

As you can see, I blacked-out a lot of stuff.



I did that on purpose. Sorry.

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PEACH Inspections

Your Home Is Our Business

518 Kimberton Road, PMB 311, Phoenixville, PA 19460

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THE HOME INSPECTION REPORT

Report #:

07071303B - [REDACTED]

Property Address:

[REDACTED] Street, Manayunk, PA 19128

Date of Inspection:

[REDACTED] 8:00 am to 11:00 am

Client's Representative:

[REDACTED] Real Estate Company



This report is the exclusive property of PEACH Inspections and our client. PEACH is not responsible for misinterpretations by 3rd parties. The report is not transferrable. The inspection was performed according to the ASHI Standards of Practice, which is available prior to the inspection.

GENERAL INFORMATION

Inspection Address: [REDACTED] Manayunk, PA 19128
Inspection Date: [REDACTED] Time: 8:00 am to 11:00 am
Weather: Sunny - Temperature at time of inspection: 70 Degrees

Inspected by: Benjamin Gromicko, Vice-President



Client Information: 07071303B - [REDACTED]
Buyer's Agent: [REDACTED]
[REDACTED]
[REDACTED] Philadelphia, PA 19146
Phone: [REDACTED]

Structure Type: Masonry
Furnished: Yes
Number of Stories: Two

Structure Style: Townhouse

Estimated Year Built: 1950
People on Site At Time of Inspection: Buyer(s)
Buyer's Agent

Report File: Report07071303B

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

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

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

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 whether 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 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.



Chimney Flashings

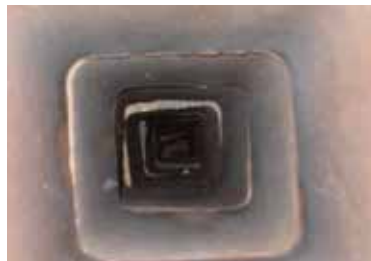
MONITORING RECOMMENDED:

The chimney flashing where the stack meets the roof is heavily sealed.

Chimney Flue

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The top of the flue liner that extends above the masonry crown on top of the stack is cracked and damaged. Repair and evaluation by a certified chimney sweep is recommended.





Condition

Major, significant repairs are needed at the flat roofing material.



CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The roof surface has "alligatoring" cracking. Large open cracking all over the surface. The surface of the material needs further evaluation and major repair by a professional.



Flashings

MONITORING RECOMMENDED:

The flashing around the vent pipe has been sealed heavily.



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.



IMPROVEMENT AND REPAIR RECOMMENDED:

The flashing edges of the skylight have been heavily sealed. This may be indicative of a prior leak. Regardless, sealant does not provide an adequate or permanent seal. Ask the seller about prior skylight leaks.

Gutters & Downspouts

IMPROVEMENT AND REPAIR RECOMMENDED:

Dirty gutter box. Debris inside it. The gutter needs to be cleaned and serviced to drain properly.



CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The downspout is weak and loose.



Slate For Your Information

Slate tile roofs are among the most expensive and durable of all roofs, and have estimated service life expectancies from at least 50 years to 120 years. The majority of leaks result when a roof has not been well maintained properly or improperly repaired, and we recommend servicing them annually.

- See Attached Illustration 2



Roofing Material

MONITORING RECOMMENDED:

The slates appear to be in good condition. [REDACTED]

[REDACTED] ns and monitoring of the slate and flashings will be needed. This is not a guarantee against future leaks.



Annual inspections and monitoring of the slate roof and the flashings will be needed.

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Exterior Wood

IMPROVEMENT AND REPAIR RECOMMENDED:

Weathered condition at trim.



Wood Rot

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Wood rot at the garage door area. Bottom corners.

Exterior Components

Driveway or Parking

There is concrete in the driveway.

The parking appears functional.



Patio & Porch

The porch/patio appears functional. Good.

Steps & Handrails

The steps at the entry doors appear functional. Good.

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Missing handrail at the front exterior steps. We recommend installing handrails on steps that have two or more risers, particularly if children or the elderly visit or occupy the home.



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 4



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.

Exterior Doors

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Missing storm door in the rear.



Storm door handle needs repair. Front.

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.

IMPROVEMENT AND REPAIR RECOMMENDED:

Missing cover at light fixture. Located at the front light.



Door Bell

IMPROVEMENT AND REPAIR RECOMMENDED:

The door bell does not work as well as expected.



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.

Window Unit(s)

There are multiple window units

IMPROVEMENT AND REPAIR RECOMMENDED:

We do not inspect the window units. The occupant of the property knows best how well the units perform. Recommend asking the seller for information about the units, ages, performance, etc.

Wood rot at support board under rear unit.

- See Attached Illustration 5



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.

Public Water Supply Main Water Shut-off Valve

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



Water Meter

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

There are no active water leaks at meter. Good.

Jumper Cable at Meter

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

A jumper cable over the water meter is needed. It is part of the electrical bonding system. The electrical panel is bonded to the water line. So a jumper cable over the meter is necessary.

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.

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 40 gallons in size.

Age

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.

The water heater tank is new.

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.

Electrical

[REDACTED]

Meter

Number of Meters & Location

[REDACTED]



[REDACTED]

Meter Condition

[REDACTED]

Grounding Outside

[REDACTED]

Main Electric Service Line

[REDACTED]

CORRECTION AND FURTHER EVALUATION RECOMMENDED

The main electrical service line has a damaged and worn out protective sheath. This sheath may allow water and [REDACTED]

[REDACTED]



Main Panel

Location of Panel

[REDACTED]



Main Disconnect & Panel Size in Amps

[REDACTED]

[REDACTED]

Breaker Labeling

IMPROVEMENT AND REPAIR RECOMMENDED

None of the breakers are labeled, and they should be.

Wiring Type

[REDACTED]



[REDACTED]

This [REDACTED]

Inspection Address: [REDACTED]

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Inspection Sticker

[REDACTED]

Pushmatic

[REDACTED] obsolete and suspect circuit breakers that have a history of sticking and not working properly.



CORRECTION AND FURTHER EVALUATION RECOMMENDED

[REDACTED]

Heating

[REDACTED]

Gas-Fired Passive Air For Your Information

[REDACTED] inspection and service is needed.

- See Attached Illustration 7



[REDACTED]

Thermostat

[REDACTED] floor.



Gas shut-off valve

[REDACTED]

[REDACTED]

Inspection Address: [REDACTED]

[REDACTED] 11:00 am



Exterior Condition

MONITORING RECOMMENDED:

There are [REDACTED]

Gas Burners

[REDACTED]

Flue Connection Pipe

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

[REDACTED]

Service record

[REDACTED]

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

[REDACTED]

Observation

[REDACTED] air coming into the rooms of the house may be restricted from returning to the system's main return-air register (which is located all of the way down in the basement). There will be little air circulation in each room. Some rooms upstairs may have too much conditioned air supplied to it. The effectiveness of filtering or humidifying the interior air will be minimal. Uneven distribution of conditioned air.

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Major material defect at the heating [REDACTED]

[REDACTED] not operate.

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Inspection Restrictions

[REDACTED]

Estimated Age

[REDACTED]

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

[REDACTED] recommend a replacement of the heating system.

Structure

We are not [REDACTED]

[REDACTED] is visible.

Basement

For Your Information

[REDACTED] but please consult the seller's disclosure.



Basement Restrictions

Stone Foundation

[REDACTED] maintenance will be needed to maintain its integrity.

Floor Type and Condition

[REDACTED] made [REDACTED]



I walked around, probed, [REDACTED]
[REDACTED]

Water

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] or dampness.

**Concrete Floor
General Condition**

The concrete floor is in poor condition. Large bumps and uneven surfaces of the concrete floor. Major heaving. Cracking.



Garage

We do not [REDACTED]

[REDACTED] the garage door openers.

Attached Garage

Garage Door & Hardware

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

[REDACTED] and closed. Lock is damaged.



Water Faucet

Inspection Restrictions

[REDACTED] re-inspecting after everything has been removed and cleaned up.

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 foil 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.

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The dryer is exhausting directly into the house interior. The excessive amounts of lint and water vapor is exhausting into the house interior. Potential for condensation and mold problems to develop. The dryer should vent outside directly.

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:

No running water at tub. A cap is over the spigot. Damaged handles at fixture.

Inspection Address: [REDACTED]
[REDACTED] 00 am



Electric Receptacles

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Missing GFCI protection at the electric receptacles near the washer.



Gas Valve

The gas shut-off valve is installed.

Attic

Primary Attic Space (Method of Evaluation)

[REDACTED]



Framing

[REDACTED] m are visible from the attic space.



Insulation

Type of Insulation

[REDACTED]

[REDACTED]

Thickness

IMPROVEMENT AND REPAIR RECOMMENDED:

[REDACTED]

[REDACTED]

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Missing Insulation

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED] insulating the attic access. See the illustration.

IMPROVEMENT AND REPAIR RECOMMENDED:

There [REDACTED] installed at the attic access panel. According to the U.S. Department of [REDACTED]
[REDACTED]
[REDACTED]



[REDACTED] is missing [REDACTED]
[REDACTED]

Inspection Address: [REDACTED] am to 11:00 am

Bathrooms

[REDACTED]

2nd Floor Full Bathroom (No Recommended Service)

[REDACTED]



2nd Floor Bath Receptacles

There is no wall receptacle. If one is installed, it should have ground-fault protection.

Access panel

IMPROVEMENT AND REPAIR RECOMMENDED:

There's no access panel for the tub. To [REDACTED]

Kitchen

[REDACTED]

The Kitchen

Faucet

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

[REDACTED] be replaced.



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.



Gas Cooktop

The gas cook top elements turned on.

Inspection Address: [REDACTED]

[REDACTED] to 11:00 am



Gas Oven

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

Exhaust Fan

IMPROVEMENT AND REPAIR RECOMMENDED:

There is no exhaust ventilation fan for the stove in the kitchen. Recommend installing one.

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 [REDACTED]

Carbon Monoxide Detectors **For Your Information**

[REDACTED]

[REDACTED] monoxide detector is needed.

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

IMPROVEMENT AND REPAIR (RECOMMENDED):

[REDACTED]

Smoke Detectors **Smoke Detector Information**

Ideally there should be [REDACTED]

[REDACTED] every week. And replacing the detectors every 10 years.

The smoke detectors appear to be old.

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Recommend installing new [REDACTED]

Windows

Cracked Windows

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

[REDACTED]

Doors

Locks

IMPROVEMENT AND REPAIR RECOMMENDED:

Interior-keyed dead bolts are a safety hazard. They can make an emergency exit difficult, if not impossible. Potential safety hazard. Replacement recommended.

Inspection Address: [REDACTED]

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Receptacles

2-prong

A representative number of [REDACTED]

[REDACTED] do not use the 2-prong receptacle.



Lights Switches Fans

Fans

~~CORRECTION AND FURTHER~~ **EVALUATION RECOMMENDED:**

The fan fixture would not turn on. Located in the front bedroom.



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Infestation

Termites

Signs of Infestation

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Termite galleries and damage in the wooden component above the garage door.



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 components listed 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 inspector is 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

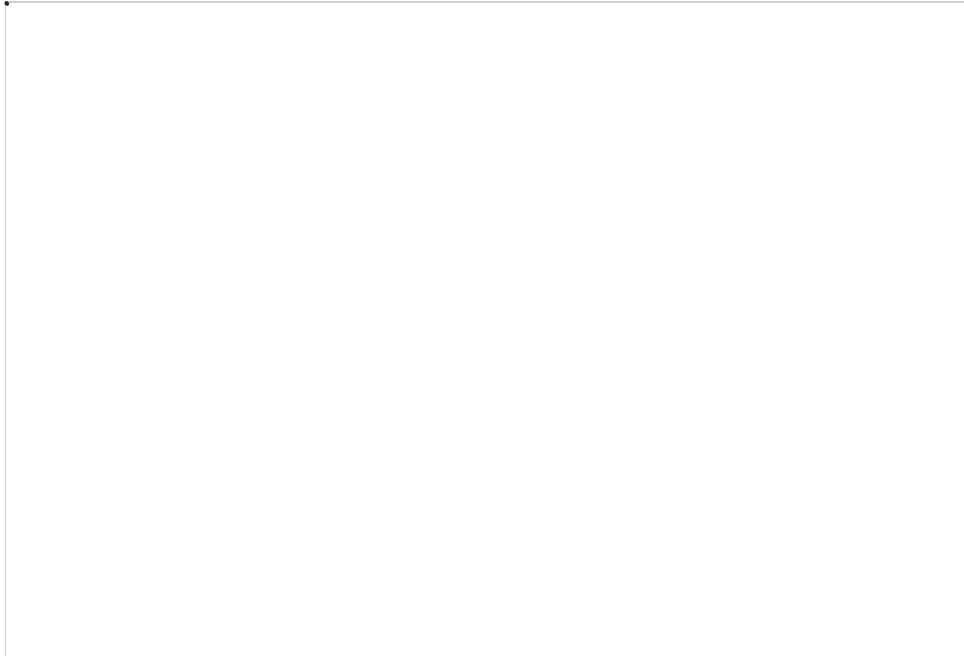


Illustration - 1 Flat roll roof covering installed - Illustration

Illustration - 2 Slate Roof Covering Installed - Illustration

ILLUSTRATIONS

Illustration - 3 Appears functional

Illustration - 4 Not frost-free

ILLUSTRATIONS

Illustration - 5 We do not inspect the window units

Illustration - 6 For Your Information - Gas Water Heater Tank

ILLUSTRATIONS

Illustration - 7 Heating system inspected by using normal operating controls

REPORT CONCLUSION & WALK-THROUGH

Manayunk, PA 19128

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

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

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.

infestation treatment and warranties that may be transferable.

10. Read the seller's disclosure.

Sincerely,
Ben Gromicko, Vice-President

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PEACH Inspections

Your Home Is Our Business

518 Kimberton Road, PMB 311, Phoenixville, PA 19460

Email Address: peachinspections@comcast.net

Friday, July 13, 2007

Property Owner

Manayunk, PA 19128

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