PEACH Inspections

Your Home Is Our Business

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THE HOME INSPECTION REPORT

Report #:

07082402B - [redacted]

Property Address:

[redacted] **Street, Reading, PA 19604**

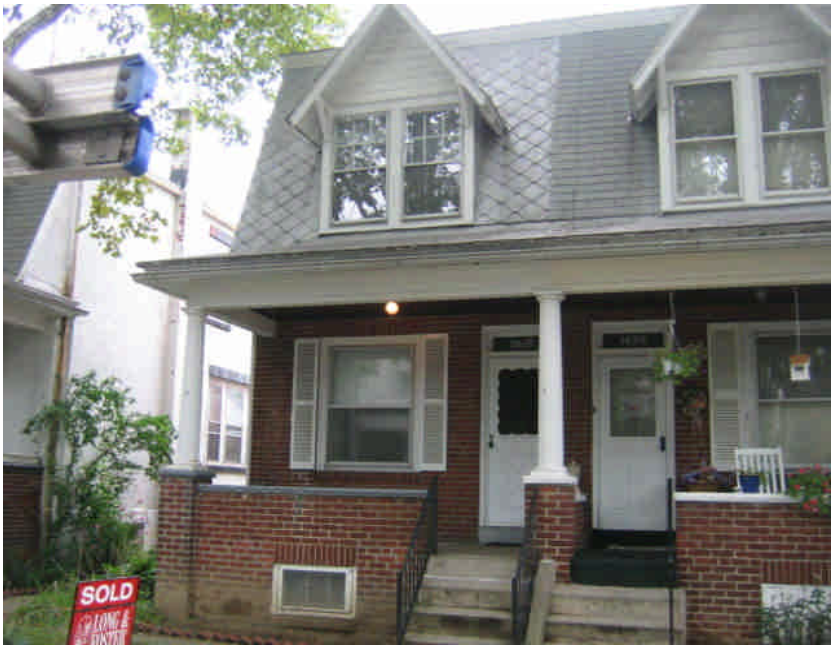
Date of Inspection:

8/24/2007 12:00 pm to 3:00 pm

Client's Representative:

[redacted]

RE/MAX Services



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GENERAL INFORMATION

Inspection Address: [redacted] Reading, PA 19604
Inspection Date: 8/24/2007 Time: 12:00 pm to 3:00 pm
Weather: Overcast - Temperature at time of inspection: 85 Degrees

Inspected by: Benjamin Gromicko, Vice-President

Client Information: 07082402B - [redacted]
Buyer's Agent: RE/MAX Services
[redacted]
649 North Lewis Road, Limerick, PA 19468
Phone: [redacted]

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

Structure Style: Townhouse

Estimated Year Built: 1925
People on Site At Time of Inspection: No one present

Report File: Report07082402B

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.

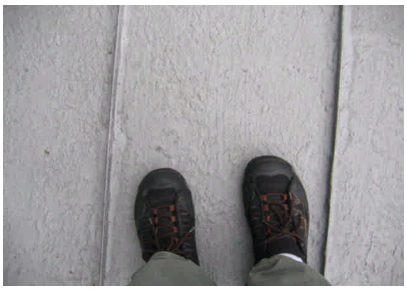
Metal

For Your Information

There are different types of metal roofs, but the most common ones consist of ribbed, interlocking panels, or tiles that have been coated with a compound that are warranted for as long as fifty years. They tend to be maintenance-free, and many can be walked on carefully.



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.



Estimated Age

The roof appears to be the same age as the residence, or *** years old.

Appears to be old material.

Condition

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

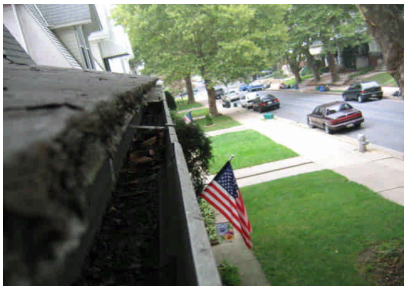
The metal roof coating is old, cracked, and deteriorated. The coating is in poor condition. Prone to water penetration. Some metal sufaces exposed and rusting. Correction and further evaluation by a roofing professional is needed. Located at the main house, front and rear secondary roofs.



Gutters & Downspouts

IMPROVEMENT AND REPAIR RECOMMENDED:

Dirty gutters. Debris and leaves inside them. The gutters need to be cleaned and serviced to drain properly.


The downspout is not diverting water away from the house foundation. Improvement recommended.

Asbestos

For Your Information

Asbestos tile roofs can be easily broken by careless foot traffic, and we will not walk on them. The tiles are comprised of a cementitious material that contains asbestos fibers, and are completely fire-resistant. However, they are no longer manufactured, and therefore almost impossible to service, and when they are replaced the tiles must be disposed of by licensed asbestos abatement specialists.



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.



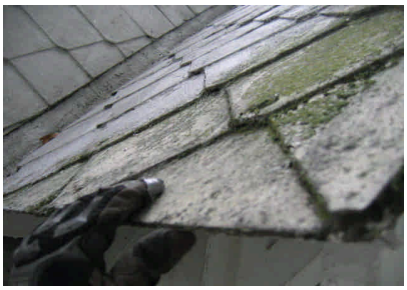
This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition may leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee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

Condition

The roofing material consists of thin, rigid, cementitious tiles that contain likely asbestos, a material is a hazard to health. Obviously, the asbestos fibers cannot easily be released from the tiles unless they are sanded or

otherwise abraded. This type of roof is difficult to service. If repairs or service is needed, we recommend hiring a roofing contractor familiar with asbestos materials.



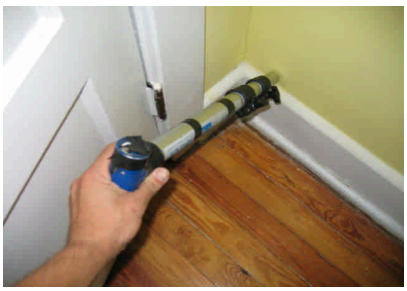


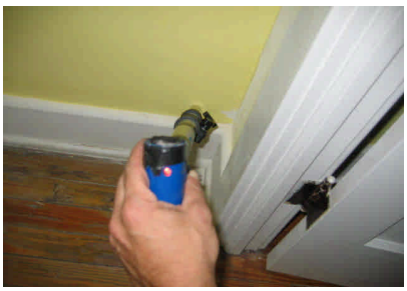
CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The ceramic roof covering is heavily covered with aluminum roof coating. Indicating previous and active roof leak problems. Indicating the unreliabilty of this roof to be water-tight. We recommend that the ceramic tile materials further evaluated by a professional roofer. It will likely need to be torn off and replaced.



There is an active roof leak coming from the ceramic roof. Detected from inside. At the front corners of the first floor living room and second floor bedroom.





Estimated Age

The roof appears to be the same age as the residence.

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.

Heating System Chimney

Unlined Masonry

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The chimney stack is an unlined one. There is no modern interior flue lining inside the old brick masonry chimney. We recommend installing a flue lining by a professional. Correction and further evaluation is recommended.

A flue lining in a masonry chimney is defined as "A clay, ceramic, or metal 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." The installation of flue lining has been recommended for over 100 years, and indeed most fire codes now mandate liners. Unlined masonry chimneys have been tested for durability due to rising concerns about their performance and safety. The tests revealed that unlined chimneys were so unsafe that researchers characterized building a chimney without a liner as "little less than criminal."

Considering the dangers of old unlined or damaged chimneys, and the many cost effective options now available to make these chimneys safe components of the home's heating system, we recommend having a certified chimney professional inspect the chimney, determine what type of liner is appropriate, and the costs.



Exterior Observation

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The brick chimney stack exterior has damage. The mortar joints are weathered and have been affected by water over the many years. Near the roof area. Correction and further evaluation is recommended.


Professional Needed

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

A certified chimney professional is needed to inspect the chimney stack, including the flue components. A

level 2 inspection is recommended. Correction and further evaluation is recommended for safety.

Chimney Stack In Rear

Observations

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The brick chimney stack has major damage. The bricks are loose. Some missing. The mortar joints are weathered and have been affected by water over the many years. Old stack. Correction and further evaluation is recommended. Even though it is no longer used, loose bricks falling could damage the roof, or pose as a safety hazard.



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

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.

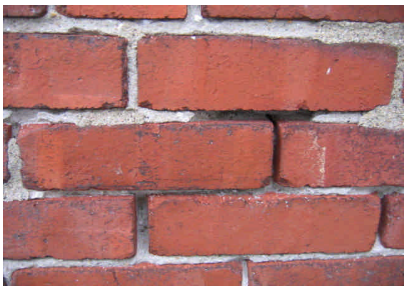
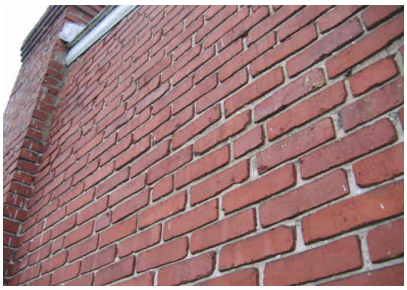
- *See Attached Illustration 1*



House Wall Coverings

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.

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Mortar joints of the brick exterior walls are showing signs of weathering. Cracking and missing areas. This will continue to happen over time and will require pointing. Correction and further evaluation is recommended. Located all around the house here and there.



Exterior Components

Driveway or Parking

The parking appears functional.

Patio & Porch

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

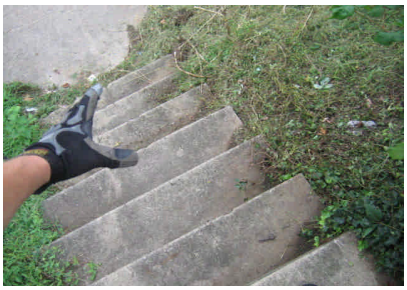
Major damage to the masonry corner of the rear porch, above which rests a load-bearing post.



Steps & Handrails

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Missing handrail at the exterior steps. In the far rear of the property and at the rear porch. 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 on the front porch steps is slightly insecure and represents a safety hazard, and should be repaired.

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 2*

There is no running water at the faucet. Could be simply turned off. Recommend asking the seller. Located at the side faucet.

Receptacles & GFCIs

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

There are apparently no exterior receptacles. I did not see one - ask the owner. There should be at least one installed, to prevent the use of extension cords, which can be hazardous if passed through a doorway.

Public Gas Meter

The main gas shut-off valve is located near the gas meter at the side of the house.


The gas meter has some surface rust on it.

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The gas is off at the main. The gas company should be called to turn it on and safety check all of the gas appliances. Inspection restriction.

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.

Landscaping and Trees

Trees and Landscaping Observations

IMPROVEMENT AND REPAIR RECOMMENDED:

There's dense vegetation around the house perimeter. In contact with the house exterior walls and components. Trimming and maintenance is recommended.

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 Forced Air

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 3*



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.

Thermostat

There is a thermostat located on first floor.

Electric shut-off switch

The electrical shut-off switch is located on the side of the heating system.

The electrical shut-off switch functioned. Good. I would use this switch when inspecting the air filter.

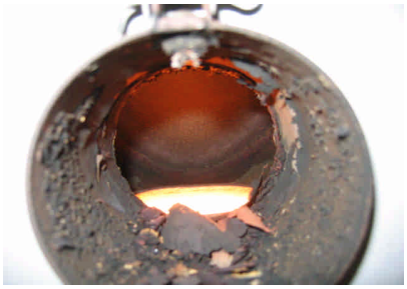
Oil-Fired Burner

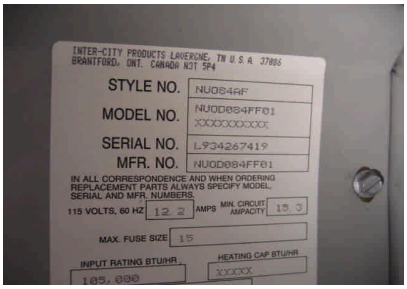
The burner appears functional.

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.





Damper on Flue Pipe

Damper on flue pipe appears functional.

Air filter

The air filter is disposable and clean. Check every 30 days. Replace when necessary.


Circulating Blower Fan

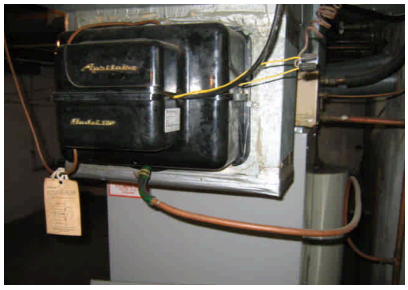
CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Safety switch at the panel to the blower fan is not installed.

Humidifier

The humidifer needs serviced and cleaned every year. The evaportaor needs replaced annually. In the wintertime, when not in use, the water valve should be turned off, and the control should be turned off too.





I could not get the humidifier to turn on.

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The humidifier needs service and cleaning.

Service record

There is no service record found on the heating system. Ask seller about recent service.

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.

Estimated Age

MONITORING RECOMMENDED:

The estimated age of the heating system is 15 years old.

The average life expectancy is estimated from 15 to 25 years. Any system that is 15 years or older should be closely maintained. And budgeting for a replacement is recommended.

Oil Storage Tank

Above Ground Tank

Oil tank appears to be in functional condition. No oil leaks apparent. No major rust or corrosion visible. Unable to determine the age of the tank. Ask the owner.

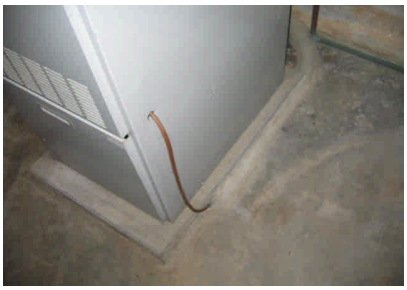
There appears to be oil in the tank.

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.

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.

Exterior Condenser Unit(s)

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.



Level

MONITORING RECOMMENDED:

You need to monitor the way the unit rests on its base support. Sometimes a unit that rests upon the ground can all by itself start to settle off-level. A unit should be no more than 2 inches off level, measuring from one side to the opposite of the unit.

The outdoor condenser unit for the air conditioning system appears off-level. Should be leveled by a HVAC professional. To prevent damaging the unit.

Base Support

The base support is missing.

Electrical Disconnect

The electrical disconnect for the exterior condenser unit is missing. Hazard. A disconnect is required.

Inspection Restrictions

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The exterior condenser unit is obviously damaged and will not turn on.

Estimated Age

The estimated age of the exterior condenser unit is 20 years.

The average life expectancy is estimated from 15 to 25 years. Any system that is 15 years or older should be closely maintained. And budgeting for a replacement is recommended.

Interior Evaporator Unit(s)

For Your Information

We use normal operating controls to inspect the interior evaporator coil unit. We use the thermostat. We inspect the condensate drainage. Check the insulation around the refrigerant line. Check for major rust and corrosion on the unit. Check for condensate water leakage and damage. Inspect the air filter.



The thermostat for the cooling is the same as the heater's thermostat. The electric shut-off switch is the same as the heater's. The air filter is the same as the heater's filter.

Location of Interior Evaporator

There is an interior evaporator unit located at the heating system.

Condensate Drainage

The condensation line drains towards a floor drain at the basement floor.

Problem

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Would not turn on using normal operating controls.

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.

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

Condition of Drain Waste & Vent Pipes

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

There is rust and corrosion on the cast iron drain pipes. The corrosion holes are active leaks. Replacement of the pipes is needed.



Public Water Supply

Main Water Shut-off Valve

The main water shut-off valve is located in the basement.

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

There is a water leak at the main water shut-off valve. Bad.


Water Meter

The water meter is located near the main water shut-off valve.

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

There is no running water in the house. Turned off at the secondary water valve near the meter in the basement. Inspection restricted. There may be a very good reason why the water is off. Don't turn it on without seller's permission.

Jumper Cable at Meter

There is a jumper cable installed over the water meter - Good.

• *See Attached Illustration 4*

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.

Galvanized Water Pipes

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

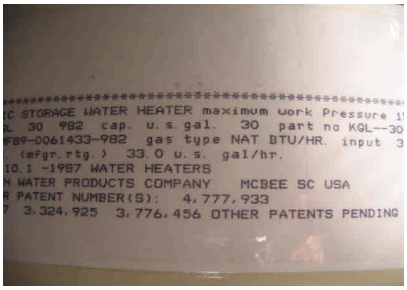
There are water supply pipes that are galvanized, and are assumed to be original and very old. They may produce rusty looking water. The water volume in such pipes will gradually be reduced by a build-up of minerals within them. There are corrosion holes leaking water in a section of pipe near the meter. We recommend replacing the water lines with copper or other modern water supply piping material.

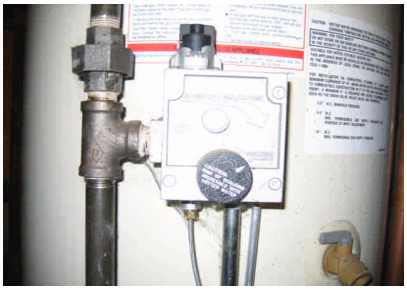
• *See Attached Illustration 5*

Gas Water Heater
For Your Information

There are a wide variety of residential water heaters. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak.

• *See Attached Illustration 6*





Size

The water heater is 30 gallons in size.

Age

MONITORING RECOMMENDED:

19 years old. Very old tank. At the end of its service life expectancy.

Gas water heater tanks have service lives between 12 and 18 years typically. Any tank that is older than 12 years should be monitored closely for performance and failure. When a tank reaches 12 years in age, budgeting for a new tank is recommended.

Water Shut-Off Valve & Connectors

The water shut-off valve to the water heater tank is installed. Not leaking.
This valve turns off the cold water supply to the tank. Good.

Gas Shut-Off Valve

The gas shut-off valve at the water heater is installed within reach of the tank. This valve turns off the gas supply to the tank. Good.

Relief Valve & Discharge Pipe

MONITORING RECOMMENDED:

The water heater is equipped with a pressure-temperature relief valve. The pipe is extended to the floor. For safety. Good.

The pressure temperature valve is a safety device that opens up and releases pressure (and hot scalding water) from the tank. This opening of the valve would happen if there's an excessive build-up of pressure or extreme temperatures in the water tank. The end of the pipe should be conspicuous, so that you can easily notice if it is leaking or discharging water. If the valve is discharging, something is wrong, turn off the water valve, turn off the gas, and call a plumber. All hot-water-distribution pipe and tubing shall have a minimum pressure rating of 100 psi at 180°F.

Observations

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The gas supply has been turned off at the meter. No hot water. Inspection restriction.

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 on the left-side of the house.

Meter Condition

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

The meter appears very old.

Grounding Outside

I do not see any grounding wire from the panel to the earth outside. It may be installed, but I just can see it out here.

Main Electric Service Line

The main electric service line is overhead.

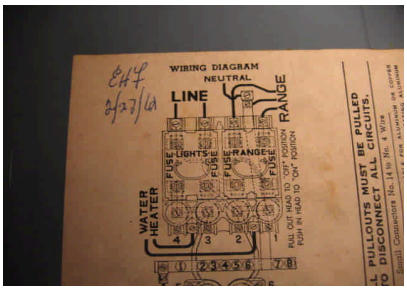
The line appears to be in good shape. No major damage.

Main Panel

Location of Panel

The main panel is located in the basement.





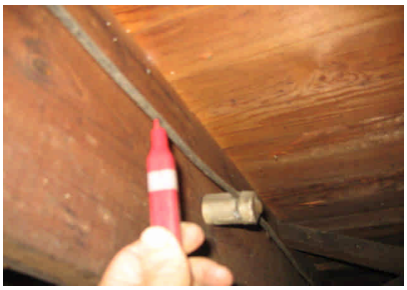
Wiring Type

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

There is active, live knob & tube wiring installed in the house. We are unable to determine how much knob & tube wiring is in use throughout the house. There is modern wiring supplying electricity to the old knob & tube wiring. Knob & tube wiring is visible in the basement.

Knob & tube wiring is an old, antiquated, ungrounded wiring method. There can be potential fire hazards, with the brittle condition of the wiring, improper wiring splices, and insulation installed over the wires. The Modern wiring should not be spliced to the knob & tube wiring without consulting a professional electrician. NEC Article 324-4 states that house insulation must not cover knob & tube wiring which is often found in the attic or wall spaces. Especially not combustible cellulose insulation. Consult your home owner's insurance company about the knob & tube wiring being used in the house. We recommended having an electrician inspect the knob & tube wiring for defects or hazards. We recommend replacing the knob & tube wiring with modern wiring methods. Correction and further evaluation by an electrician is recommended.

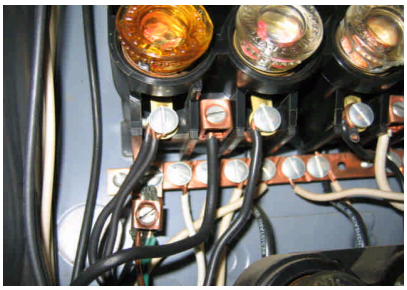
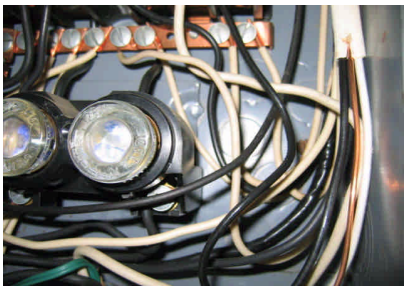
• *See Attached Illustration 7*


Double Tap

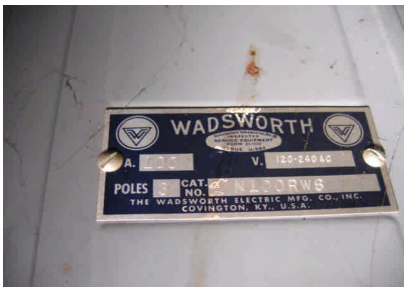
CORRECTION AND FURTHER EVALUATION RECOMMENDED:

There are fuses within the main electrical panel that are doubled up (referred to as a "double tap"). A double tap is when two circuit wires are connected to only one fuse. The circuits should be separated so that each circuit is serviced by its own circuit breaker. A licensed electrician should be consulted to make the necessary corrections.


Inspection Sticker

There is an inspection sticker. Dated 1966. Ask seller if there's been any electrical work performed, and permits for that work issued, since the panel was installed or inspected last.



Fuse Panel

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The electrical panels employ obsolete, screw-in, fuses that should be evaluated by an electrician. Although it may be considered functional by the current home owner, we recommend replacing the fuse panel with an upgraded, modern circuit breaker panel.

Structure

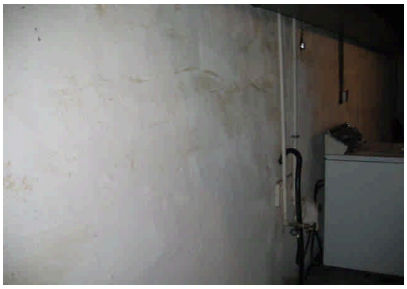
We are not structural engineers. Feel free to hire one prior to closing to consult with and address concerns that you have with the property, even if I do not identify any structural material defects.

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.



Stone Foundation

Stone foundation appears functional. Readily accessible areas were inspected. There are no indications of major material defects apparent.



Masonry, mortar, and sand have fallen away from the stones. This is not uncommon for an older stone foundation. Periodic repair/maintenance will be needed to maintain its integrity.

There are signs of water penetration through the stone foundation. Water often comes through stone foundations. Stone and mortar foundations are porous. Water penetration, dampness, and high humidity levels are common.

Floor Type and Condition

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

There is major structural damage caused by termite infestation. Numerous floor are completely destroyed. Material defect. Correction and further evaluation is recommended.



Water

There are visual signs of water penetration. Bottom of the walls. In the corner. Water marks on floor. Ask seller about water problems.

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.

Exposed Dirt Floor

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

There is exposed dirt at the rear room of the basement. Missing a vapor barrier. This introduces high humidity into the house.



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.

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The dryer vent is not installed. I don't believe there ever was a dryer appliance installed.

Water Supply Hoses

IMPROVEMENT AND REPAIR RECOMMENDED:

Rubber hoses should be replaced with more reliable ones - pressure-tested hoses. Such as stainless-steel, braided mesh hoses.

Laundry Tub or Drainage

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

I don't see any proper drainage system installed for the clothes washer.

Electric Receptacles

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

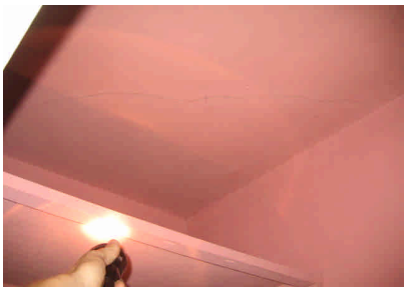
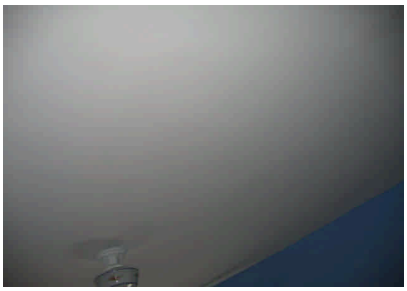
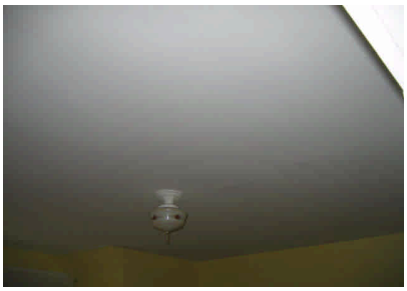
Missing GFCI protection at the electric receptacles near the washer.

Attic

Primary Attic Space

Method of Evaluation

The upper most level of the structure is finished, but without any readily accessible access to the attic space(s).

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.

2nd Floor Full Bathroom

2nd Floor Bath Receptacles

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The receptacles in this 2nd floor bath are not protected by a functional GFCI (or ground fault circuit interrupter).

Tub-Shower

There is no shower fixture. It's a tub only.

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

There are loose and hollow-sounding tiles in the tub/shower area, which should be evaluated for repair to ensure that moisture damage has not already resulted behind the tiles.

Access panel

IMPROVEMENT AND REPAIR RECOMMENDED:

There's no access panel for the tub. To view 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

Receptacles and GFCI

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Missing GFCI-protection at the kitchen counter receptacles. All of the countertop and island receptacles should be upgraded to have ground fault GFCI protection, which is mandated by current standards and is an important safety feature.



Electric Cooktop

The electric stove is old.


CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Unable to turn on the front element of the stove appliance.

Electric Oven

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

Exhaust Fan

The ventilation fan turned on. Light didn't.

Infrared

Infrared Thermography Evaluation

Attic insulation

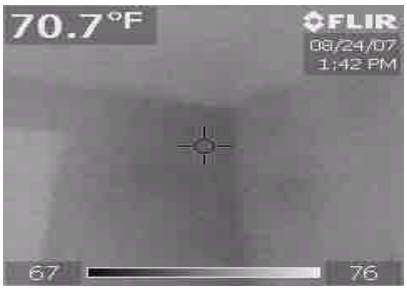
CORRECTION AND FURTHER EVALUATION RECOMMENDED:

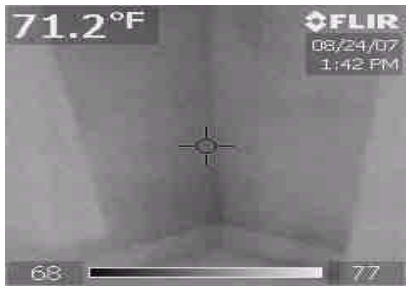
Apparently very little or no insulation is detected in the ceiling of the 2nd floor rooms.

Water or Dampness

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Active roof leak detected in front corners of living room and 2nd floor bedroom.





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.

The hot water source is a fuel-fired system. Carbon monoxide detector is 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.

The smoke detectors appear to be old.

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

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

Windows

Cracked Windows

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

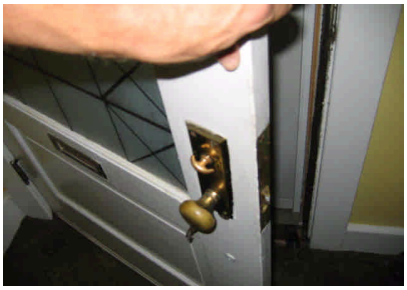
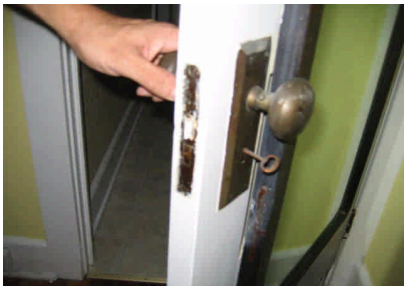
There are cracked windows. Replacements needed. Located at the basement. And bathroom.


Doors

Locks

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

A skeleton key lock on a door is a hazard. It does not matter if it is an interior door or exterior door. Skeleton keyed locks on doors should be abandonded and replaced with modern door locks, for safety. Located at the bedrooms and exterior doors.

Receptacles

3-prong with no grounding

IMPROVEMENT AND REPAIR RECOMMENDED:

A representative number of readily accessible 3-prong electrical wall outlets were tested. There are wall outlets with 3 prongs that were tested as being without a grounding wire connection. The receptacles are 3-prong receptacles, which have a hot, a neutral and a grounding prong at the receptacle, but there's no grounding wire connection at the prong. This is an indication of newer, updated 3-prong receptacles installed on older wiring in the house, or possibly improperly wired receptacles. Further evaluation is recommended. If a grounding connection is necessary for your fixture (lamp, TV, computer), then do not use the improperly wired 3-prong receptacles.

Infestation

Termites

Signs of Infestation

Intact termite mud tubes or tunnels.



Wood damage caused by infestation. Visible from basement.



Carpenter Bees

Signs of Infestation

Carpenter bee holes at rear porch rafters.



Saw dust piles below holes.

Property

Observations at the Property

Our Client

We prefer to have our clients present during the entire inspection. For a few reasons, including: (1) We can answer all of your questions and address your concerns as they come up. (2) We both can see the the condition of the property at the time of the inspection. (3) I can elaborate on what may be complicated or technical. Inasmuch as you were not present for the inspection, we encourage you to read the whole report and not just the summary report, and to consult with us directly. Call us anytime. You can hire us again for a walk-through prior to closing. Also, please verify anything that we may have been purported to have said orally, but may not have documented in the report.

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.

REPORT CONCLUSION & WALK-THROUGH

[redacted] Reading, PA 19604

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

PEACH Inspections

Your Home Is Our Business

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

Friday, August 24, 2007

Property Owner
[redacted]
Reading, PA 19604

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