



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.



Relief Valve & Discharge Pipe

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.

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The pressure relief valve on the water heater does not have a discharge pipe. One should be installed that terminates within six inches of the floor. For safety.



Water Leak Catch Pan

IMPROVEMENT AND REPAIR RECOMMENDED:

The water heater is not equipped with a water leak catch pan. Consider installing one. A pan under the tank is designed to prevent or minimize water damage from a leak.

ELECTRICAL

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

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

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

Meter

Number of Meters & Location

There is one electric meter.



The meter is located at the right-side of the house.

Meter Condition

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

Grounding Outside

There is a grounding wire visible outside. Good.

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.



Main Disconnect & Panel Size in Amps

The main disconnect is installed.

The main electrical panel appears to be 200-amps.

Breaker Labeling

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

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

Wiring Type

Modern Romex wiring is visible. Good.



Circuit Breakers

There is apparently open room for additional breakers and circuits.

The ground-fault circuit interrupter breaker at the panel were manually tested. Tested functional. Good. Tub.

Panel Interior

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

There are water marks on the bottom of the panel box interior. Visible inside the electrical panel. Potentially hazardous. May have affected the performance of the breakers. Further evaluation by an electrician is recommended.



Inspection Sticker

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

Sub Panels

Sub Panel Location

A sub panel is located in the pool shed.

Breaker Labeling

IMPROVEMENT AND REPAIR RECOMMENDED:

Various circuits within the panel are not labeled but should be.

Electrical Problems

Professional electrician needed

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

A professional electrician is needed to repair the wire on the roof, wire below the deck, and wires at the fence around the pool. They are type NM-B, for interior-use only. The wire on the roof is completely frayed open. Hazardous.



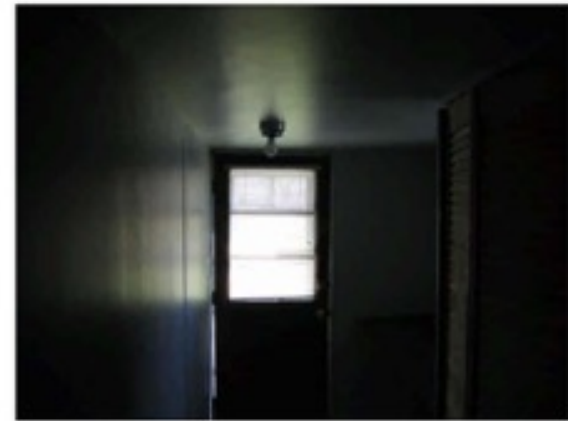
STRUCTURAL / BASEMENT

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 1/4" 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 finished basement. There are restrictions to the inspection though. Including but not limited to the electrical wires, pipes, ductwork, insulation, shelving, storage, wall and ceiling coverings, furnishing, flooring, etc.

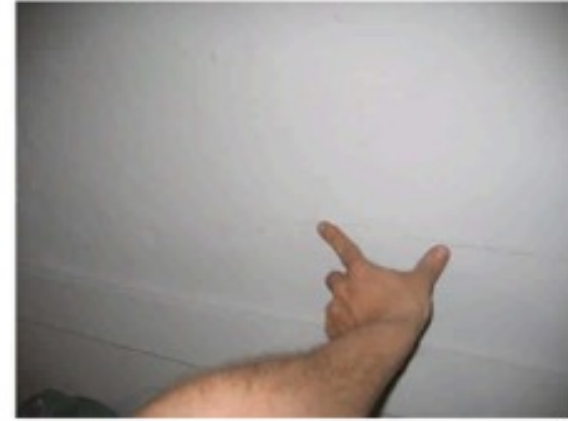
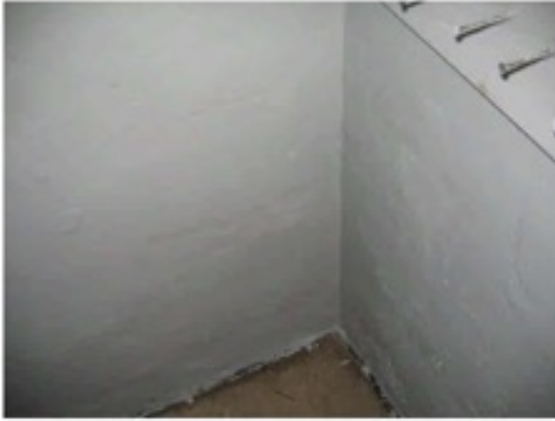
The inspection of the basement is restricted by the drop-ceiling tiles. Limited visual access. I will lift and move a random sample of tiles to inspect. However, much of the electrical wires, water and sewer pipes, heating ducts/pipes, and floor structure can not be seen. There may be components above the ceiling tiles that need improving or correcting that the inspector can not see.

Concrete Block Foundation

MONITORING RECOMMENDED:

There are some cracks in the mortar joints of the concrete block wall. Located at the front wall. They do not appear to be major material defects. Possibly settlement or movement. Recommend asking the seller about the cracks. Monitoring is recommended.

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



Floor Type and Condition

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



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

Water

There are no signs of active, wet ground water penetration in the basement. The lowest living level appears dry today. Monitoring during a heavy rain storm or snow melt is recommended. Consult with the seller's disclosure.

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.

Sump Pump

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



There is water in the sump pit.

A check valve is needed on the sump pump's discharge pipe.

IMPROVEMENT AND REPAIR RECOMMENDED:

The flexible discharge hose is not reliable.

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The pump is plugged into an extension cord, which is for temporary-use only.

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

- See Attached Illustration 11



ATTIC / INSULATION

Primary Attic Space

Method of Evaluation

We inspected the attic by entering it. But there is no flooring, and the insulation is covering the joists. I am unable to safely move all around the attic space completely. Inspection restrictions.



Framing

Conventional stick framing methods at the roof system are visible from the attic space.

Water Penetration

MONITORING RECOMMENDED:

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

Electrical

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

A splice - an electrical connection has been incorrectly made outside of a junction box, which is a potential fire-hazard. All such connections should be made inside a junction box, with clamps on the wires, in order to hold the wires in place securely, and contain any arcing or sparking within the box.



Bath Fans

IMPROVEMENT AND REPAIR RECOMMENDED:

The bathroom fan exhausts into the attic. This has not been properly installed. The fan should be vented to the outside properly. Either through the roof or through an outside wall. Not to the soffit vent at the eaves of the roof. Currently the fan vents moisture into the attic space. This moisture can reduce the R-value of the insulation. The moisture can contribute to mold and mildew growth on the underside of the roof sheathing. Correction of the bath fan which is exhausting into the attic is recommended.



Insulation

Type of Insulation

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

Thickness

IMPROVEMENT AND REPAIR RECOMMENDED:

Estimated 4 inches thick. Inadequate. Standard requires about 10 inches thick or an R-30 value of insulation installed on the attic floor area.

Missing Insulation

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

IMPROVEMENT AND REPAIR RECOMMENDED:

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

Ventilation

Observations

Seems adequate. Gable fan turned on.



Secondary Attic Space Method of Evaluation

There is an access to the attic space. But the access is painted shut. Elected not to open the access, to prevent damaging the finish surfaces. Also, it is located way up in the ceiling above furniture. Did not enter. Can't tell you what's in the 2nd attic.

BATHROOMS

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

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

First Floor Full Bathroom No Recommended Service

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



1st Floor Bath Receptacles

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The receptacles in this 1st floor bath are not protected by a functional GFCI (or ground fault circuit interrupter).

Access panel

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

Basement Full Bathroom No Recommended Service

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

Sink Top

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The sink top is not secure. Loose. Basement bath.



Basement Bath Receptacles

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

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

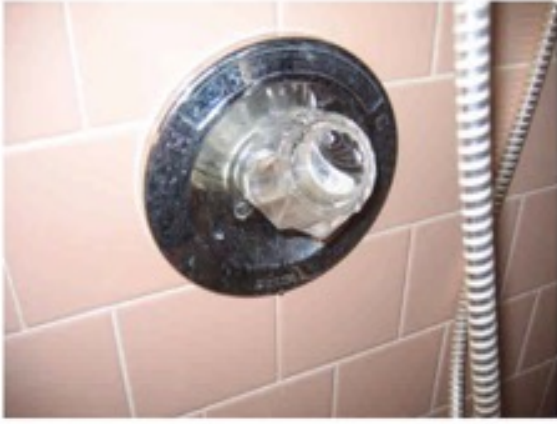


Whirlpool Tub

The whirlpool tub is functional but should be flushed with a cleanser if not used frequently.



The hot and cold are reversed at the shower handle.



Exhaust Fan

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

There is no exhaust fan or openable window, which is recommended and required.

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 Room

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.

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:

Unconventional method of draining - prone to clogging - not reliable. The washer drains into a tub, but the tub is draining into a waste basket. ? Not professionally installed. Further evaluation by a plumber is needed.



Electric Receptacles

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Missing GFCI protection at the electric receptacles near the tub.

Gas Valve

The gas shut-off valve is installed.

Water Leak Catch Pan

IMPROVEMENT AND REPAIR RECOMMENDED:

There's no water leak catch pan installed under the clothes washer. To catch leaks before causing water damage. Correction by a plumber is recommended.

INTERIORS

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.

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

IMPROVEMENT AND REPAIR RECOMMENDED:

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

Smoke Detectors Smoke Detector Information

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

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

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

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

Windows Observations

The ones that I inspected seemed functional.

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.

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Exterior door lock at the handle is missing. Located at the entry door.



Weather Stripping

IMPROVEMENT AND REPAIR RECOMMENDED:

Day light coming through the door gap. Door could be adjusted. Located at the entry door and basement door.

Receptacles

Observations

The ones that I tested seemed to be wired functional.

2-prong

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

Walls & Ceilings & Floors

Floor Observations

Big bump in the wooden floor. Near kitchen doorway.

KITCHEN

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

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

The Kitchen Faucet

The sink faucet is functional. No active leaks seen.



Receptacles and GFCI

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.

Dishwasher

Ran a short cycle with no leaks. (This is no guarantee against future problems.)



Gas Cooktop

The gas cook top elements turned on.



Gas Oven

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

Built-in Microwave

We do not evaluate microwaves. Beyond the scope of a home inspection. If we do turn it on, it is just out of courtesy to you. Please consult the seller's disclosure about the appliance, its age, warranties, performance, etc.

The built-in microwave apparently functional. Using my little microwave detector.

ASK THE OWNER

Ask The Owner For More Information Outside

Recommend asking the seller of the property about the extension cord coming out of the wall.



PROPERTY OBSERVATIONS

Pool

Pool & Spa Observations

We do not evaluate pools as part of our inspection service. Including the pool, walks, patios, walls, fences, gates, decks, pool pump and components, etc. You should have a pool specialist evaluate it before the close of escrow, and you should be aware of local ordinances governing pool safety.



Hot Tub

Hot Tub Restriction

We do not evaluate hot tubs, nor the support structures built to hold up the tubs, as part of our inspection service. Therefore, you should have a pool contractor evaluate it before the close of escrow, and you should be aware of local ordinances governing hot tub safety.

Deck At Hot Tub

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The deck under the hot tub appears to have a structural defects. The main support appears inadequate, with the use of some wooden shims prone to rot, and unmortared brick prone to shifting.

Other Structures

Shed Structure

The shed in the yard appears functional.

IMPROVEMENT AND REPAIR RECOMMENDED:

The downspout is loose. No gutter on the back-side.



CORRECTION AND FURTHER EVALUATION RECOMMENDED:
Electrical repairs needed at the shed. Open splices at lights.



Additional Structures and Playground

We do not evaluate auxiliary structures as part of our service. However, you should obtain the necessary permits because we do not tacitly endorse any structure that was installed or built without permits, and latent defects could exist.

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 Asphalt Shingle Roof Installed - Illustration

Illustration - 2 Low spot in ground surface +++

ILLUSTRATIONS

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

Illustration - 4 Inadequate clearance at siding and ground

ILLUSTRATIONS

Illustration - 5 Spindles too far apart

Illustration - 6 Not frost-free

ILLUSTRATIONS

Illustration - 7 Heating system inspected by using normal operating controls

Illustration - 8 Air conditioner was turned on

ILLUSTRATIONS

Illustration - 9 Jumper cable installed - Good

Illustration - 10 For Your Information - Gas Water Heater Tank

ILLUSTRATIONS

Illustration - 11 The sump pump is sitting in a muddy hole - not installed properly - not reliable

REPORT CONCLUSION & WALK-THROUGH

Lafayette Hill, PA 19444

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

Tuesday, April 03, 2007

Property Owner
123 Lane, Lafayette Hill,
PA 19444

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
PEACH Inspections