



PEACH Inspections

Your Home Is Our Business

518 Kimberton Road, PMB 311, Phoenixville, PA 19460

THE HOME INSPECTION REPORT

Report #:

07040304B - Mr. & Mrs. Client

Property Address:

Lafayette Hill, PA 19444 .

Date of Inspection:

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

Client's Representative:

Mrs. Jones

Coldwell Banker Preferred




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.

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GENERAL INFORMATION

Inspection Address: 2Lafayette Hill, PA 19444
Inspection Date: 4/3/2007 Time: 12:30 pm to 3:30 pm
Weather: Sunny - Temperature at time of inspection: 65 Degrees

Inspected by: Benjamin Gromicko


Client Information: 07040304B - Mr. & Mrs. Client
Buyer's Agent: Coldwell Banker Preferred
Mrs. Agent
PO Box 414, 1207 Fayette Street, Conshohocken, PA 19428
Phone: (

Structure Type: Wood Frame
Furnished: Yes
Number of Stories: One

Structure Style: Rancher

Estimated Year Built: 1960
People on Site At Time of Inspection: Buyer(s)
Buyer's Agent

Report File: Report07040304B

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

ROOFING

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

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

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

Asphalt shingle For Your Information

There are shingles comprised of asphalt / fiberglass material.

- See Attached Illustration 1



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



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



Estimated Age

The roof covering appears to be newer. Ask seller about exact age and warranties.

Condition

The asphalt shingle roof covering appears to be in good, functional condition. No major material defects. No major cracked, damaged, or missing shingles. Good. But this is not a guarantee against leaks in the future.

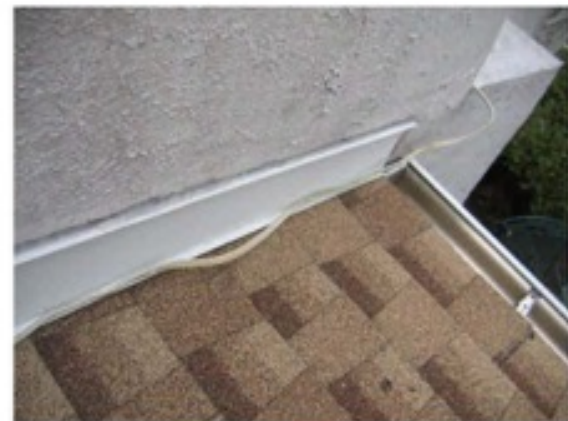


Layers

One layer of shingles is readily visible. Good.

Flashings

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



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

Skylights

MONITORING RECOMMENDED:

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



Each of the two skylight windowpanes appears to have numerous cracks in the inner window pane. The outer plastic bubble pane seems intact.



Ventilation

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



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

Gutters & Downspouts

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



Metal Condition

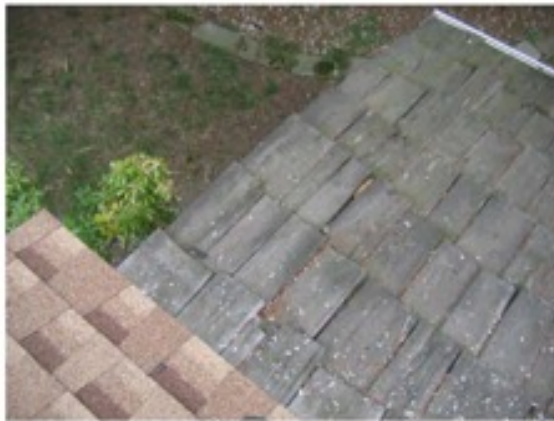
The small metal roof in the rear appears functional, but this is not a guarantee against leaks.



Wood cedar Roofing Material

MONITORING RECOMMENDED:

The wooden cedar shingle material on the rear small roof appears to be in old, poor condition. The shingles appear weathered. This is not a guarantee against future leaks.



CHIMNEY / FIREPLACE

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.

Chimney Stack Lined Chimney

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



There is a metal chimney liner inside the stack. Metal chimney liners, usually of stainless steel or aluminum, are primarily used to upgrade and repair existing chimneys. These liner systems are U.L. tested and listed, and if properly installed and maintained are extremely safe and durable. Stainless steel is suitable for woodburning, gas, or oil applications, while the aluminum is an inexpensive alternative for certain medium efficiency gas applications only. It is usually required that high temperature insulation be used in conjunction with the liners for safety and performance considerations.

Observations

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The chimney cement exterior is cracked. Loose sections. Open cracks.



Chimney Flashings

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

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



Fireplace Interior

The fireplace interior appears to be in functional condition. Major material defects are not apparent to me. But I'm not a certified chimney sweep. Consider having the chimney inspected by a professional.



Damper

The damper opened and closed with normal hand operation.

Clean Out

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



EXTERIOR

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

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

Surface Water Management

Grading

MONITORING RECOMMENDED:

There is a low spot in the ground surface near the rear basement door. A low lying area could allow water to collect near the house foundation during a heavy rain storm. Prone to water penetration.

- See Attached Illustration 2



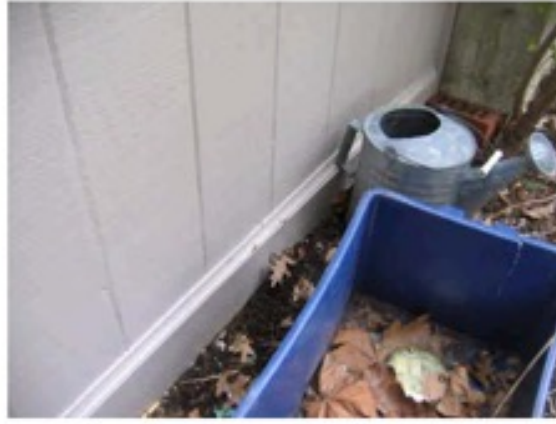
Grading and drainage is either negative or neutral adjacent to the structure's foundation, and may cause moisture or water penetration. Ideally the grading and hard surfaces should slope about 6 inches over the first 10 feet away from the house foundation. Left-side of house, and around attached shed.

- See Attached Illustration 3



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

- See Attached Illustration 4



Sump Pump Pipe

There is a drainage system which includes a few sump pumps. One discharge pipe is readily visible.



Sealant needed around the sump pipe as it passes through the siding - minor.

House Wall Coverings

Stucco

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

There are cracks in the stucco that need correction and further evaluation by a stucco professional. The cracks could indicate settlement or movement of the house structure. Most of the cracks are open, and not sealed or patched well. Located on the right-side wall, rear right corner, and rear wall.



Stone

MONITORING RECOMMENDED:

There are stress fractures or cracks in the stone that can result from movement. These cracks appear normal. Most people do not realize that structures move and settle, but they do and sometimes more or less continuously. Therefore, stress fractures can reappear after they have been repaired, and particularly if they have not been repaired correctly. Located on the front side of the house.

We moved around the house exterior several times, inspecting the stone exterior covering. Applied normal hand pressure at various points on the stone on the exterior walls of the house. No major open cracking, open seams, or soft areas were felt or observed. Good.



Exterior Wood

Loose post at the rear attached shed.

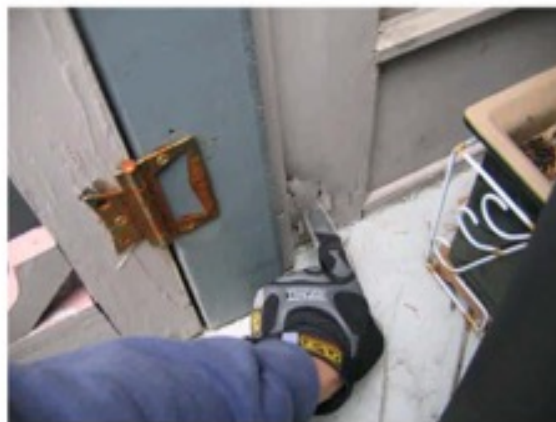
IMPROVEMENT AND REPAIR RECOMMENDED:

Weathered condition at soffit, fascia, and eaves trim boards.

Wood Rot

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Wood rot at the rear door and window area. Bottom corners are rotten and water damaged.



Wood rot at the left-side window. Trim boards.



Wood rot at the bottom of the wooden siding of the attached shed. In contact with ground.

Exterior Components Driveway or Parking

There is asphalt material in the driveway.



The driveway appears functional.

Walks

There's a crack in the walk, but it does not seem to be a trip hazard.



Deck

I was unable to access completely underneath the deck. Inspection restriction.



The deck is attached to the house at the ledger board area. Please view the diagram about how the deck should be secured properly to the house.

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Concrete blocks being used for load-bearing support are turned on their side. Not installed properly. A block on its side is weak, and could collapse under weight.



Wood rot at the deck support post. Underneath, center area.



Improperly installed joist hanger on a joist end and beam. Underneath and center area.



The deck spindles or boards have open spaces that are too far apart. No more than 4 inches of space is allowed by common standards. Safety hazard for small children. A protective barrier should be installed or correction to the spindle spacing. Lattice is not strong enough. Railing height is too low at 29 inches. Missing railing section at tub area.

- See Attached Illustration 5



The deck ledger board is attached to the structure with some masonry screws. May be subject to withdrawal. Appears inadequate. The ledger board of the deck should be secured with large-diameter through-bolts or lag screws, every 16 inches or so. Further evaluation by a deck contractor is recommended.



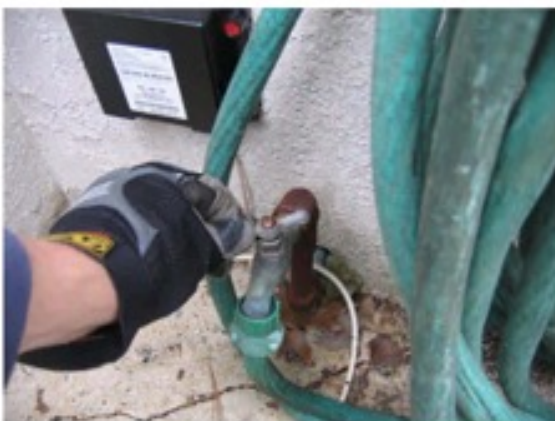
Steps & Handrails

The steps at the entry doors appear functional. Good.

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 6



Receptacles & GFCIs

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

None of the exterior receptacles are testing as being GFCI-protected. Includes plug at light fixture inside the attached shed.



Public Gas Meter

The gas main shut-off is located at the front of the residence at the meter.



The gas meter has some surface rust on it.

Dryer Vent Hood

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Recommend cleaning and inspecting the dryer's vent pipe and exhaust hood which appears to have a lot of lint inside of it.



Exterior Doors

IMPROVEMENT AND REPAIR RECOMMENDED:

The exterior door could be shimmed or adjusted to close properly.

Retaining Walls

MONITORING RECOMMENDED:

The small retaining wall in the front is leaning. Does not appear to be a major defect - like an imminent collapse. But monitoring is needed.



Fences & Gates

Fences and gates are not part of a home inspection, but the fences and gates appear generally functional.

Windows

IMPROVEMENT AND REPAIR RECOMMENDED:

The condition of the exterior paint on some windows is poor. Cracking, peeling, flaking. Correction needed.

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. The low-voltage or garden lights are not permanent and may not stay with the house.

IMPROVEMENT AND REPAIR RECOMMENDED:

Missing light fixture at door. Located at the left-side front entry door.

Landscaping and Trees

Trees and Landscaping Observations

MONITORING RECOMMENDED:

There is a tree next to the house and foundation. Rear of house. The roots of mature trees could have an adverse effect on the foundation and structure. You may wish to consult with an arborist who could inform you about the root system.



Fountains Bird Baths etc

The landscaping includes accessories, such as benches, fountains, bird-baths, large pots, or statuary. Although we disclaim an evaluation of all such items, many consist of heavy, stacked or balanced, components that can represent a safety hazard, and particularly to children. Therefore, you should verify that such components are adequately anchored or otherwise safe.



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.

Gas-Fired Boiler For Your Information

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

- See Attached Illustration 7



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

The thermostat is functional.

Electric shut-off switch

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



CORRECTION AND FURTHER EVALUATION RECOMMENDED:

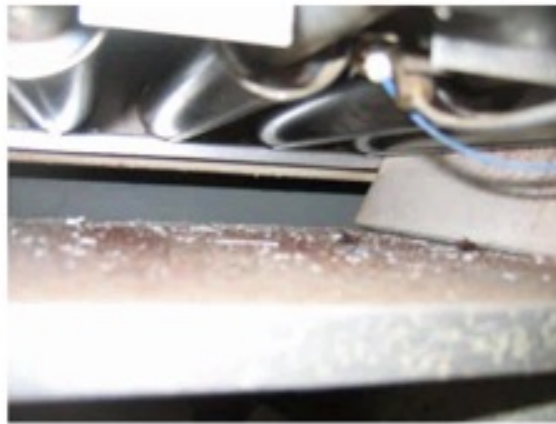
The electric shut-off switch for the heating system is loose.

Gas shut-off valve

There is a gas shut-off valve near the heating system.



Gas Burners



Circulating Pump

The pump appears functional.

Relief Valve

IMPROVEMENT AND REPAIR RECOMMENDED:

The relief valve on the boiler has no extension pipe installed for safety.



Expansion Tank

The expansion tank is installed.

Pressure and Temperature Gauge

Temperature and pressure appears normal. Cold boiler.

Service record

Recommend having the heating system inspected, cleaned, and serviced by an HVAC professional.

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

There is no visible record of recent service of the heating system (within the past year). Possibly indicating delayed maintenance. The heating system needs serviced every year.



Problem

Not every room has a boiler heat source. Far left room included. And rear sun room.



Estimated Age

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

Gas-Fired Wall Unit Condition

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.



Valve

The valve for the gas heater unit is installed - Good.

Inspection Restriction

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The gas wall unit has been turned off prior to inspection. I am restricted from lighting pilot lights. Ask seller to demonstrate how well it works.

AIR CONDITIONING

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.

The air conditioner system was inspected. We only use only normal operating controls, such as the thermostat and electric switches. We are not HVAC professionals. Feel free to hire one prior to closing.

- See Attached Illustration 8



Level

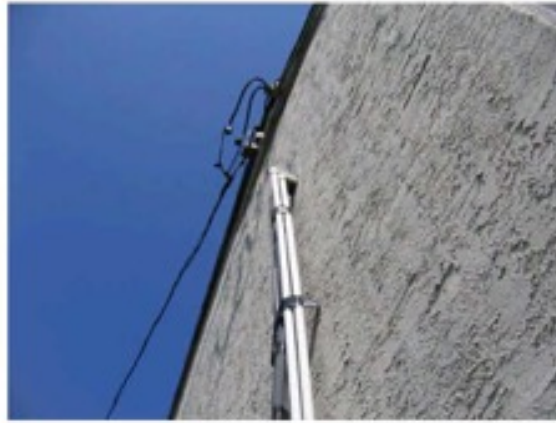
MONITORING RECOMMENDED:

The exterior condenser unit appears level.

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.

Electrical Disconnect

There is an electrical disconnect near the exterior condenser unit.



Estimated Age

The estimated age of the exterior condenser unit is 10 to 15 years old, with 5 years of service life expected.

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.



Location of Interior Evaporator

There is an interior evaporator unit located in the attic.

Thermostat

Same as the heater's thermostat.

The thermostat is functional.

Air Filter

IMPROVEMENT AND REPAIR RECOMMENDED:

The air filter is washable and dirty. Wash filter and check every 30 days. Wash when necessary.



Water Leak Catch Pan

There is a water leak catch pan installed under the evaporator unit. Good. The over flow pan drains through a visible drain pipe. The condensation from the indoor coil runs from the unit through a drain pipe. Good. No signs of active water leaks or major damage.



Estimated Age

The estimated age of the interior air handler is 10 to 15 years old, with 5 years of service life expected.

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.

Service Record

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.

There is no visible recent-service tag on the air conditioning system. Possibly indicating delayed maintenance. Recommend having the system cleaned, inspected, and serviced by an HVAC professional.

PLUMBING

We are not HVAC professionals. 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 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

IMPROVEMENT AND REPAIR RECOMMENDED:

The main clean-out fitting was not readily visible. There should be access to it, particularly if a drainage clog occurs. Recommend asking seller.

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.

There appears to be a pressure regulator on the main water supply line near the meter - Good.

Check Valve & Expansion Tank

IMPROVEMENT AND REPAIR RECOMMENDED:

There is a pressure regulator installed on the main water supply line coming into the house. This regulator has a valve that prevents water from pushing back out to the street, and makes the plumbing system a closed water system. When the water heater makes hot water, the water in the system expands. The expansion of the warm water increases the pressure on the homes water pipes. An expansion tank installed on the water line would absorb the extra pressure. There isn't one installed through. The relief valve on the water tank may start to drip, because of the lack of an expansion tank. The action of the expansion tank also reduces knocking of the pipes, and wear and tear on the faucets and shut-off valves in the home. We recommend installing an

expansion tank.



Jumper Cable at Meter

- There is a jumper cable installed over the water meter - Good.
- See Attached Illustration 9



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.

IMPROVEMENT AND REPAIR RECOMMENDED:

There is a missing handle at a water shut-off valve. Above laundry.



CORRECTION AND FURTHER EVALUATION RECOMMENDED:

There is an active at a fitting which should be repaired by a plumber. Dripping water. Located at the above the boiler. Duct tape.



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 10



Size

The water heater is 50 gallons in size.

Age

MONITORING RECOMMENDED:

The water heater tank is estimated 12 years old. Older tank.

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.