the house fixtures with a domestic coil. This is often referred to as winter/summer hook-up. Cold water runs through a water line that is coiled up inside the boiler. The hot boiler water heats up the cold water as it passes through the coil. Cold water enters the boiler, and comes out very hot - as hot as the boiler.

If possible, we operate the boiler to heat up water. We run hot water at a fixture to see if the coil is working. This is not an exhaustive test of the coil. There are internal components not readily visible.

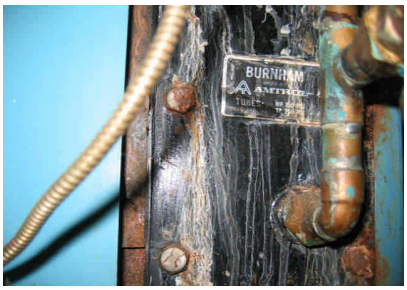
• *See Attached Illustration 8*

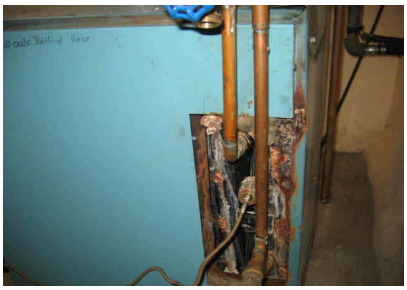


Condition of Coil Exterior

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

There's is rust and corrosion on the exterior of the domestic coil. Possible problem with the bolts or gaskets or a prior active water leak.






Indictions of an active water leak at the domestic coil. Could be the cause of inadequate amount water pressure inside the boiler system itself.

Mixing Valve

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

There is not a mixing valve present at the domestic coil of the boiler. We recommend installing a mixing valve to control the temperature of the hot water supply to the fixtures. This valve allows you to add cold water to the scalding hot water that is coming out of the boiler's coil. This valve can prevent scalding problems at the fixtures.

Hot Water

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

No hot water was being produced by the domestic coil. Problem. Inspection restriction. There's no water from the boiler system. Unable to heat up water for the fixtures in the house.

Estimated Age

A domestic coil that is older than 20 years may start have problems producing hot water as expected. Some coils leak inside the boiler. Most old coils have an excessive build-up of minerals on the tubing that reduces peformance. Some coils simply deteriorate over years.

The domestic coil appears to be the same age as the boiler, but that's just guessing.

Water Conditioning or Filtering

Water Filtering System

There's a filter on the plumbing supply line.

A water filtering system is not part of a home inspection. Recommend asking the seller for more information about the filtering system, maintenance, age, etc.

Electrical

We are not electricians. Feel free to hire an electrician prior to closing.

If we feel that it is safe enough to open the electrical panel, we will check the interior components of service panels and sub panels, the conductors, and the over-current protection devices. Inside the house, we will check a representative number of installed lighting fixtures, switches, and receptacles. This is not an exhaustive inspection of every component and installation detail. There will be receptacles and switches and lights that we will not have time to inspect. Ask property owner about all of the wall switches.

Therefore, it is essential that any recommendations that we may make for correction should be completed before the close of escrow, because an electrician could reveal other problems or recommend repairs.

Meter

Number of Meters & Location

There is one electric meter.



The meter is located at the rear of the house.

Meter Condition

The meter box exterior appears functional. No major rust or damage. Not loose. Good.

Grounding Outside

There is a grounding rod. Visible from outside. Good.

Main Electric Service Line

The main electric service line is underground.

The line appears to be in good shape. No major damage.

Main Panel

Location of Panel

The main panel is located in the basement.

Main Disconnect & Panel Size in Amps

There are a few main disconnects. They can be used to turn off all of the power to the circuits in the house. There is not just one disconnect, but a few.

The main electrical panel appears to be 150-amps.

Breaker Labeling

IMPROVEMENT AND REPAIR RECOMMENDED:

Various circuit breakers within the electrical panel are not labeled, but should be.

Wiring Type

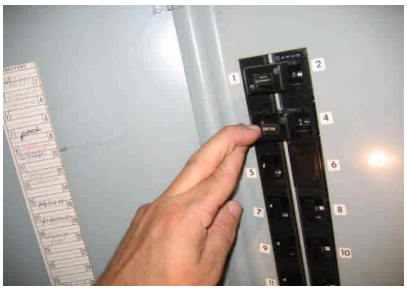
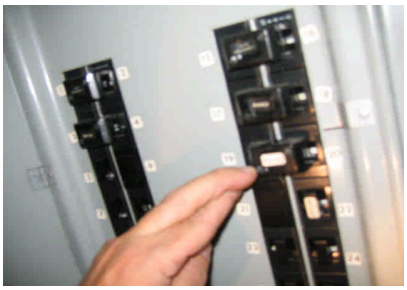
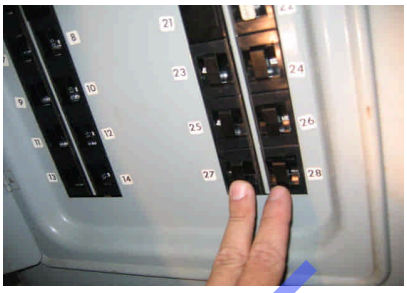
Modern Romex wiring is visible. Good.

The residence has old, cloth-covered, tin-coated, wiring. Indication of the house's age.

Circuit Breakers

There is apparently no more open room for additional breakers inside the electrical panel. Possibly the panel is at its maximum capacity.

There are breakers in the off position prior to inspection. Inspection restriction. Ask seller about the breakers that are turned off.

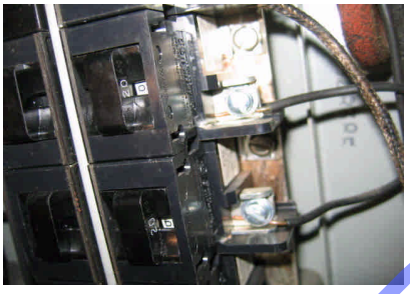
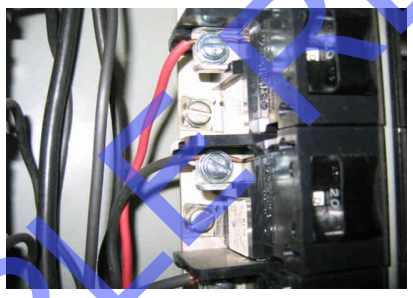
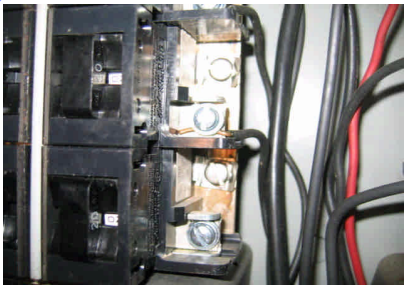
The system does not include arc-fault circuit interrupters, which effective January 1st, 2002, are mandated by the national electrical code to protect 15 and 20 amp branch circuits serving bedrooms in new construction. This is not a new home, so simply consider the benefit of installing them.

AFCI breakers are required to be installed on all the bedroom circuits. These safety devices are intended to detect the kinds of electrical arcs that can cause fires. An AFCI breaker is designed to trip when it detects a dangerous arc, either in the house wiring or in a defective extension cord or appliance.

Over Fusing

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

There are ampacity problems (over fusing) at the electrical panel. An ampacity problem, which is when a breaker is sized too big for the small gauge circuit wire, is an electrical fire hazard. A licensed electrician should be consulted to make the necessary corrections. Located at many 20-amp breakers on 14-gauge wires.

Inspection Sticker

There is not an inspection sticker on the panel. Ask seller if there's been any electrical work performed, and permits for that work issued, since the panel was installed.

Pushmatic

The panel employs Pushmatic, or obsolete and suspect circuit breakers that have a history of sticking and not working properly.

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Each circuit and component of the Pushmatic electrical panel should be tested and certified by an electrician.

Structure

We are not structural engineers. Feel free to hire one prior to closing to consult with and address concerns that you have with the property, even if I do not identify any structural material defects.

We inspect the structural components including foundation and framing by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible.

Basement

For Your Information

This residence has a basement. We try to enter and inspect all accessible areas, looking for any evidence of structural material defects. We look for cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being material structural defects. We look for signs of water penetration too, but please consult the seller's disclosure.



Basement Restrictions

We do all we can to see everything in the unfinished basement. There are restrictions to the inspection though. Including but not limited to the electrical wires, pipes, storage, ductwork, insulation, floor coverings, etc.



There is insulation at the band or rim joist areas, which is above the foundation wall, at the outer perimeter of the floor system. This insulation restricts the visual inspection of those areas considerably.

The inspection of the right-side basement room is restricted by the paneling on the ceiling. Limited visual access. Much of the electrical wires, water and sewer pipes, heating ducts/pipes, and floor structure can not been seen. There may be components above the ceiling paneling that need improving or correcting that the inspector can not see.

Concrete Block Foundation

The concrete block foundation of the structure appears to be functional. Readily accessible areas were inspected. There are no indications of major material defects apparent.



Floor Type and Condition

The floor joists are made of dimensional wood lumber - 2x10s.

I walked around, probed, checked the floor as best as I could. No material defects apparent. No major structural defects found. Recommend asking the seller if any repairs have been made to the floor structure in the past.

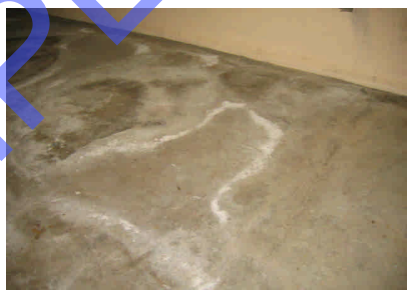
Water

There is a dehumidifer operating. An indication of high humdity levels. Being attended to by the seller. Ask seller about the need for a dehumidifier.

In the short time of this inspection, it is not possible to determine prior or future ground water penetration problems. Conditions that affect the structure's dryness (weather, wind, and temperature) will vary greatly during the course of a year. We recommend referring to the seller's disclosure document to determine if there ever has been any water leakage, accumulation, or dampness.

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

There are visual signs of water penetration. Located at the floor of the basement. And front wall near oil tank. Ask seller about water problems.


Sump Pump

There is a sump pump being used. Recommend asking the seller why a sump pump has been installed. Has there been water penetration problems that required the pump to be installed?

- *See Attached Illustration 9*



There is no water in the sump pit.

The pump turned on.

A check-valve is installed on the sump pump's discharge pipe. Good.

IMPROVEMENT AND REPAIR RECOMMENDED:

Open fitting at the discharge pipe.

The sump pump is sitting in a muddly hole. Not installed properly in a sump pump bucket. The mud will erode away. The pump is prone to excessive wear and clogging. Likely not discharging an adequate amount of water from the hole. Not professionally installed, and therefore not reliable.

Garage

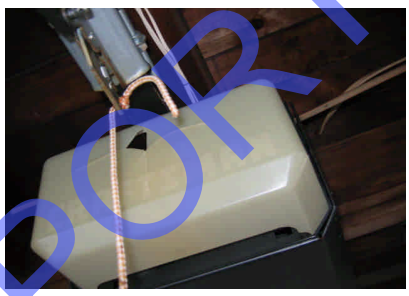
We do not evaluate or measure the fire-ratings of the drywall/plaster in the garage or the rating of the door between the garage and the house. Different townships require different ratings. Ideally, there should be a 5/8-inch Type X drywall or equivalent on the walls and ceiling that separate the garage from habitable rooms. And a 20-minute fire-rated door separating the house and garage.
We check for breaches of the firewall. We do not pressure test the garage door openers.

Attached Garage

Garage Door Opener

The garage door opener is functional. With functional infra-red sensors.



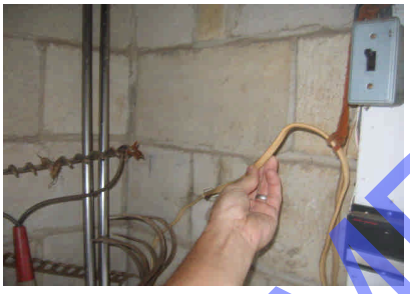


Cracked plastic cover.

Receptacles

IMPROVEMENT AND REPAIR RECOMMENDED:

Loosely hanging wires inside the garage.




CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The receptacles in the garage should be upgraded to have GFCI or ground-fault protection, which is required by current standards and is an important safety feature.


Water

In the short time of this inspection, it is not possible to determine prior or future ground water penetration problems. Conditions that affect the structure's dryness (weather, wind, and temperature) will vary greatly during the course of a year. We recommend referring to the seller's disclosure document to determine if there ever has been any water leakage, accumulation, or dampness.

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

There are signs of active ground water penetration in the garage. Water at the bottom of the rear wall.

Structure at Garage

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Structural movement at the rear concrete block wall. Pushed inwards about 1/2 inch. Horizontal cracks. Step cracks too. Probably caused by hydro-static pressure from outside the foundation wall. There's active water penetration into the garage. Repair to the cracks, further evaluation of the wall, and grading behind the garage is recommended.



Garage Attic Space

Method of Evaluation

We inspected the attic from the access only.



Framing

The roof is mainly built with conventional stick framing methods.

Water Penetration

No signs of active water penetration visible today.

Laundry

We do not test clothes dryers, nor washing machines and their water connections and drainpipes. We can operate them, but only as courtesy. If a water catch pan is installed, it is not possible for us to check its performance. We recommend turning off the water supplied to the washer after every load. We recommend having a professional inspect and clean the dryer exhaust pipe twice every year.

Laundry Area

Dryer Vent

MONITORING RECOMMENDED:

Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.

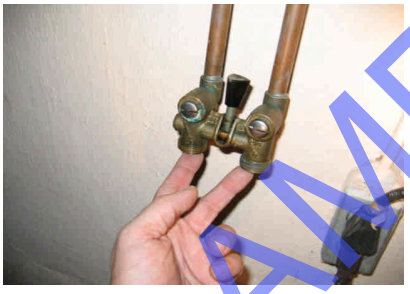
IMPROVEMENT AND REPAIR RECOMMENDED:

The dryer vent is a flexible plastic type that traps lint more easily than a smooth metal type, which can compromise the performance of the dryer and can facilitate a fire. Replacing the vent pipe with smooth metal is recommended.

Water Supply Hoses

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Valve is leaking.



Laundry Tub or Drainage

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Concrete tub leaks from cracks.



Electric Receptacles

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Missing GFCI protection at the electric receptacles near the tub.

220 Volt Outlet

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Exposed wires at the 220 volt outlet. Hazard. No wall outlet mounted or installed.

Attic

Insulation

Type of Insulation

Fiberglass batt insulation is installed. Fiberglass is a man-made product that is composed of natural ingredients such as sand and recycled products such as window glass and bottles. The ingredients are melted and spun to create small strands of fiberglass that together form "glass wool". Fiberglass insulation has been used since the 1930s and is now the most widely used home insulator.

Missing Insulation

According to the U.S. Department of Energy, an attic access that is not insulated is a big hole and deficiency in the thermal barrier between the attic and condition space. This gap in the attic insulation increases heat loss in winter and heat gain in summer. An unsealed attic access can potentially leak the same amount of air supplied by a typical bedroom heating duct (~100 CFM). To insulate an attic access, a lightweight, moveable box or panel can be constructed from rigid foam to fit over the access from the attic side. For more information, visit www.eere.energy.gov. Recommend insulating the attic access. See the illustration.

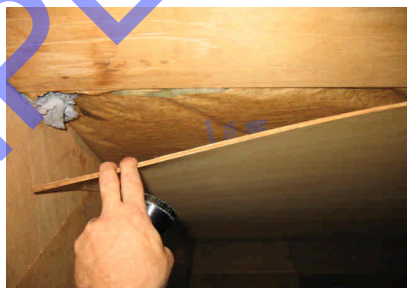
IMPROVEMENT AND REPAIR RECOMMENDED:

There is no insulation installed at the attic access panels. According to the U.S. Department of Energy, an attic access that is not insulated is a big hole and deficiency in the thermal barrier between the attic and condition space. Recommend adding insulation and weather stripping to the attic access panel.

Secondary Attic Space

Method of Evaluation

We evaluated the attic from the access only.


Framing

The roof is mainly built with conventional stick framing methods.



Water Penetration

MONITORING RECOMMENDED:

The house has had roof leaks in the past, indicated by the water marks or stains on the roof decking and components here and there. Visible from the attic space. This is commonly found in older homes. No major structural damage. Ask seller about prior roof leaks. Monitoring recommended.

Bathrooms

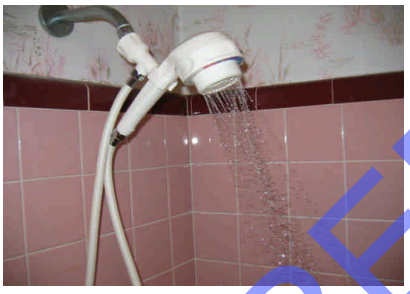
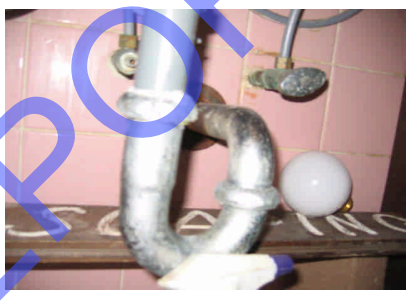
We are not plumbers. Feel free to hire a plumber prior to closing.

All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 15 minutes of water is run at each fixture. Readily visible water-supply and drain pipes are inspected. Plumbing access panels are opened, if readily accessible and available to open. Normal foot pressure is applied around the base of each toilet, tub, and shower to check for deteriorated flooring. Normal hand pressure is applied carefully to the walls of each shower to check for deterioration. Re-grouting and sealant around the tub shower, and fixtures should be considered routine maintenance. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property.

First Floor Full Bathroom

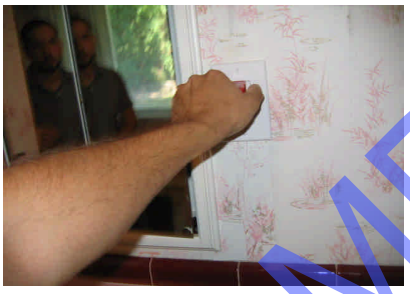
No Recommended Service

We inspected the bathroom, and found no major defects. Toilet flushed a couple times. Running water at the sink. Sink drained. The tub/shower functional. No active leaks.

1st Floor Bath Receptacles

The receptacles are testing functional and include ground-fault protection (GFCI). Good.

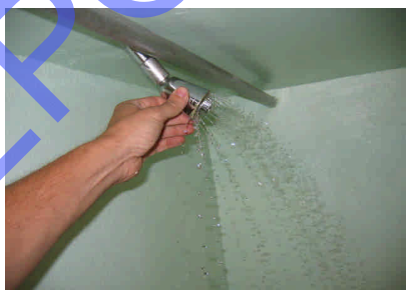


Access panel

There is an access panel for the tub. It was opened. No water leaks. Good.

Basement Full Bathroom
No Recommended Service

We inspected the bathroom, and found no major defects. Toilet flushed a couple times. Running water at the sink. Sink drained. The tub/shower functional. No active leaks.



Basement Bath Receptacles
CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The receptacles in this basement full bath are not protected by a functional GFCI (or ground fault circuit interrupter).

Access panel
IMPROVEMENT AND REPAIR RECOMMENDED:

The shower does not have a plumbing access panel installed. To gain access to the plumbing, one would have to be installed. Consider installing one.

Kitchen

We check some of the appliances only as a courtesty to you. Appliances are not within the scope of a home inspection. We are not required to inspect the kitchen appliances. We do not evaluate them for their performance nor for the accuracy of their settings or cycles. Appliances break. We assume no responsibility for future problems with the appliances.

If they are older than ten years, they may well exhibit decreased efficiency. Also, many older ovens are not secured to the wall to prevent tipping. Be sure to check the appliance, especially if children are in the house. We recommend installing a minimum five pound ABC-type fire extinguisher mounted on the wall inside the kitchen area.

The Kitchen

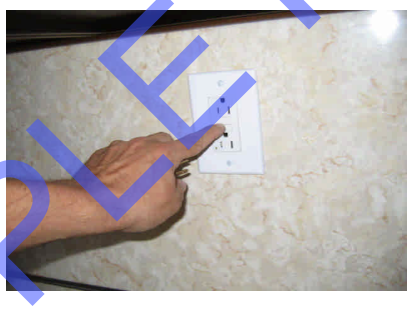
Faucet

The sink faucet is functional. No active leaks seen.



Receptacles and GFCI

The visible counter receptacles that were tested are functional and include ground-fault protection. Good.


Electric Cooktop

Electric stove elements are functional. Turned on and warmed up. Good.



Electric Oven

The electrical oven is functional. Turned on and warmed up. Good.

Exhaust Fan

The ventilation fan turned on. Functional.

The exhaust fan is functional, but it needs to be cleaned or degreased.

Interior

We check only a representative number of doors and windows. We are not required to inspect the paint, wallpaper, the carpeting, the window treatments and screens. We do not move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. We do not report on odors from pets and cigarette smoke.

Carbon Monoxide Detectors

For Your Information

There is a fuel-fired heating system in the house. Carbon monoxide detector is needed.

There is a fuel burning fireplace in the house. Carbon monoxide detector needed.

IMPROVEMENT AND REPAIR RECOMMENDED:

Recommend asking the seller if there are carbon monoxide detectors installed in the house that will be staying with the house. Recommend installing new detectors in the house, according to the manufacturer's recommendation.

Smoke Detectors

Smoke Detector Information

Ideally there should be smoke detectors installed on every floor, including the basement and the attic space, inside every bedroom, and in the hallway outside the bedrooms. The detectors should be hard-wired with battery back-up.

Most manufacturers recommend testing detectors every week. And replacing the detectors every 10 years.

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Recommend installing new detectors throughout the house. For your own peace of mind.

Windows

Observations

The ones that I inspected seemed functional.

IMPROVEMENT AND REPAIR RECOMMENDED:

Missing window pane. Located at the basement front.

Window Locks

IMPROVEMENT AND REPAIR RECOMMENDED:

There are a few windows that are missing locks. Upstairs.

Doors
Observations

The condition of the doors that I inspected seemed functional.

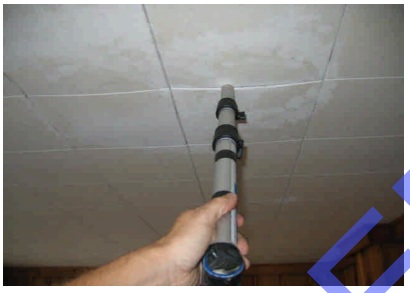
Receptacles
2-prong

A representative number of readily accessible electrical wall outlets were tested. There are outlets that are not grounded. The receptacles are 2-prong receptacles, which have a hot and a neutral prong and wire connection, but not a grounding wire prong nor grounding wire connection. These older wall receptacles indicate older wiring in the house. They are still functional. However, if the fixture (lamp, TV, computer, etc.) needs a three-pronged receptacle (with a ground), then do not use the 2-prong receptacle.

Walls & Ceilings & Floors
Water Marks On Ceiling
MONITORING RECOMMENDED:

There are water marks on the 2nd floor ceiling. Ask seller about the water stains. Monitoring recommended.

Water marks on the office ceiling - may be from the roof above. Ask seller about the water stains and prior roof leaks.


Stairs

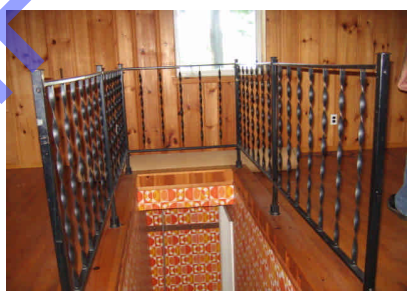
Handrails & Guardrails

IMPROVEMENT AND REPAIR RECOMMENDED:

The balusters in the guardrails on 2nd floor are more than four-inches apart and are not child safe. Therefore, you may wish to add a protective barrier.

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Missing handrail on the stairs to 2nd floor, which is an essential safety feature that should be added.

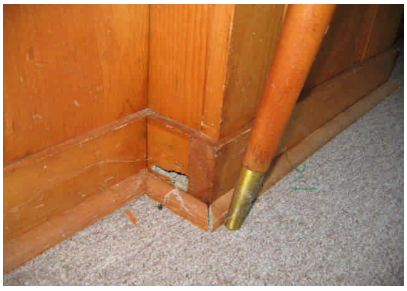
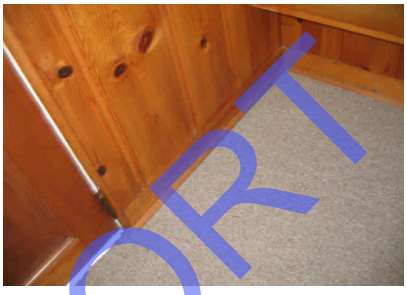

Infestation

Carpenter Ants

Signs of Infestation

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Live ants at office corner.

THE STANDARDS OF PRACTICE (abbreviated)

2. PURPOSE AND SCOPE 2.2 Inspectors shall: A. adhere to the Code of Ethics of the American Society of Home Inspectors. B. inspect readily accessible, visually observable, installed systems and componentslisted in these Standards of Practice. C. report: 1. those systems and components inspected that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. 2. recommendations to correct, or monitor for future correction, the deficiencies reported in 2.2.C.1, or items needing further evaluation. (Per Exclusion 13.2.A.5 inspectors are NOT required to determine methods, materials, or costs of corrections.) 3. reasoning or explanation as to the nature of the deficiencies reported in 2.2.C.1, that are not self-evident. 4. systems and components designated for inspection in these Standards of Practice that were present at the time of the home inspection but were not inspected and the reason(s) they were not inspected. 2.3 These Standards of Practice are not intended to limit inspectors from: A. including other inspection services or systems and components in addition to those required in Section 2.2.B. B. designing or specifying repairs, provided the inspector is appropriately qualified and willing to do so. C. excluding systems and components from the inspection if requested by the client.

3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect: 1. structural components including the foundation and framing. 2. by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible or presumed to exist. B. describe:1. the methods used to inspect under-floor crawl spaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide any engineering or architectural services or analysis. B. offer an opinion as to the adequacy of any structural system or component.

4. EXTERIOR 4.1 The inspector shall: A. inspect: 1. siding, flashing and trim. 2. all exterior doors. 3. attached or adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent or entryway walkways, patios, and driveways. B. describe: 1. siding. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences. C. geological and/or soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

5. ROOFING 5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennae. B. interiors of flues or chimneys that are not readily accessible. C. other installed accessories. 6. PLUMBING 6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including all fixtures and faucets. 2. drain, waste, and vent systems including all fixtures. 3. water heating equipment and hot water supply system. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. drainage sumps, sump pumps, and related piping. B. describe: 1. water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of flues or chimneys that are not readily accessible. 3. wells, well pumps, or water storage related equipment. 4. water conditioning systems. 5. solar water heating systems. 6. fire and lawn sprinkler systems. 7. private waste disposal systems. B. determine: 1. whether water supply and waste disposal systems are public or private. 2. water supply quantity or quality. C. operate automatic safety controls or manual stop valves.

7. ELECTRICAL 7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and sub panels. 6. conductors. 7. over current protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters. B. describe: 1. amperage and voltage rating of the service. 2. location of main disconnect(s) and sub panels. 3. presence of solid conductor aluminum branch circuit wiring. 4. presence or absence of smoke detectors. 5. wiring methods. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. alarm systems and components. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components. not a part of the primary electrical power distribution system. B. measure amperage, voltage, or impedance.

8. HEATING 8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, flues, and chimneys. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of flues or chimneys that are not readily accessible. 2. heat

exchangers. 3. humidifiers or dehumidifiers. 4. electronic air filters. 5. solar space heating systems. B. determine heat supply adequacy or distribution balance.

9. AIR CONDITIONING 9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and through-wall equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electronic air filters. B. determine cooling supply adequacy or distribution balance. C. inspect window air conditioning units.

10. INTERIORS 10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage doors and garage door operators. 10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. carpeting. C. window treatments. D. central vacuum systems. E. household appliances. F. recreational facilities.

11. INSULATION & VENTILATION 11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. mechanical ventilation systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspectoris NOT required to disturb insulation.

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES 12.1 The inspector shall: A. inspect: 1. system components. 2. chimney and vents. B. describe: 1. fireplaces and solid fuel burning appliances. 2. chimneys. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of flues or chimneys. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and fireplace surrounds. 6. combustion make-up air devices. 7. heat distribution assists (gravity fed and fan assisted). B. ignite or extinguish fires. C. determine draft characteristics. D. move fireplace inserts and stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS 13.1 General limitations: A. The inspector is NOT required to perform any action or make any determination not specifically stated in these Standards of Practice. B. Inspections performed in accordance with these Standards of Practice: 1. are not technically exhaustive. 2. are not required to identify concealed. conditions, latent defects, or consequential damage(s). C. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports. 13.2 General exclusions: A. Inspectors are NOT required to determine: 1. conditions of systems or components that are not readily accessible. 2. remaining life expectancy of any system or component. 3. strength, adequacy, effectiveness, or efficiency of any system or component. 4. the causes of any condition or deficiency. 5. methods, materials, or costs of corrections. 6. future conditions including but not limited to failure of systems and components. 7. the suitability of the property for any specialized use. 8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.). 9. market value of the property or its marketability. 10. the advisability of purchase of the property. 11. the presence of potentially hazardous plants or animals including, but not limited to, wood destroying organisms or diseases harmful to humans including molds or mold-like substances. 12. the presence of any environmental hazards including, but not limited to, toxins, carcinogens, noise, and contaminants in soil, water, and air. 13. the effectiveness of any system installed or method utilized to control or remove suspected hazardous substances. 14. operating costs of systems or components. 15. acoustical properties of any system or component. 16. soil conditions relating to geotechnical or hydrologic specialties. B. Inspectors are NOT required to offer: 1. or perform any act or service contrary to law. 2. or perform engineering services. 3. or perform any trade or any professional. service other than home inspection. 4. warranties or guarantees of any kind. C. Inspectors are NOT required to operate: 1. any system or component that is shut down or otherwise inoperable. 2. any system or component that does not respond to normal operating controls. 3. shut-off valves or manual stop valves. D. Inspectors are NOT required to enter: 1.any area that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components. 2. under-floor crawl spaces or attics that are not readily accessible. E. Inspectors are NOT required to inspect: 1. underground items including but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active. 2. items that are not installed. 3. installed decorative items. 4. items in areas that are not entered in accordance with 13.2.D. 5. detached structures other than garages and carports. 6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing. F. Inspectors are NOT required to: 1. perform any procedure or operation that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components. 2. describe or report on any system or component that is not included in the Standards and was not inspected. 3. move personal property, furniture, equipment, plants, soil, snow, ice, or debris. 4. dismantle any system or component.

ILLUSTRATIONS

The shingles are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The most common of these roofs are warranted by manufacturers to last from fifteen to twenty-five years. The actual service life of the roof will vary, depending on a number of interrelated factors including the quality of the material and the method of installation. Regular maintenance will certainly extend the life of any roof.

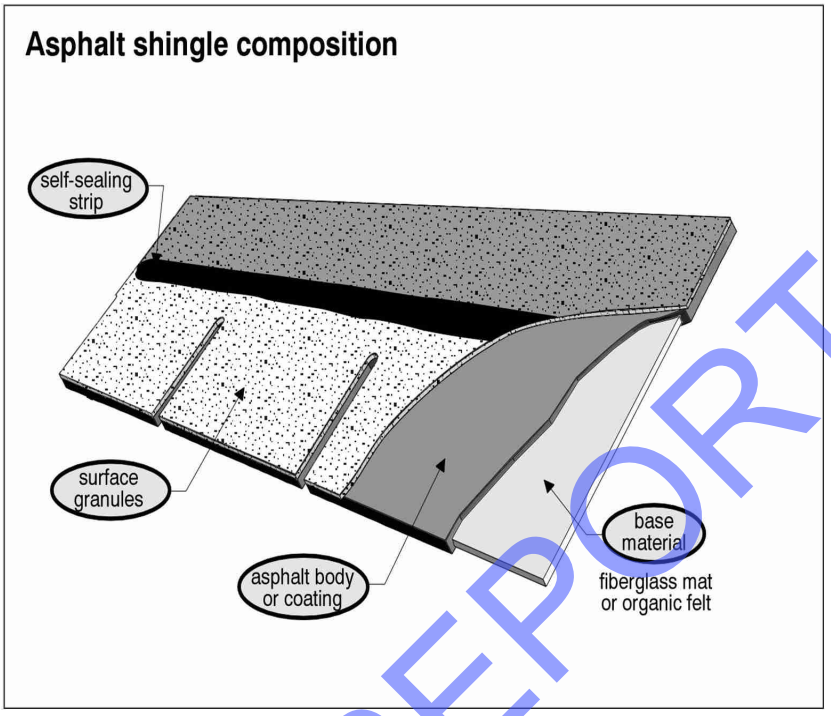


Illustration - 1 Asphalt Shingle Roof Installed - Illustration

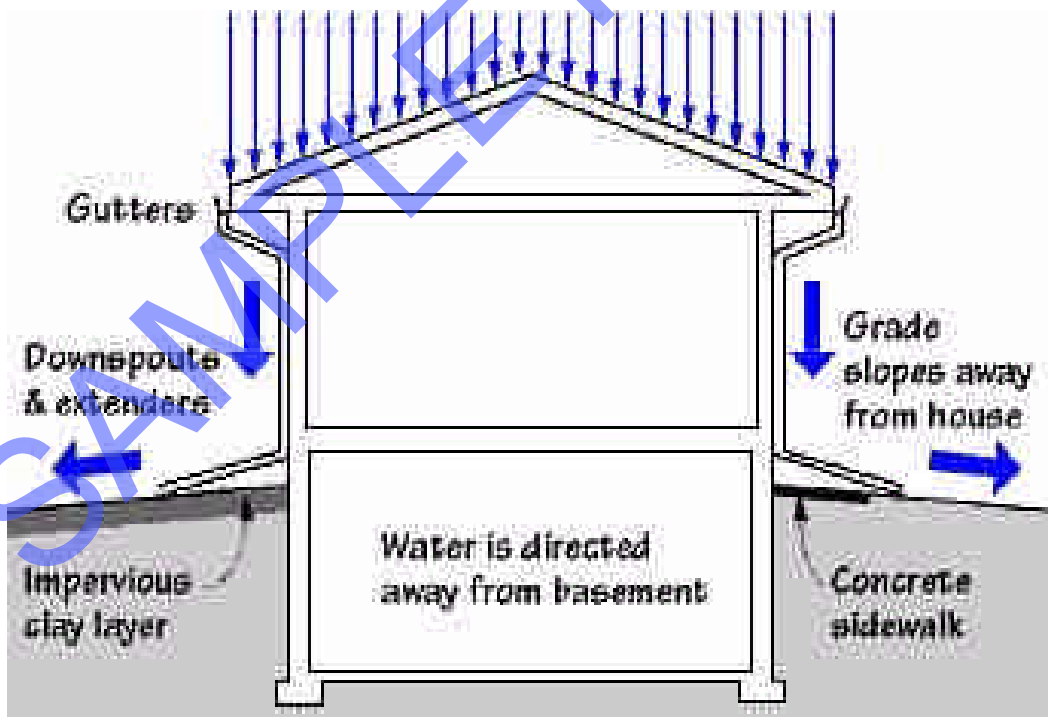


Illustration - 2 Negative or neutral grading and drainage adjacent to the structure

ILLUSTRATIONS

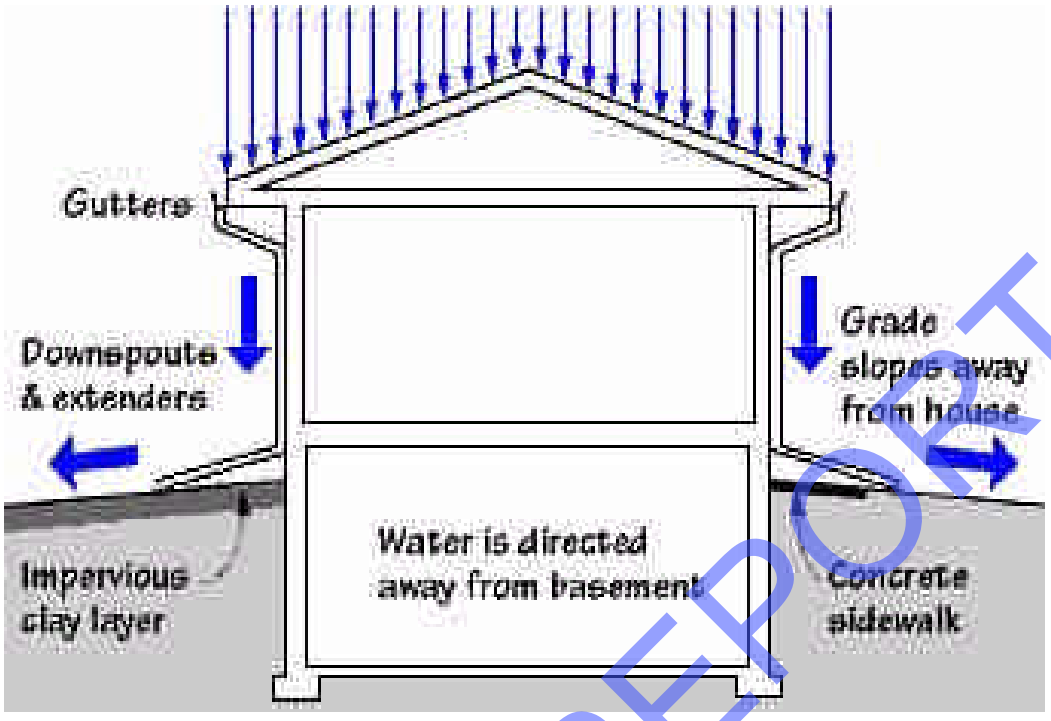


Illustration - 3 Negative or neutral grading and drainage adjacent to the garage

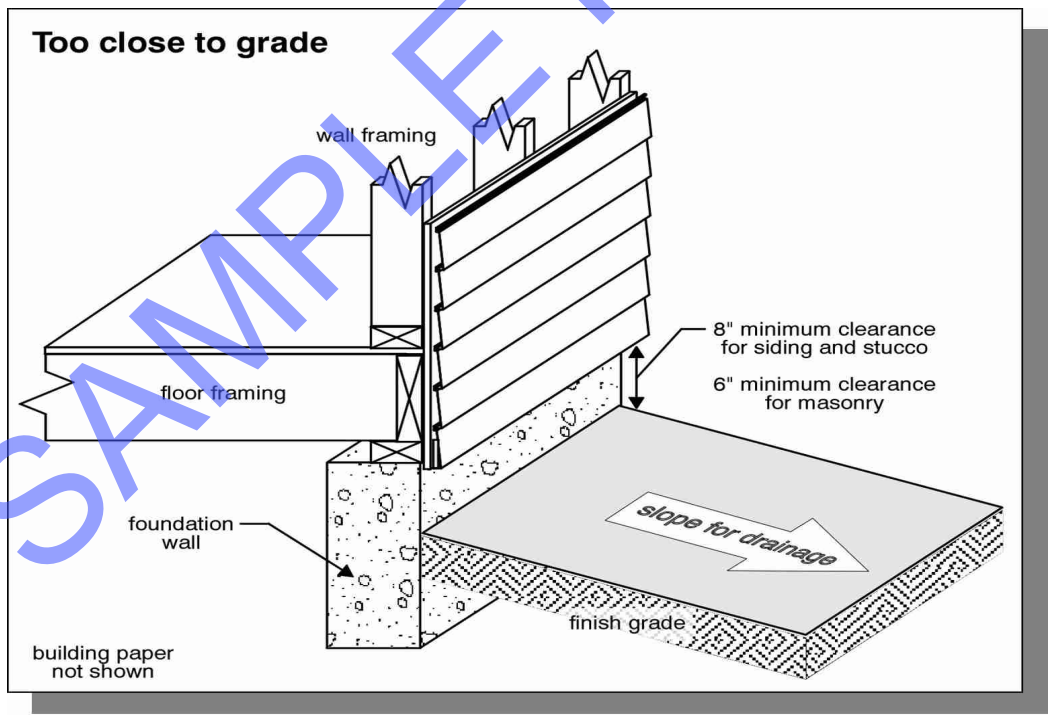


Illustration - 4 Inadequate clearance at siding and ground ++++

ILLUSTRATIONS

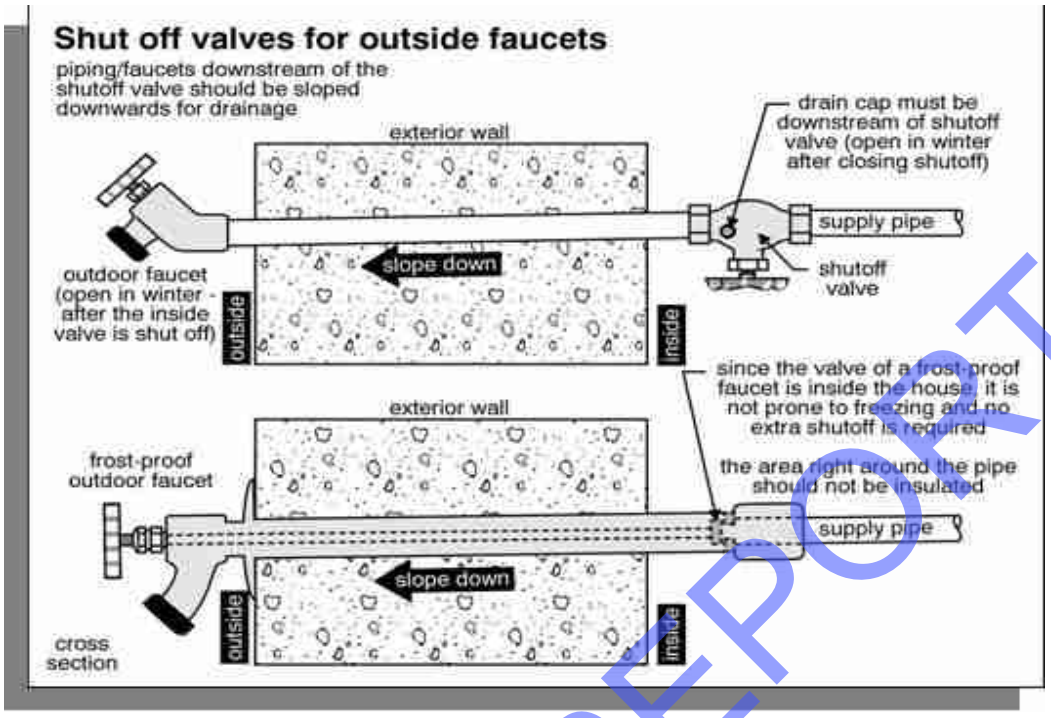


Illustration - 5 Not frost-free

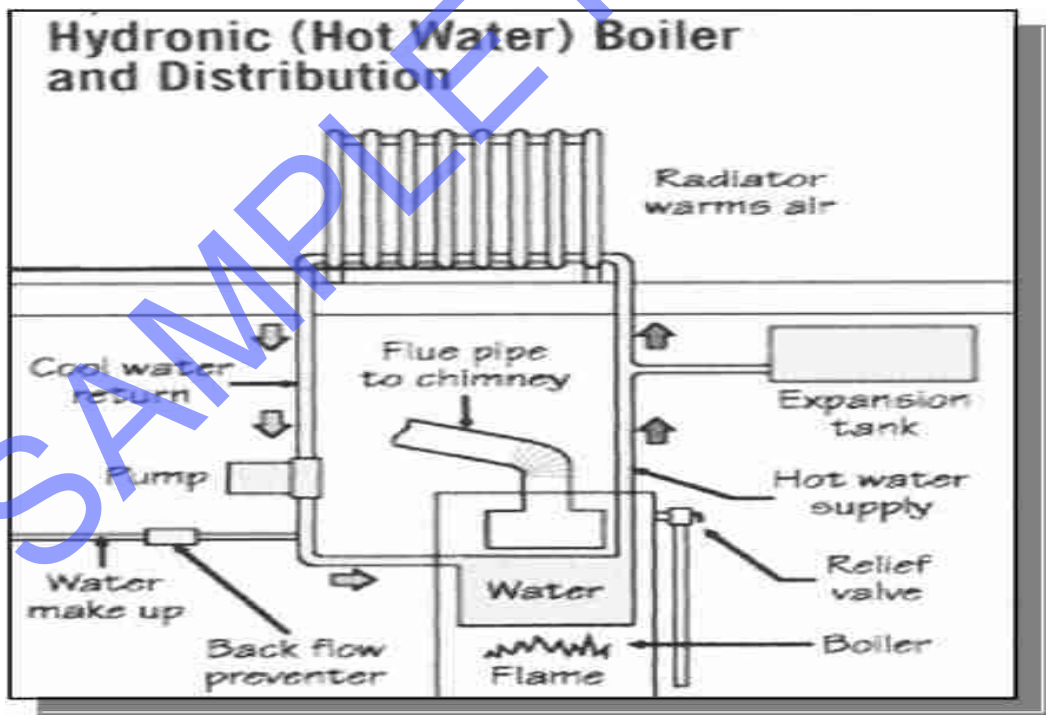


Illustration - 6 Heating system inspected by using normal operating controls

ILLUSTRATIONS

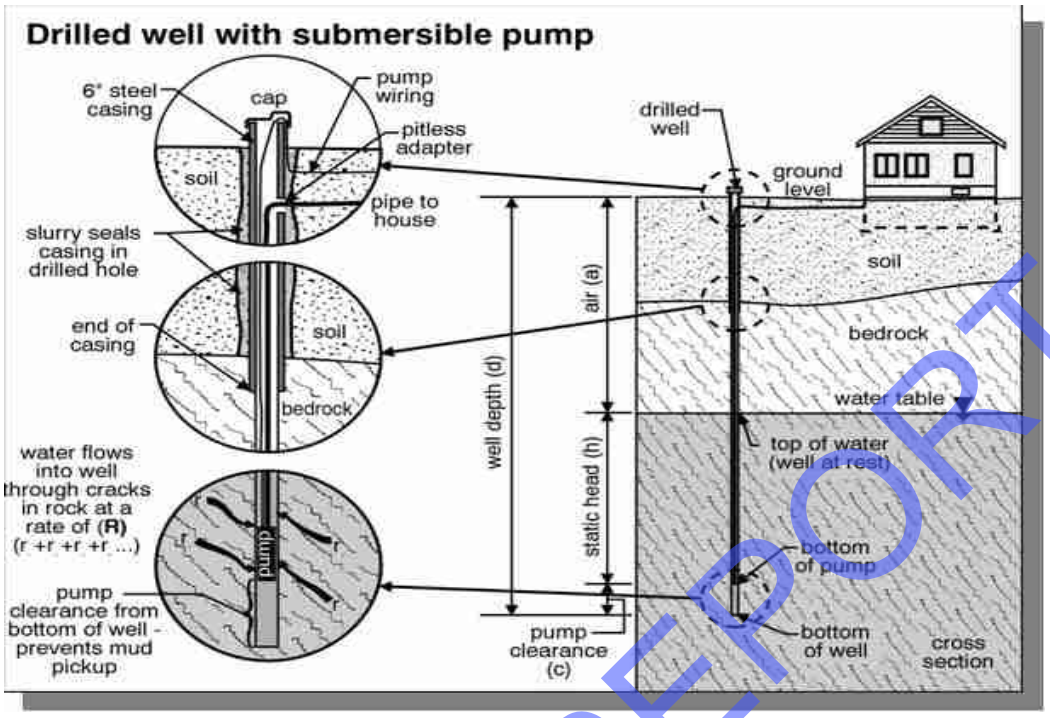


Illustration - 7 Submersible pump

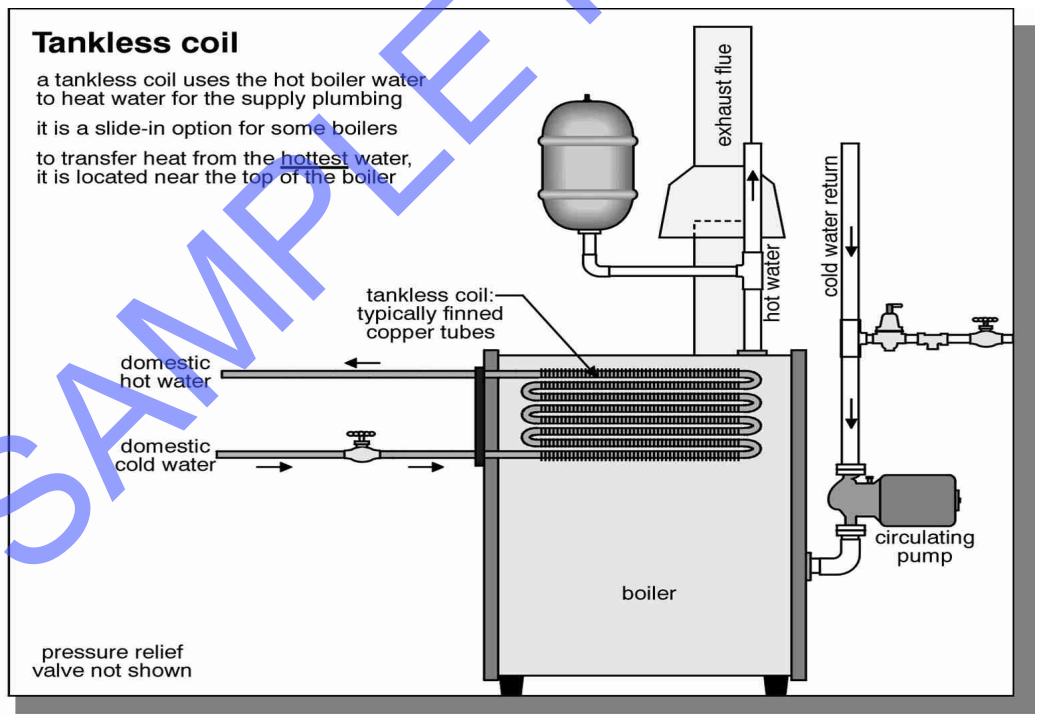


Illustration - 8 For Your Information - Domestic Coil at the Boiler - Illustration

ILLUSTRATIONS

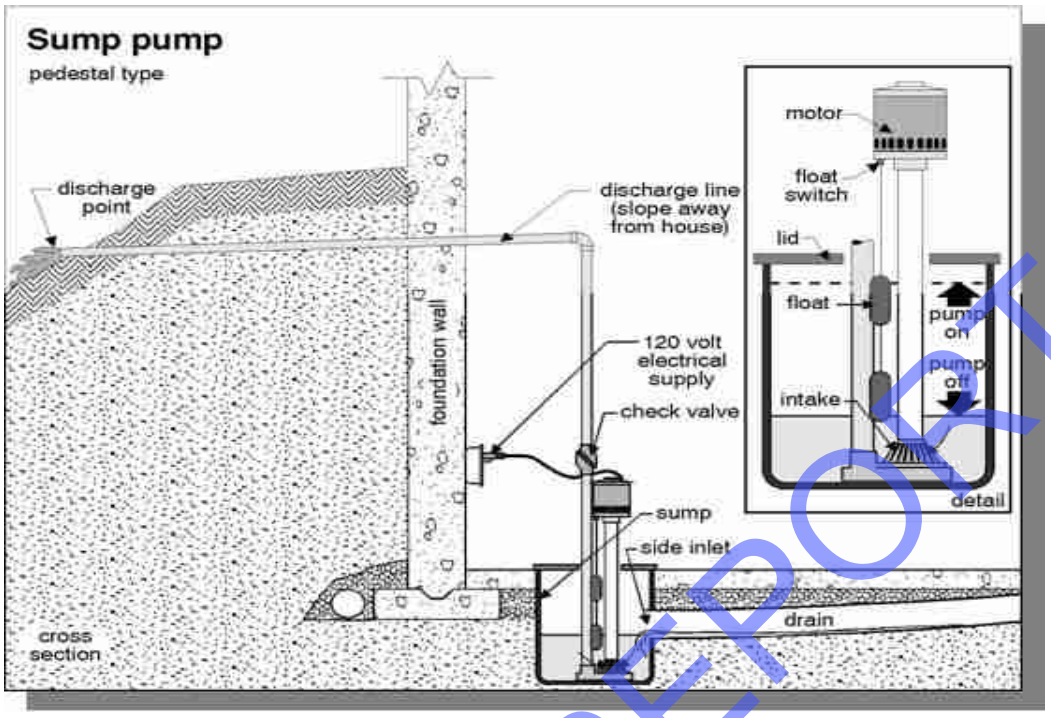


Illustration - 9 A sump pump being used - why

REPORT CONCLUSION & WALK-THROUGH

239 Appledale Road, Audobon, PA 19403

CONCLUSION:

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every problem. Also because our inspection is essentially visual, latent defects could exist. We can not see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of a property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water problems, and systems may fail without warning. We can not predict future events. For these reasons, you should keep a comprehensive insurance policy current.

This report was written exclusively for our Client. It is not transferable to other people. The report is only supplemental to a seller's disclosure.

Thank you for taking the time to read this report, and call us if you have any questions. We are always attempting to improve the quality of our service and our report.

PRE-CLOSING WALK THROUGH:

The walk-through prior to closing is the time for Client to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. Client should be thorough during the walk-through.

Any defect or problem discovered during the walk-through should be negotiated with the owner/seller of the property prior to closing. Purchasing the property with a known defect or problem releases PEACH of all responsibility. Client assumes responsibility for all known defects after settlement.

The following are recommendations for the pre-closing walk through your new house. Consider hiring a certified home inspector to assist you.

1. Check the heating and cooling system. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and making heat. Turn the thermostat to off and wait 20 minutes. Turn the thermostat to cool mode and turn the temperature setting down. Confirm the condenser is spinning and the system is making cool air. The cooling system should not be checked if the temperature is below 60 degrees or if the temperature was below freezing the night before the walk-through. And you should not operate a heat pump in the heating mode when it is over 75 degrees outside.
2. Operate all appliances.
3. Run water at all fixtures and flush toilets. Look for plumbing leaks.
4. Operate all exterior doors, windows, and locks.
5. Test smoke and carbon monoxide detectors.
6. Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.
7. Inspect areas that may have been restricted at the time of the inspection.
8. Ask seller questions about anything that was not covered during the home inspection.
9. Ask seller about prior infestation treatment and warranties that may be transferable.
10. Read the seller's disclosure.

Sincerely,
Ben Gromicko, Vice-President

TABLE OF CONTENTS

PEACH Inspections

Your Home Is Our Business

518 Kimberton Road, PMB 311, Phoenixville, PA 19460
Tel: (610) 917-1096
Email Address: peachinspections@comcast.net

Tuesday, September 04, 2007

Property Owner
239 Appledale Road
Audobon, PA 19403

Dear Property Owner:

We understand that a home inspection can be a stressful process. During our inspection, we make every effort to respect your home and leave it as we found it.

All of the inspectors at PEACH bring clean shoes that are worn indoors only.

During the inspection we look at over 500 different items, some which need to be tested, opened and closed, and turned off and on. We try to put back those items to the original setting or condition, but some items may have been overlooked. Here is a list of some things you may want check and make sure that they are back as they were prior to the inspection.

Thermostat for the heating/air conditioning system
GFCI receptacles or breakers (Ground Faults)
Refrigerators or freezers in basement or garage
Clocks
Kitchen appliances
Doors
Coffee makers
Curtains, drapes and blinds

We are always looking to improve our company and our inspections services. If we failed to leave your home in satisfactory condition or if you have any comments or suggestions, we would welcome your feedback.

Sincerely,

Benjamin Gromicko
Vice-President
PEACH Inspections