













































**A.O. SMITH**  
Water Heaters

**ENERGYGUIDE**

Model No.	
Capacity (gallons)	
Energy Factor (EF)	
First-Cost (dollars)	
Operating Cost (dollars per year)	
Estimated Annual Operating Cost (dollars)	

Warning: Do not touch the burner or gas control valve when the water heater is operating. The burner and gas control valve become very hot.

Warning: Do not use flammable liquids to start the burner. This can cause a fire or explosion.

Warning: Do not use kerosene, gasoline, or other flammable liquids to start the burner. This can cause a fire or explosion.

Warning: Do not use kerosene, gasoline, or other flammable liquids to start the burner. This can cause a fire or explosion.



\*\*\*\*\*

IC STORAGE WATER HEATER maximum work Pressure 1  
30 982 cap. u. s. gal. 30 part no KGL--30  
MF89-0061433-982 gas type NAT BTU/HR. input 3  
(mfgr. rtg.) 33.0 u. s. gal/hr.

10.1 -1987 WATER HEATERS

H WATER PRODUCTS COMPANY MCBEE SC USA

R PATENT NUMBER(S): 4, 777, 933

7 3, 324, 925 3, 776, 456 OTHER PATENTS PENDING

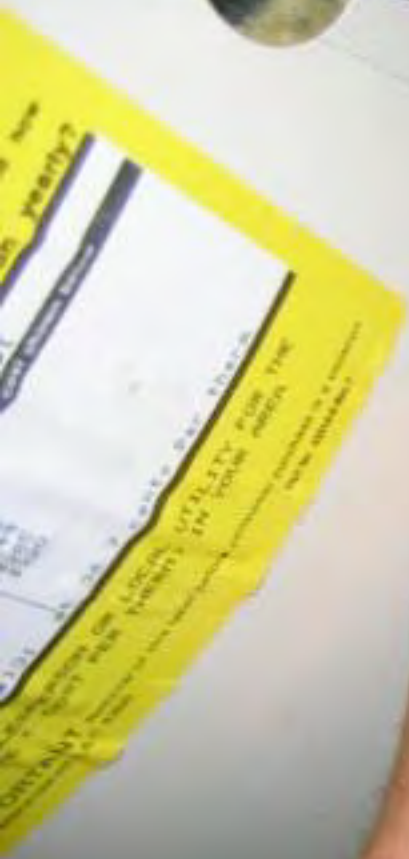




















HEAT



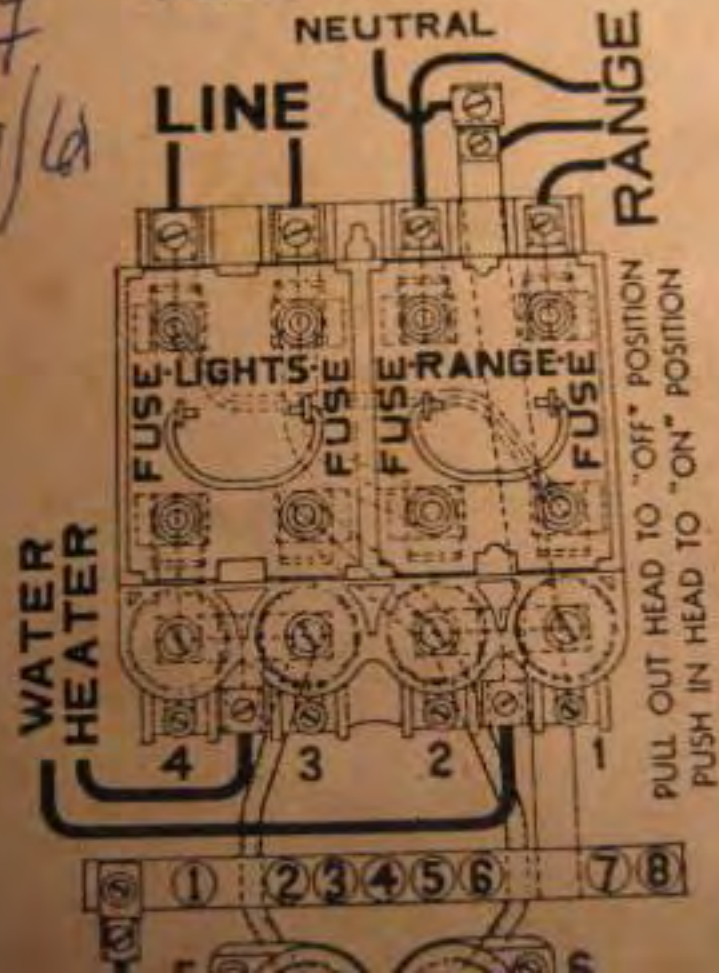
Handwritten yellow text on a dark surface, possibly a door or panel, including the number '1-5-61' and other illegible characters.

Vertical text on a narrow strip, possibly a label or part of a door frame, including the words 'HEAT' and 'CONTROL'.



CH 4  
2/27/64

### WIRING DIAGRAM NEUTRAL



PULL OUT HEAD TO "OFF" POSITION  
PUSH IN HEAD TO "ON" POSITION

**ALL PULLOUTS MUST BE PULLED  
TO DISCONNECT ALL CIRCUITS.**

Small Connectors No. 14 to No. 4 Wire  
WIRE FOR ALUMINUM OR COPPER  
WIRE FOR ALUMINUM

A.

100

V.

120-240 AC

POLES

3

CAT.  
NO.



N100RWS

THE WADSWORTH ELECTRIC MFG. CO., INC.  
COVINGTON, KY., U.S.A.



WADSWORTH



INTERNATIONAL LABORATORIES, INC.  
INSPECTED  
SERVICE EQUIPMENT  
FORM 31-100  
ISSUE U-582

A. 100

V. 120-240 AC

POLES 3 CAT. NO. N100RWS

THE WADSWORTH ELECTRIC MFG. CO., INC.  
COVINGTON, KY., U.S.A.



































































































































































































































































OL

STOP



OFF

EMERGENCY

















































































# PEACH Inspections

Your Home Is Our Business

100 American Road, P.O. Box 111, Roseville, CA 95669  
Tel: 916-731-1887  
www.peachinspections.com

## THE HOME INSPECTION REPORT

Report #  
**07082402B - [REDACTED]**

Property Address

[REDACTED] Street, Reading, PA 19604

Date of Inspection

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

Client Representative

[REDACTED]  
RE/MAX Services



This report is issued on the property of PEACH Inspections and is issued by PEACH Inspections. It is not intended to be used for any other purpose. This report is not intended to be used for any other purpose. This report is not intended to be used for any other purpose.

This report is not intended to be used for any other purpose. This report is not intended to be used for any other purpose. This report is not intended to be used for any other purpose.

Inspector Name  
[REDACTED]

Reading, PA 19604  
[REDACTED]

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This report is not intended to be used for any other purpose. This report is not intended to be used for any other purpose. This report is not intended to be used for any other purpose.

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## GENERAL INFORMATION

**Inspection Address:** [REDACTED] Reading, RI, 02864  
**Inspection Date:** 07/24/2017 Time: 12:00 pm to 2:00 pm  
**Weather:** Overcast. Temperature at time of inspection: 85 Degrees

**Inspected by:** Benjamin Ciaramita, Vice-President



**Client Information:** 0096290254 [REDACTED]  
**Buyer's Agent:** [REDACTED] 01-784-833-3663  
290 North Lewis Road, Limerick, PA 19466  
Phone: [REDACTED]

**Structure Type:** Wood Frame  
**Finished:** No  
**Number of Stories:** 1.5

**Structure Style:** Level/Lean

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

Report File: Report070924028

## WHAT REALLY MATTERS IN A HOME INSPECTION

### Comprehensiveness (Doing Your Best)

• The inspection is intended to be a visual, non-invasive measurement, logging, explanation, and identification of apparent defects. It is not intended to detect or demonstrate or quantify in any way the absence or location of hidden defects, or to provide a prediction, warranty, or estimate of the future condition of the property. It is not intended to be a substitute for other professional inspections or to be used in conjunction with any other services provided by any other person engaged in a separate business with you or your family.

• Also, most of your inspection will be maintenance recommendations, life expectations and minor imperfections. These are not to be taken as a guarantee, but as a good faith effort to be visible to the eye and obvious.

1. Major defects: A condition or situation that is a significant structural defect.
2. The type of defect is not to make a determination of the extent of the defect, but only to identify the defect and its location.
3. The type of defect may not be a safety or health hazard, or a major structural defect, or a major safety hazard, or a major health hazard.
4. Safety hazards, health hazards, or major structural defects.

• Anything in this category should be corrected. Other structural problems can be corrected, depending on the extent of the problem (generally in categories 2 and 3).

• Most safety or health hazards are often subject to a series of tests or procedures as an inspector. If a structural defect is not corrected, it is not a safety or health hazard.

• Most safety or health hazards are often subject to a series of tests or procedures as an inspector. If a structural defect is not corrected, it is not a safety or health hazard.

## INTRODUCTION, SCOPE, DEFINITIONS & COMPLIANCE STATEMENT

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

**SCOPE:** This inspection complies and reflects with the provision of ASH 114, Section 75, known as the "No Hidden Inspection Law." A home inspection is intended to be a visual, non-invasive measurement of 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 a condition, defect, or damage that is not readily accessible or not readily visible or not readily measurable by a visual, non-invasive inspection.

The various, questions or inquiries by ASH 114, Section 75, are addressed or implied. This report does not include inspection for mold, radon, lead, or asbestos. A representative sampling of the building components is performed, if available and accessible at the time of the inspection. No test, sample, testing, or dismantling of components is performed. Not all defects will be identified during this inspection. The reported defects should be not repaired.

The intent of this report is to provide a visual, non-invasive measurement of the overall 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 a condition, defect, or damage that is not readily accessible or not readily measurable by a visual, non-invasive inspection.

The professional is seeking professional opinions and advice in instances of repair, safety, or defects, corrections, improvements or recommendations mentioned in the report. We recommend that the professional employing any repairs inspect the property further, in order to discover and advise about any other defects that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be performed 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 others.

TO BE CORRECTED, 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:

• **MAJOR DEFECTS:** A condition or situation that is a significant structural defect.

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

• **CORRECTION AND FURTHER EVALUATION RECOMMENDED:** Describe a system or component that is significantly deficient or at the end of its service life, and needs corrective action by a professional. We encourage the professional employing us to advise you to inspect the property further, in order to discover and advise about any other defects that were not identified in the report. All corrections and evaluations must be made prior to closing or purchasing the property.

### PHENIX YOUR 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](http://www.nachi.org). Member ID: 1170000. Certificate Number: 1170000.

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 1-hour inspection agreement.

I am in compliance with the Pennsylvania Home Inspection Law.

Trusty at: Attached required issues are:

See Gornicko, Vice President of ASHI Inspectors



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](http://www.nachi.org). Member #937610101. Certified Master Inspector ®

I will conduct a home inspection of the previously mentioned property in accordance with the AS-1 Code of Ethics and Standards of Practice and the Home Inspection Agreement.

I am in compliance with the Pennsylvania Home Inspector Law.

I carry all the state-required insurance.

Ben Gromicko, Vice-President of PEACH Inspections

## Roof

We are not professional roofer. Please see a roofer prior to closing.  
We do not intend to inspect the roof system unless the area adjacent to the present (on roof) existing drainage system, the building, the skylights, chimneys, and roof penetrations. We are not required to inspect gutters, drainage of flash or chimney tubes are not specifically accessible, and other related 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 usually 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 seller to disclose information about the roof, and that you consider comprehensive roof coverage in your home insurance policy.

## Metal For Your Information

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



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



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



## Estimated Age

The roof appears to be the same age as the residence or 70+ years old.  
Appears to be old material.

## Condition

### CORRECTION AND FURTHER EVALUATION RECOMMENDED

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



## Gutters & Downspouts

### IMPROVEMENT AND REPAIR RECOMMENDED

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



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



#### Asbestos For Your Information

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



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



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

#### Condition

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

otherwise sanded. If the type of roof is difficult to service, a replacement would be needed, we would need being a roofing contractor familiar with asbestos materials.



#### CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The cement roof covering is severely damaged with a sunburn roof coating, and being porous and active roof leak problems, indicating the unreliability of this roof to be watertight. We would note that the cement file materials better evaluated by a professional roofer. If not they need to be torn off and replaced.



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



#### Estimated Age

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



## Chimney

We are not certified chimney professionals. Only a trained inspector performing a CSIA (Chimney Safety Institute of America) certified chimney sweep can determine the condition of the flue and weather the fireplace is safe to use.  
We recommend a chimney and level two inspector of the fireplace and chimney flue before cooking. Older chimneys (not built up to newer information about fireplaces and chimneys like mentioned at "see back page")

### Hawing System Chimney

#### Unlined Masonry

##### **CORRECTION AND FURTHER EVALUATION RECOMMENDED**

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

A flue lining in a masonry chimney is defined as "A clay, ceramic, or metal conduit installed inside of a chimney, intended to contain the combustion products, direct them to the outside atmosphere, and protect the chimney walls from heat and corrosion." The installation of flue lining has been recommended for over 100 years, and indeed most fire codes now mandate liners. Unlined masonry chimneys have been tested for durability due to rising concerns about their performance and safety. The tests revealed that unlined chimneys were so unsafe that researchers discouraged building a chimney without a liner as "little less than criminal."

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



#### Exterior Observation

##### **CORRECTION AND FURTHER EVALUATION RECOMMENDED**

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



#### Professional Needed

##### **CORRECTION AND FURTHER EVALUATION RECOMMENDED**

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

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

### Chimney Stack In Rear

#### Observations

##### **CORRECTION AND FURTHER EVALUATION RECOMMENDED**

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



## Exterior

We are not an exterior expert. Further to hire an exterior contractor prior to closing.  
Water can be destructive and cause conditions that can be harmful to health. For this reason, the client/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 flower beds 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 caller or occupant will have a more intimate knowledge of the site than we will have during our initial visit. Recommended seeing the caller about water problems including but not limited to water puddles in the yard, gutters or downspout problems, water penetration into the lowest level of the structure, and drainage systems. Recommend close monitoring and inspecting for exterior during a heavy rainstorm to observe the way the surface water is managed. Checking possible near the house foundation are to be avoided.

## Surface Water Management Grading

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

- See Attached (Sub)box 1



## House Wall Coverings Brick

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



### **CORRECTION AND FURTHER EVALUATION RECOMMENDED**

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



## Exterior Components Driveway or Parking

The parking appears functional.



## Patio & Porch

### **CORRECTION AND FURTHER EVALUATION RECOMMENDED**

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



## Steps & Handrails

### **CORRECTION AND FURTHER EVALUATION RECOMMENDED**

Missing handrail at the exterior steps. In the far rear of the property and at the rear porch. We recommend installing handrails on steps that have two or more rises, particularly if children or the elderly visit or occupy the home.



The hand rail on the front porch steps is slightly wobbly and represents a safety hazard and should be repaired.



#### Exterior Water Faucets

The faucet is not frost free. Consider enclosing the faucet with frost free case blank. To prevent freeze burst protection in the winter. Or be sure to winter the basement drain-to faucets before winter to prevent freezing and bursting problems.  
- See Attached Wrenchmen 2



There is no running water at the faucet. Double check turned off. Recommend asking the seller. Located at the side faucet.

#### Receptacles & GFCIs

##### CONVECTION AND FLAMMABLE EVALUATION RECOMMENDATIONS

Check any receptacles in kitchen, receptacles in utility room, and the garage. These should be in locations that are not in proximity to any flammable materials which can be used to start a fire through a receptacle.

#### Public Gas Meter

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



The gas meter has some surface rust on it.

##### CONVECTION AND FLAMMABLE EVALUATION RECOMMENDATIONS

The gas meter at the back. The gas company should be called to turn it on and safety check it if the gas shut valves. Inspection restriction.

#### Lights

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

#### Landscaping and Trees

##### Trees and Landscaping Observations

##### IMPROVEMENT AND REPAIR RECOMMENDATIONS

There is dense vegetation around the house perimeter. It is not well maintained. Recommend asking the seller to demonstrate how and they work. Any low voltage or garden lights installed should not be permanent and may not stay with the house.







#### Circulating Blower Fan

##### **OPERATION AND FURTHER EVALUATION RECOMMENDED**

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



#### Humidifier

The humidifier needs serviced and cleaned every year. The float switch needs replaced annually. In the winter, when the house is warm, the float valve should be turned off, and the control should be turned off too.



Should not get the humidifier to turn on.

##### **OPERATION AND FURTHER EVALUATION RECOMMENDED**

The fan drive needs service and cleaning.

#### Service record

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

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

##### **OPERATION AND FURTHER EVALUATION RECOMMENDED**

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

#### Estimated Age

##### **OPERATION AND FURTHER EVALUATION RECOMMENDED**

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

The average life expectancy is estimated from 10 to 25 years. Any system that is 10 years or older should closely be monitored. Add budgeting for a replacement as soon as you can.

#### Oil Storage Tank

##### **Above Ground Tank**

Oil tank appears to be in functional condition. No oil leaks detected. Run rough test of oil when available. Unable to determine the age of the tank. Ask the carrier.



There appears to be oil in the tank.

The inspection of the oil tank is visual only. The inspection is not intended to provide the remaining life of the oil tank. Only a professional can determine the wall thickness of the oil tank, and if the oil tank is nearing the end of its life. Consider enrollment in the TankSense program - to have the oil tank professionally tested annually. For more information about the TankSense program go to [www.tanksense.com](http://www.tanksense.com)

#### Oil Supply Line

##### **IMPROVEMENT AND REPAIR RECOMMENDED**

The oil supply line is buried with no protection - could freeze with the ground, and then corrode the copper line over time. Idea is the copper line would be above the concrete surface, not embedded. This is minimal seeing you'll supply company or heating professional to evaluate the deep cond for a replacement of the line may be recommended.









### 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 the warranty, or from fifteen to thirty years, but they will generally last longer. However, two of them last together. Most do twenty years and usually are usually safe.  
See Attached Worksheet 5



#### Size

The water heater is 30 gallons in size.

#### Age

##### ACQUISITION RECOMMENDATION:

12 years old. May still last. At the end of its service life expectancy.

Gas water heaters are have parts that last 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 it is 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.  
The valve turns off the cold water supply to the tank. Good.



#### Gas Shut-Off Valve

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



#### Reset Valve & Cooling Pipe

##### ACQUISITION RECOMMENDATION:

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



The pressure temperature relief valve is a safety device that opens up and releases pressure to help prevent a backup from the tank. The opening of the valve would happen if there is an excessive buildup of pressure or extreme temperatures in the water tank. The end of the pipe should be capped so that you can easily notice if it is leaking or discharging water. If the valve is discharging, something is wrong with the water valve, one of the gas, and call a plumber. All hot-water-related or gas-related piping shall have a mean operating pressure rating of 100 psi at 100°F.

#### Observations

##### CORRECTION AND FURTHER EVALUATION RECOMMENDATION:

The gas supply has been turned off at the meter. Natural gas. Inspection ended on.







#### Inspection Scope:

This is an electrical inspection. I do not inspect the entire house, but I do inspect the electrical system. I do not inspect the entire house, but I do inspect the electrical system. I do not inspect the entire house, but I do inspect the electrical system.



#### Fuse Panel:

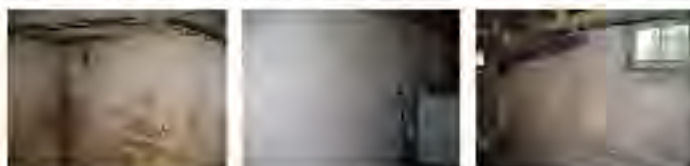
The electrical panel is a fuse panel, as well as, it should be replaced by an electrician. Although it may be considered functional by the current standards, we recommend replacing the fuse panel with an updated modern circuit breaker panel.

#### Structure

The structure is in good condition. No significant structural damage was observed. The foundation appears to be in good condition. No significant structural damage was observed. The foundation appears to be in good condition.

#### Basement For Your Information

The basement has a concrete floor. We do not inspect the entire basement, but we do inspect the concrete floor. We do not inspect the entire basement, but we do inspect the concrete floor. We do not inspect the entire basement, but we do inspect the concrete floor.



#### Basement Restrictions

We do not inspect the entire basement. There are restrictions to the inspection, including but not limited to the electrical wires, pipes, storage, ductwork, insulation, floor coverings, etc.



#### Stone Foundation

Stone foundation appears functional. Partially accessible areas were inspected. There are no indications of major structural defects observed.



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

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

#### Floor Type and Condition

##### **CORRECTION AND FURTHER EVALUATION RECOMMENDED:**

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



#### Water

There are NO signs of water penetration. Bottom of the walls, in the corner. Water marks on floor. Ask client about water problems.

In the short time of this inspection, it is not possible to determine either future ground water penetration problems. Consult a professional about the structure's drainage (sewer, sump, and floor drains) in a way gradual during the course of a year. The recommendation relating to the walls also needs to determine if there ever has been any water leakage, accumulation, or seepage.

#### Exposed Dirt Floor

##### **CORRECTION AND FURTHER EVALUATION RECOMMENDED:**

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





## Laundry

We do not vent clothes dryers, nor washing machines and filter hose connections and drainages. We can specify them, but only in counties. 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 line twice every year.

### Laundry Area

#### Dryer Vent

##### **MONITORING RECOMMENDED**

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



##### **CORRECTION AND FURTHER EVALUATION RECOMMENDED**

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

#### Water Supply Hoses

##### **IMPROVEMENT AND REPAIR RECOMMENDED**

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



#### Laundry Tub or Drainage

##### **CORRECTION AND FURTHER EVALUATION RECOMMENDED**

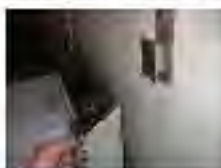
I don't see any proper drainage system installed for the clothes washer.



#### Electric Receptacles

##### **CORRECTION AND FURTHER EVALUATION RECOMMENDED**

Install GFCI protection of the electric receptacles near the washer.











Inspection Address  
Inspection Date/Time

██████████, Paoli, PA 17054  
08/02/2017 10:45 AM



## Infestation

### Termites

#### Signs of infestation

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### Carpenter Bees

#### Signs of infestation

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## Property

### Observations at the Property

#### Our Visit

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We prefer to have our clients present during the entire inspection. From the reasons, including: (1) We can answer all of your questions and address your concerns as they come up. (2) We both can see the full condition of the property at the time of the inspection. (3) It can be difficult on a property to be completed or finished. Additionally, you were not present for the inspection, we encourage you to read the whole report and not just the summary report, and to contact us if we need to clarify anything. You can then arrange to have us walk through the property. Also, please verify anything that we may have been requested to have said orally, but may not have documented in the report.





## THE STANDARDS OF PRACTICE (abbreviated)

**2. PLUMBING AND ROOFS** 2.0 Inspectors shall: A. adhere to the Code of Ethics of the American Home Inspectors; B. inspect readily accessible, readily observable, installed systems as compiled 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 their useful service life; 2. recommenders to correct, or monitor for future correction, the deficiencies 2.0.1, 2.0.2, or 2.0.3, as they need further evaluation. (See Paragraphs 1.1, 1.2 & 5. Inspectors are NOT required to measure, calculate, or state of uncertainty) 3. describe, in appropriate color language of 3 or defect recorded in 2.0.1, that are not self-evident; 4. examine and components described by inspection Standards of Practice that were present at the time of the home inspection but were not inspected an inspector may warrant indicated; 2.3 These Standards of Practice are not intended to limit inspectors including other inspection services, systems and components in addition to those required in Section D. designing or specifying repairs, provided the inspector is appropriately qualified and willing to do so including systems and components from the inspection if requested by the client.

**3. STRUCTURAL COMPONENTS** 3.1 The inspector shall: A. inspect: 1. structural components in foundation and framing; 2. by probing a representative number of structural components where deterioration or where clear indications of possible deterioration exist. Probing is NOT required when it would damage any finished surface on which no deterioration is visible or presumed to exist; B. describe methods used to inspect underfloor crawl spaces and attics; 3. the foundation; 4. the floor structure, including 5. the ceiling structure; 6. the foundation; 3.2 The inspector is NOT required to: A. work engineering or architectural services or analysis; 3. 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, windows or exterior decks, balconies, steps, porches, and built structural railings; 4. exterior roof elements when accessible from the ground level; 4. vegetation, grading, surface drainage, and soil walls that are likely to adversely affect the building; 4. adjacent or adjoining walkways, patios, and driveways; 4.1.1 Siding 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and seasonal enclosures; B. terraces; C. geological and/or soil conditions; D. recreational facilities; E. out other than garages and porches; F. seawalls, breakwalls, and docks; G. erosion control and earth retentions.

**5. ROOFING** 5.1 The inspector shall: A. inspect: 1. roofing materials; 2. roof drainage systems; 3. 4. skylights, air vents, and roof penetrations; B. describe: 1. roofing materials; 2. methods used for roofing; 5.2 The inspector is NOT required to inspect: A. determine; B. interior of flues or chimneys if readily accessible; C. other installed accessories; 6. PLUMBING 6.1 The inspector shall: A. inspect: 1. water supply and distribution systems including bathtubs and toilets; 2. drain, waste, and vent (DWV) systems including all fixtures; 3. water heating equipment and hot water supply system; 4. vent systems; 5. fire chimneys; 6. fuel storage; 7. fuel distribution systems; 8. drainage vents, air gas vents, and related devices; 1. water supply, drain, waste and vent piping materials; 2. water heating equipment including boilers; 3. location of main valve and fuel shut-off valves; 6.2 The inspector is NOT required to: A. 1. clothes washing machine connections; 2. installers of fuel-burning devices that are not readily accessible; 3. water pumps, or water storage related equipment; 4. water conditioning systems; 5. sewer/water systems; 6. fire and lawn sprinkler systems; 7. private waste disposal systems; 8. determine: 1. what supply and waste disposal systems are public or private; 2. water flood quantity or quality; 3. speed automatic safety devices or manual stop valves.

**7. ELECTRICAL** 7.1 The inspector shall: A. inspect: 1. service drop; 2. service entrance conductors and raceways; 3. service equipment and main disconnects; 4. service grounding; 5. interior receptacle devices and sub panels; 6. conductors; 7. over-current protection devices; 8. a representative installed lighting fixtures, switches, and receptacles; 9. ground fault circuit interrupters; B. describe: 1. emergency low voltage wiring of the service; 2. location of main disconnects and subpanels; 3. panel and conductors after main disconnect circuit wiring; 4. presence or absence of service disconnects; 5. wiring; 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices; 2. alarm systems and/or 3. low-voltage wiring systems and components; 4. emergency wiring systems and components; not a job priority; electrical power distribution system; B. measure ampereage, voltage, or impedance.

**8. HEATING & VENTILATION** 8.1 The inspector shall: 1. inspect readily accessible areas; 2. inspect: 1. installed equipment; 2. vent systems, flues, and chimneys; 3. describe: 1. energy recovery; 2. heating system; 8.2 The inspector is NOT required to: A. inspect: 1. interiors of flues or chimneys that are not readily accessible

exchangers; 3. humidifiers/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. inspect readily accessible access panels; B. inspect: 1. control and through-wall equipment; 2. distribution systems; C. describe: 1. energy recovery; 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. built-in cabinets and representative number of installed cabinets; C. a representative number of doors and windows; E. garage doors and/or 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 attic and foundation areas; D. mechanical ventilation systems; C. describe: 1. insulation and vapor retarders in finished spaces; 2. absence of insulation in unfinished spaces or conditioned surfaces; 11.2 The inspector is NOT required to determine 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; 3. 2. The inspector is NOT required to: A. inspect: 1. interior of flues or chimneys; 2. terraces and docks; 3. seals and gaskets; 4. automatic hot fuel devices; 5. mantels and fireplace surrounds; 6. construction details at devices; 7. heat distribution tubes (pilot tubes) for gas-fired; B. inspect: 1. interior of flues or chimneys; 2. determine and/or describe: 1. masonry and/or brick and masonry finish materials

**13. GENERAL LIMITATIONS AND EXCLUSIONS** 13.1 General Limitations: A. The inspector is NOT required to perform any additional work or determination not specifically stated in these Standards of Practice. B. Inspection is performed in accordance with these Standards of Practice. 1. are not technically sufficient; 2. are not required to occur in concealed conditions, interior defects, or consequential damage(s); C. These standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or porches; 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 codes or 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, wandering or aggressive reptiles or creatures harmful to humans including mold and asbestos; 12. the presence of any environmental hazards including, but not limited to, forms, carcinogens, noise, and contaminants in soil, water, and air; 13. the effectiveness of any system installed or method used to control or remove suspected hazardous substances; 14. operating costs of systems or components; 15. accurate properties of any system or component; 16. soil conditions relating to geotechnical or hydrogeological; 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 inspections; 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 inoperative; 2. any system or component that is required to operate normally; 3. test of valves or manual devices; D. Inspectors are NOT required to enter: 1. any area the will, in the opinion of the inspector, they be dangerous to the inspector or other persons or damage the property or its systems or components; 2. jobs that are not readily accessible; E. Inspectors are NOT required to inspect: 1. underground utilities including but not limited to underground storage tanks or other underground indicators 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 or otherwise used; 13.3 D. 1. installed or otherwise after the inspection; 2. or parts; 3. or other elements or components or multi-unit housing, such as condominium properties or cooperative housing; F. Inspectors are NOT required to: 1. perform any structural or operational test that, in the opinion of the inspector, they 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. receive personal property furniture, equipment, items, soil, snow, ice, or debris; 4. dismantle any system or component.

## REPORT CONCLUSION & WALK-THROUGH

Reading: TA 1004

### 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. Holes 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 able to help improve the quality of our service and our report.

### PRE-CLOSING WALK-THROUGH

The walk-through you are doing will be the final Client inspection of the property. Conditions you change between the time of a home inspection and the time of closing. Defects that existed during the inspection may have been remedied 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 purchaser of the property prior to closing. Providing the property with a known defect or problem violates REACH of all jurisdictions. 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 systems. 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 70 degrees outside.
2. Operate all appliances.
3. Run water at all fixtures and flush toilets. Look for dripping 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 opener, lawn, gas, freonless, etc.
7. I report items that may have been neglected at the time of the inspection.
8. Ask seller about your infestation treatment or other pest control. May be handled out.
9. Read the seller's disclosure.

Sincerely,

Ren Cronin, Vice-President



# PEACH Inspections

**Your Home Is Our Business**

516 Hamilton Road, P.O. 511, Elizabethtown, PA 17040

Tel: (610) 977-1885

Email: [peachinspections@comcast.net](mailto:peachinspections@comcast.net)

Friday, August 24, 2007

PROPERTY OWNER

Lebanon, PA 17044

Dear Property Owner:

We understand that a home inspection can be a stressful process. During our inspection, we make every effort to respect your time and your privacy.

At the inspection, PEACH suggests items that are visible only:

During the inspection we look at visible and readily accessible items which include: electrical, plumbing and cooling, and furnace and hot air. We try to find "quick fix" items to the original defect in question, but some items may have been overlooked. Here is a list of some things you may want to check and make sure that they are good as they were prior to the inspection:

- Tree removal or tree trimming/conditioning services
- Gutters (if damaged or clogged)
- Belongings or furniture in basement or crawlspace
- Cables
- Other appliances
- Ducts
- Gutter makers
- Curtains, drapes and blinds

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

Sincerely,

Bonnie Greenlock  
Vice President  
PEACH Inspections



[nachi.org/narratives](http://nachi.org/narratives)

**Example.**

**How do you know this is a problem?**



<http://codes.iccsafe.org/I-Codes.html>



enjoy function and operation  
comfortable  
safe





**SOLD**  
BY  
KAY & COMPANY



























































