WHAT REALLY MATTERS IN A HOME INSPECTION

Congratulations on buying your new home.

The process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports, and what the inspector himself says during the inspection. All this combined with the seller's disclosure and what you notice yourself makes the experience even more overwhelming. What should you do?

Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections. These are nice to know about. However, the issues that really matter will fall into four categories:

1. Major defects. An example of this would be a significant structural failure.
2. Things that may lead to major defects. A small water leak coming from a piece of roof flashing, for example.
3. Things that may hinder your ability to finance, legally occupy, or insure the home. Structural damaged caused by termite infestation, for example.
4. Safety hazards. Such as a lack of GFCI-protection.

Anything in these categories should be corrected. Often a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect.

Keep things in perspective. Don't kill your deal over things that don't matter. It is inappropriate to demand that a seller address deferred maintenance, conditions already listed on the seller's disclosure, or nit-picky items.

INTRODUCTION, SCOPE, DEFINITIONS, & COMPLIANCE STATEMENT

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

SCOPE: This inspection complies and reflects with the provision of Act 114, Section 75, known as the PA Home Inspection Law. A home inspection is intended to assist in evaluating the overall condition of the dwelling. The inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection.

No warranty, guarantee, or insurance by PEACH Inspections is expressed or implied. This report does not include inspection for wood destroying insects, mold, lead or asbestos. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated.

The person conducting your inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts.

You are advised to seek two professional opinions and acquire estimates of repair as to any defects, comments, improvements or recommendations mentioned in this report. We recommend that the professional making any repairs inspect the property further, in order to discover and repair related problems that were not identified in the report. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing or purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including HVAC professionals, electricians, engineers, or roofers.

TO BE CONCISE, the following phrases have been used in the report to identify systems or components that need your attention prior to closing or purchasing the property:

MONITORING RECOMMENDED: Denotes a system or component needing further evaluation and/or close observation in order to determine if correction is needed.

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

CORRECTION AND FURTHER EVALUATION RECOMMENDED: Denotes a system or component that is significantly deficient or at the end of its service life, and needs corrective action by a professional. We recommend the professional making any corrective action to inspect the property further (further evaluation), in order to discover and repair related problems that were not identified in the report. All corrections and evaluations must be made prior to closing or purchasing the property.

PENNSYLVANIA HOME INSPECTOR COMPLIANCE STATEMENT:

I represent that I am a full member in good standing of the National Association of Certified Home Inspectors (NACHI), www.nachi.org. Member #97010101. Certified Master Inspector ©

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

I am in compliance with the Pennsylvania Home Inspection Law.

I carry all the state-required insurance.

Ben Gromicko, Vice-President of PEACH Inspections

Roof

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

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

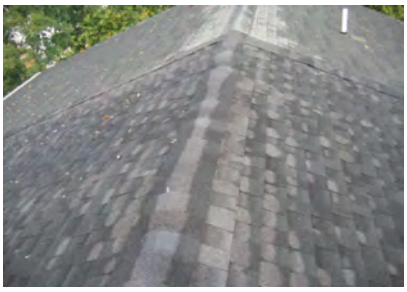
It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Asphalt shingle

For Your Information

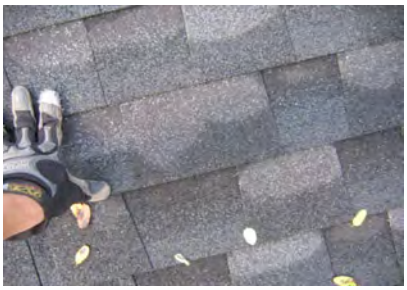
The shingles are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The most common of these roofs are warranted by manufacturers to last from fifteen to twenty-five years. The actual service life of the roof will vary, depending on a number of interrelated factors including the quality of the material and the method of installation. Regular maintenance will certainly extend the life of any roof.

• *See Attached Illustration 1*



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

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

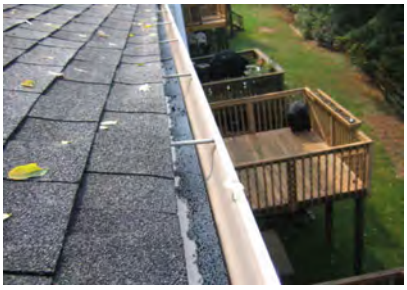


Estimated Age

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

Condition

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



Layers

One layer of shingles is readily visible. Good.

Flashings

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

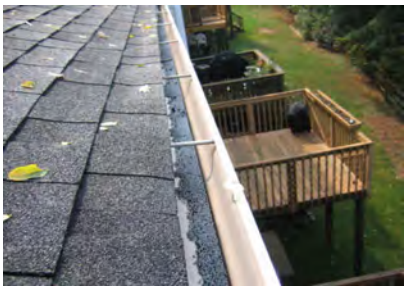
A representative number of wall flashing was inspected. The flashing where the roof meets the house wall is visible. Good.

Ventilation

There are soffit vents and ridge vents installed to ventilate the attic space. Good.

Gutters & Downspouts

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



IMPROVEMENT AND REPAIR RECOMMENDED:

Downspout end is not fully extended into and connected well with its underground drainage pipe. Front right corner.

Metal

For Your Information

There is an apparently copper, metal roof installed. Over the bay window. The tend to be maintenance-free.

Condition

The bay roof appears functional, but this is not a guarantee against leaks.

Exterior

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

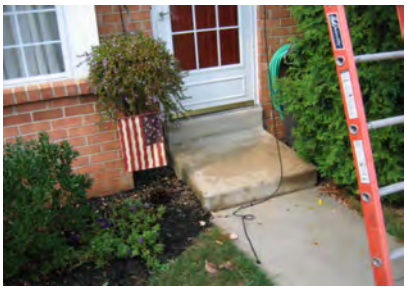
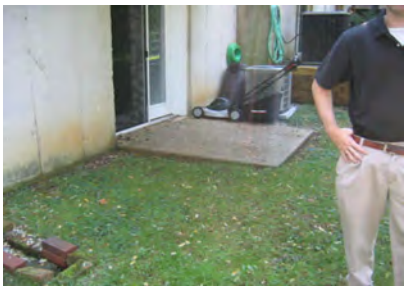
Water can be destructive and foster conditions that can be harmful to health. For this reason, the ideal property will have the ground around the foundation perimeter that slopes away from the residence about 6 inches for the first 10 feet from the foundation. And the interior floors will be several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

Surface Water Management

Grading

The general grading around the house foundation perimeter appears functional. Good. Ideally the grading should slope about 6 inches over the first 10 feet away from the house foundation. Monitoring during a rainstorm is recommended.

• *See Attached Illustration 2*

Drainage Grates or Drain Pipes

MONITORING RECOMMENDED:

There is a drainage grate visible. Located at the front yard. The seller should guarantee (if at all possible) that the drain(s) is functional, or they could be flushed before the close of escrow. Surface water carries minerals and silt that is deposited inside the pipes and hardens in the summer months to the consistency of wet concrete, which can impede drainage and require the pipes to be cleared by a rooter service. Regular inspection and maintenance is recommended.

House Wall Coverings

Vinyl

We moved around the house exterior several times, inspecting the vinyl siding on the exterior of the house. Checked for loose panels, missing panels, warped panels, cracked or damaged panels. This inspection does not include determining whether the siding has been installed to code, rule, or manufacturer's recommendations.

The vinyl siding appears functional. No major damage or deterioration was apparent. Recommend monitoring during a rain storm to see how the siding repels water. Be sure that the places where siding meets a different material is sealed or water-tight.

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.

The brick exterior covering appears functional. No major damage or deterioration apparent.

Exterior Components

Driveway or Parking

The parking appears functional.

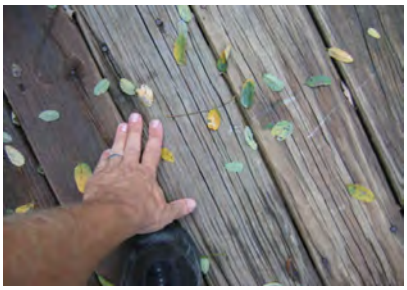
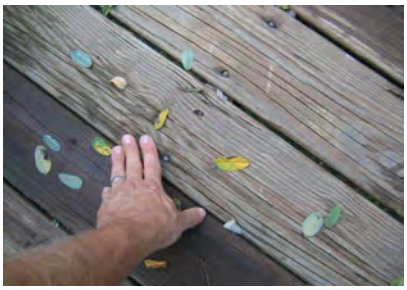
Walks

The walkways that lead to the entry doors appear functional. Good.

Deck

MONITORING RECOMMENDED:

The condition of the deck floor boards is poor. Cracking and splintering. Old deck. Hard on bare feet.

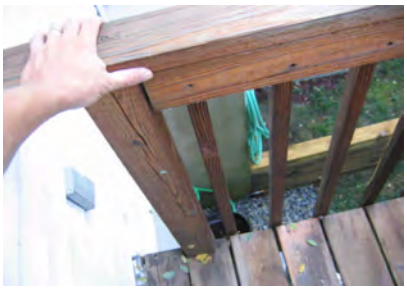



The deck is attached to the house at the ledger board area. Please view the diagram about how the deck should be secured properly to the house.

Delayed maintenance at the deck.

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Loose railings on the deck. Sides of the deck. Wobbles back and forth. Supposed to hold 200 lbs. Safety hazard.



The deck spindles or balusters are spaced too far apart. No more than 4 inches of space is allowed by common standards. Safety hazard for small children. A protective barrier should be installed or correction to the spindle spacing.

• *See Attached Illustration 3*

Repair at the deck railing spindles or ballusters. Loose.

Cracked floor joist. Near side hanger.

The deck's metal joist hangers are fastened with what appears to be roofing nails. Roofing nails should not be used, because they have no sheer strength. Structural problem. Proper fasteners should be installed.

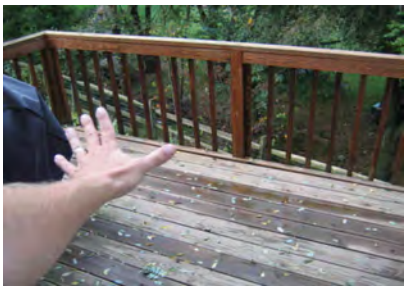
There are missing metal joist hangers at the ends of the deck's floor joists.

There is rust or corrosion at the metal joist hangers and fasteners. May not be reliable. Further evaluation of those apparently weakened components of the deck is recommended. Repair recommended.

There is apparently inadequate support at the deck ledger board. We recommend installing additional lag screws or through-bolts to secure or fasten the ledger board to the structure better. The lags screws that are installed have missed their support boards.

There is loose and open flashing at the deck ledger board. Prone to water penetration behind the ledger board, which could cause water damage. A collapse of the deck may be caused by major water damage. Further evaluation and correction by a professional deck contractor is recommended.

Deck wobbles or sways back and forth, side to side. Inadequate diagonal support installed.



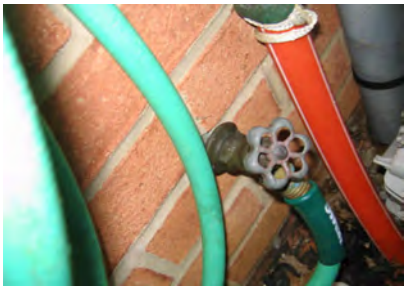
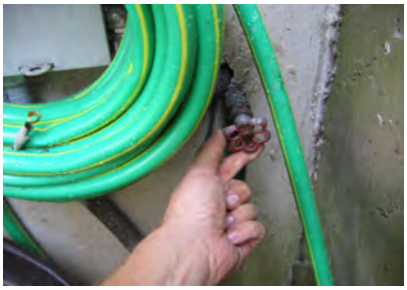
Steps & Handrails

The steps at the entry doors appear functional. Good.

Exterior Water Faucets

The faucet is not frost-free. Consider replacing the faucet with frost-free hose bibs. To prevent freeze-burst problems in the winter. Or be sure remove the hoses and drain the faucets before winter, to prevent freezing and bursting problems.

• *See Attached Illustration 4*

Receptacles & GFCIs

The exterior receptacles that were tested are functional and include ground-fault protection. Good.

Dryer Vent Hood

The dryer exhaust hood appears functional. No damage to hood or damper. No major lint build-up. We recommend inspecting and cleaning the dryer's exhaust pipe every year.

Windows

IMPROVEMENT AND REPAIR RECOMMENDED:

The sealant around the front windows is in poor condition. Sealant is cracked. Cracked open. Could be scraped off and improved. To prevent water penetration.

Screens

Many of the window screens are missing. Screens are often removed for aesthetic reasons, but you may wish to have them installed.

Heat Pump

We are not HVAC professionals. Feel free to hire one prior to closing.

We are not required to inspect the parts which are not readily accessible, like the coil, compressor, or valves. We do not inspect the humidifier or dehumidifier, the electronic air filter, the solar space heating system, and determine heat or cooling supply adequacy or distribution balance.

The components of most heat pump systems have a design-life ranging from fifteen to twenty-five years, but can fail prematurely with poor maintenance, which is why we attempt to guess the age. We inspect the heat pump system in accordance with the standards of practice, which means that we do not dismantle any components. We do not operate the system in heat mode when it is hot outside. We do not operate the system in cooling mode when it is too cool outside. It is essential that any recommendation that we make for service, correction, or repair be scheduled before the close of escrow, because the hired-professional could reveal additional defects or recommend further repairs that could affect your evaluation of the property.

Note: Health is a deeply personal responsibility. You should have the air quality tested and the ductwork cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma.

Heat Pump - One Unit

There is one heat pump system

This inspection is not a guarantee or warranty of the system. Things break. We do not accept responsibility for any problems that may happen in the future. Please consult the seller's disclosure. Only the present owner/occupant of the property will have intimate, accurate knowledge of the system, including past performance and age. For example, I can only guess at the exact age.

To inspect the heat pump system, we use only normal operating controls - such as the thermostat and electric switches. We check for signs of condensation leaks. Major rust or corrosion. We check the insulation around the refrigerant line. The condensation water from the evaporator coil should be properly draining away. We check for a disconnect switch. The air filter should appear clean and installed properly. We check for recent service records on the unit.

To avoid the risk of damaging the system, we are unable to operate the unit in heating mode in hot temperatures.

Exterior Condenser Unit

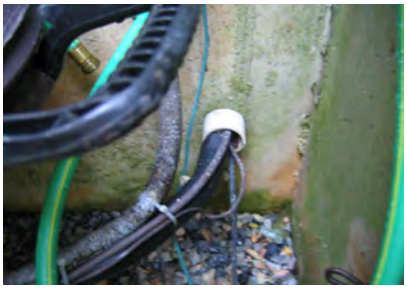
Level

The exterior condenser unit appears level.

You need to monitor the way the unit rests. Sometimes a unit can all by itself start to tilt off-level. A unit should be no more than 2 inches off level, measuring from one corner to the opposite corner of the unit.

Electrical Disconnect

There is an electrical disconnect near the exterior condenser unit.



Estimated Age

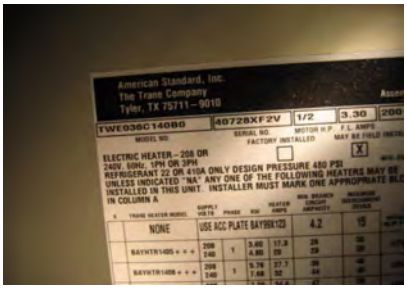
The estimated age of the exterior condenser unit is a few years old. With estimated 15 years of service life expected.

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

Interior Evaporator Unit

Location of interior evaporator

There is an interior evaporator unit located in the basement.



Thermostat

The thermostat is functional.

There's a thermostat for the system on the first floor.

Condensate Drainage

The condensation drains from the unit to a condensate pump. Appears to be functional.

Electric Coil

There is an electric coil at the heat pump system.

Air Filter

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

Estimated Age

The estimated age of the interior evaporator unit is a few years old. With estimated 15 years of service life expected.

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

Service Record

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

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

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

Observation

MONITORING RECOMMENDED:

Finished basement is not heated or cooled by the system directly.

Inspection Restrictions

Since the property is occupied, I will not be able to confirm that every room has a heating and cooling source. Supply and return registers, baseboards and radiators, can be blocked or covered by personal items and furniture.

Plumbing

We are not professional plumbers. Feel free to hire one prior to closing.
All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 15 minutes of water is run at each fixture. Readily visible water-supply and drain pipes are inspected. Plumbing access panels that we can find are opened, if readily accessible and available to open. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property.

Drain Waste Vent Pipes

Type of Material

Visible portions of the drainpipes are of PVC, poly vinyl chloride. Very commonly used material.

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

Condition of Drain Waste & Vent Pipes

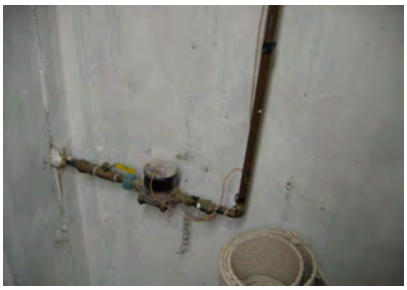
No major problems with the visible waste and drainage pipes are apparent. Good.

Clean-out fitting is visible.

Public Water Supply

Main Water Shut-off Valve

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



Water Meter

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

There are no active water leaks at meter. Good.

Water Supply Pipes

Copper Water Pipes

The visible water supply pipes appear to be copper. No active water leaks were apparent. Good.

Not all of the water supply pipes are readily visible. Much of the pipes are inside the walls and ceilings.

Electric Water Heater

For Your Information

An electric hot water tank is installed. Electric hot water tanks 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 5*

Size

The water heater is 50 gallons in size.

Age

Electric water tanks last about 10 to 15 years. Any tank that is older than ten years should be monitored for performance and failure. If the tank is functional, but older than 10 years, then budgeting for a new tank is recommended.

The water heater tank is newer.

Electrical Connections

The electrical connection to the water heater appears functional. The wire is clamped. The grounding wire is connected. No major damage. Good.

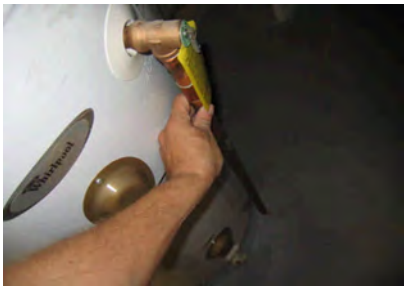
Water Shut-Off Valve & Connectors

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

Relief Valve & Discharge Pipe

MONITORING RECOMMENDED:

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



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

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.

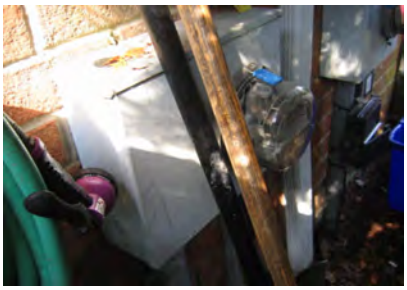
If we feel that it is safe enough to open the electrical panel, we will check the interior components of service panels and sub panels, the conductors, and the over-current protection devices. Inside the house, we will check a representative number of installed lighting fixtures, switches, and receptacles. 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 front of the house.

Meter Condition

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

Grounding Outside

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

Main Electric Service Line

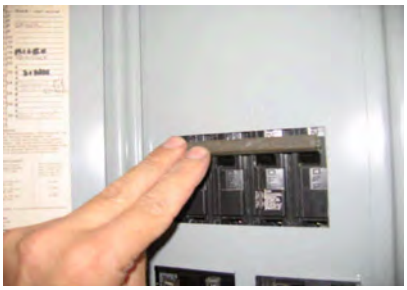
The main electric service line is underground.

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

IMPROVEMENT AND REPAIR RECOMMENDED:

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

Panel Cover

IMPROVEMENT AND REPAIR RECOMMENDED:

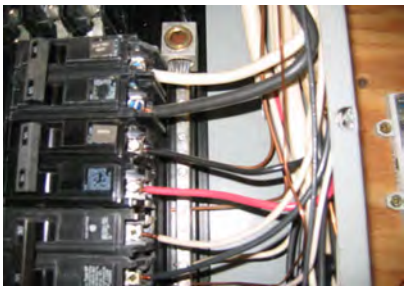
Missing a screw at the cover.

Wiring Type

Modern Romex wiring is visible. Good.

Circuit Breakers

There is apparently open room for additional breakers and circuits.



The system does not include arc-fault circuit interrupters, which effective January 1st, 2002, are mandated by the national electrical code to protect 15 and 20 amp branch circuits serving bedrooms in new construction. This is not a new home, so simply consider the benefit of installing them.

AFCI breakers are required to be installed on all the bedroom circuits. These safety devices are intended to detect the kinds of electrical arcs that can cause fires. An AFCI breaker is designed to trip when it detects a dangerous arc, either in the house wiring or in a defective extension cord or appliance.

Bonding

Bonding wire from the panel is visible. Good.

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.

Structure

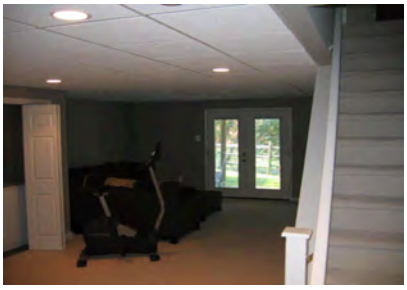
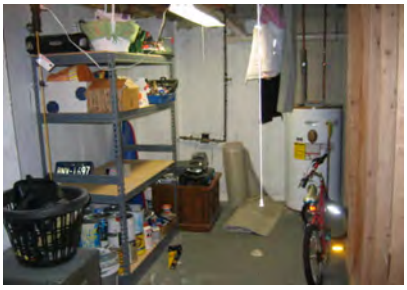
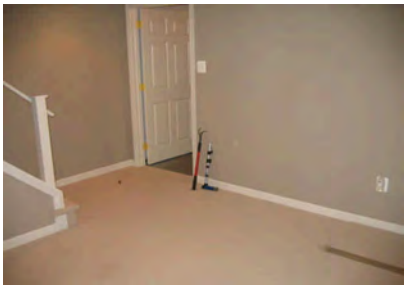
We are not structural engineers. Feel free to hire one prior to closing to consult with and address concerns that you have with the property, even if I do not identify any structural material defects.

We inspect the structural components including foundation and framing by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible.

Basement

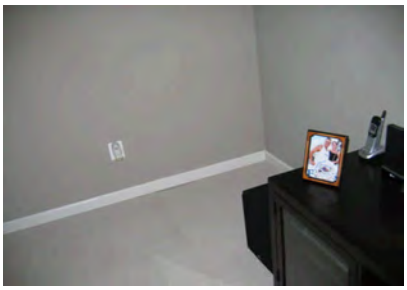
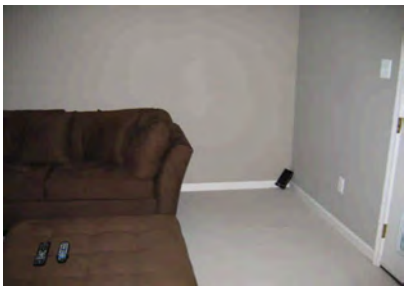
For Your Information

This residence has a basement. We try to enter and inspect all accessible areas, looking for any evidence of structural material defects. We look for cracks, but those that are less than ¼" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being material structural defects. We look for signs of water penetration too, but please consult the seller's disclosure.

Basement Restrictions

We do all we can to see everything in the 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.

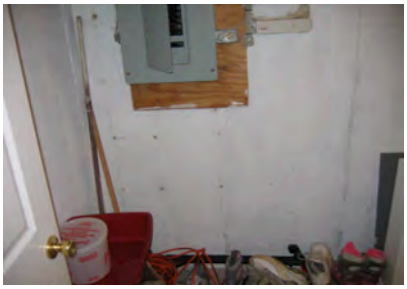
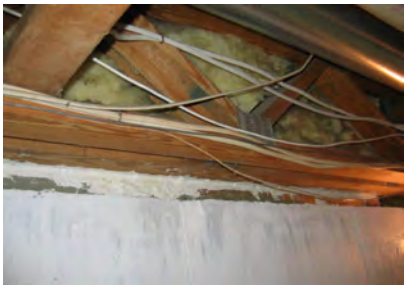



There is insulation at the band or rim joist areas, which is above the foundation wall, at the outer perimeter of the floor system. This insulation restricts the visual inspection of those areas considerably.

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 been seen. There may be components above the ceiling tiles that need improving or correcting that the inspector can not see.

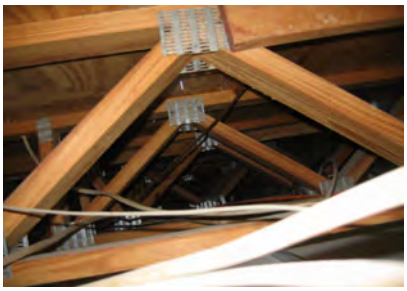
Poured Concrete Foundation

The poured concrete 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

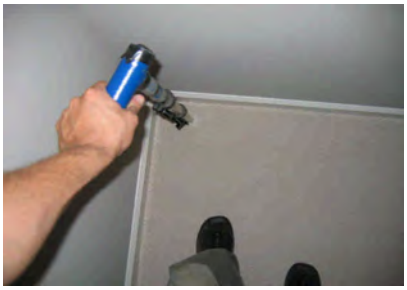
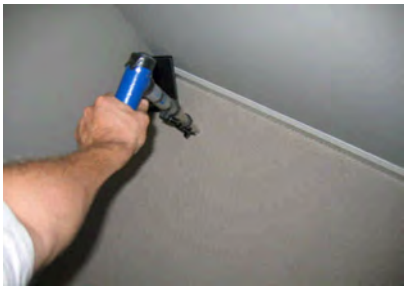
The floor joists are made of engineered joists.



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.

The moisture meter probe was used all around the carpeting, around the basement wall perimeter. No active moisture was detected. Please 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.

Laundry

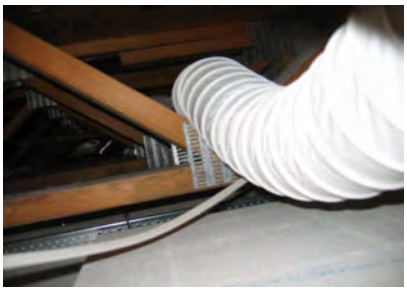
We do not test clothes dryers, nor washing machines and their water connections and drainpipes. We can operate them, but only as courtesy. If a water catch pan is installed, it is not possible for us to check its performance. We recommend turning off the water supplied to the washer after every load. We recommend having a professional inspect and clean the dryer exhaust pipe twice every year.

Laundry Area

Dryer Vent

MONITORING RECOMMENDED:

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



IMPROVEMENT AND REPAIR RECOMMENDED:

The dryer vent is a flexible plastic 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.

Electric Receptacles

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Missing GFCI protection at the electric receptacles near the washer.

220 Volt Outlet

Installed on the wall. Currently plugged in and being used.

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.

Attic

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

The roof framing consists of an engineered truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction, and may cause common drywall pops and drywall cracks.

• *See Attached Illustration 6*

Water Penetration

No signs of active water penetration visible today.

Bath Fans

IMPROVEMENT AND REPAIR RECOMMENDED:

The bathroom fans are exhausting into the attic. These have not been properly installed. Each 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 each 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 fans which are 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 8 inches thick. Inadequate. Standard requires about 10 inches thick or an R-30 value of insulation installed on the attic floor area.

There are areas of compressed and missing insulation. Caused by feet and storage. Compressed insulation is a loss of insulation value and affectiveness.

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.

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.

Master 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.

Master Bath Receptacles

The receptacles are testing functional and include ground-fault protection (GFCI). Good.

Access panel
IMPROVEMENT AND REPAIR RECOMMENDED:
The shower does not have a plumbing access panel installed. To gain access to the plumbing, one would have to be installed. Consider installing one.

2nd 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.

Sink Top
CORRECTION AND FURTHER EVALUATION RECOMMENDED:
The sink top in the 2nd floor hall bath is not secure. Loose. Wall and cabinet attachment is not proper.

2nd Floor Bath Receptacles

The receptacles are testing functional and include ground-fault protection (GFCI). Good.

Access panel
IMPROVEMENT AND REPAIR RECOMMENDED:

There's no access panel for the tub. To view the plumbing, one would have to be installed. Consider installing one.

First Floor Half Bathroom

No Recommended Service

We inspected the 1/2 bathroom, and found no major defects. Running water at the sink. Toilet flushed a couple times. Sink drained. No active leaks.

Half Bath Receptacles

The receptacles are testing functional and include ground-fault protection (GFCI). Good.

Kitchen

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

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

The Kitchen

Faucet

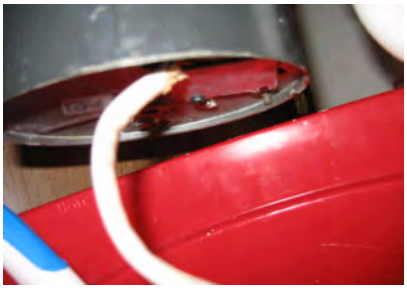
The sink faucet is functional. No active leaks seen.

Garbage Disposal

The garbage disposal turned on.

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The garbage disposal electrical wire is not securely clamped to the motor of the disposal - loose connection. A wire clamp is needed.



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.

Sink Surface & Countertop

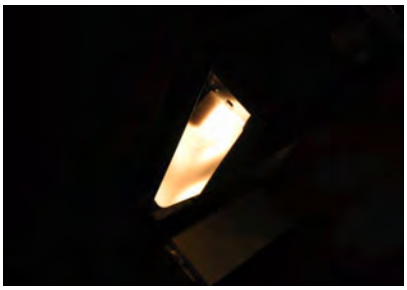
A typical separation between the backsplash and the wall.

Dishwasher

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

Electric Cooktop

Electric stove elements are functional. Turned on and warmed up. Good.



Electric Oven

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

Exhaust Fan

The exhaust fan is a type that vents internally.

Interior

We check only a representative number of doors and windows. We are not required to inspect the paint, wallpaper, the carpeting, the window treatments and screens. We do not move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. We do not report on odors from pets and cigarette smoke.

Carbon Monoxide Detectors

For Your Information

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 Detectors

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

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

The smoke detectors appear to be old.

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

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

The smoke detectors appear to be hard-wired only, without battery back-up installed. If power is interrupted, the detectors will not operate. Replacements recommended.

Windows

Fogged Windows

MONITORING RECOMMENDED:

There are windowpanes that may be fogged, but I am unable to confirm that today. The condition of the windowpanes may change during different temperatures or seasons. Master bedroom upper sashes.

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

There are fogged windowpanes. Lost seals. Replacement of the insulated windowpanes is needed. Located at the front dining room windows, bottom sashes.

Window Locks
IMPROVEMENT AND REPAIR RECOMMENDED:

Front bedroom window wouldn't unlock. First floor bath window wouldn't unlock with normal effort either.

Doors
Locks
IMPROVEMENT AND REPAIR RECOMMENDED:

The interior door latch will not function. Located at the front bedroom door.

Receptacles
Observations

The ones that I tested seemed to be wired functional.

Property

Observations at the Property

Association Disclaimer

The property may be involved with a property-owner's association in the community. We do not know what things for which the association may be responsible. It may include the condition of the roof, the foundation, grading and drainage, or components outside of the dwelling. Recommend consulting with the seller, association, and your agent.

Our Client

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

Pet Observed

A pet was observed at the property. Recommend asking the owner of the property the number of pets are present, and how long they've lived in the property. We can not report on odors or urine.

THE STANDARDS OF PRACTICE (abbreviated)

2. PURPOSE AND SCOPE 2.2 Inspectors shall: A. adhere to the Code of Ethics of the American Society of Home Inspectors. B. inspect readily accessible, visually observable, installed systems and componentslisted in these Standards of Practice. C. report: 1. those systems and components inspected that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives. 2. recommendations to correct, or monitor for future correction, the deficiencies reported in 2.2.C.1, or items needing further evaluation. (Per Exclusion 13.2.A.5 inspectors are NOT required to determine methods, materials, or costs of corrections.) 3. reasoning or explanation as to the nature of the deficiencies reported in 2.2.C.1, that are not self-evident. 4. systems and components designated for inspection in these Standards of Practice that were present at the time of the home inspection but were not inspected and the reason(s) they were not inspected. 2.3 These Standards of Practice are not intended to limit inspectors from: A. including other inspection services or systems and components in addition to those required in Section 2.2.B. B. designing or specifying repairs, provided the inspector is appropriately qualified and willing to do so. C. excluding systems and components from the inspection if requested by the client.

3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect: 1. structural components including the foundation and framing. 2. by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible or presumed to exist. B. describe:1. the methods used to inspect under-floor crawl spaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide any engineering or architectural services or analysis. B. offer an opinion as to the adequacy of any structural system or component.

4. EXTERIOR 4.1 The inspector shall: A. inspect: 1. siding, flashing and trim. 2. all exterior doors. 3. attached or adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent or entryway walkways, patios, and driveways. B. describe: 1. siding. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences. C. geological and/or soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

5. ROOFING 5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennae. B. interiors of flues or chimneys that are not readily accessible. C. other installed accessories. 6. PLUMBING 6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including all fixtures and faucets. 2. drain, waste, and vent systems including all fixtures. 3. water heating equipment and hot water supply system. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. drainage sumps, sump pumps, and related piping. B. describe: 1. water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of flues or chimneys that are not readily accessible. 3. wells, well pumps, or water storage related equipment. 4. water conditioning systems. 5. solar water heating systems. 6. fire and lawn sprinkler systems. 7. private waste disposal systems. B. determine: 1. whether water supply and waste disposal systems are public or private. 2. water supply quantity or quality. C. operate automatic safety controls or manual stop valves.

7. ELECTRICAL 7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and sub panels. 6. conductors. 7. over current protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters. B. describe: 1. amperage and voltage rating of the service. 2. location of main disconnect(s) and sub panels. 3. presence of solid conductor aluminum branch circuit wiring. 4. presence or absence of smoke detectors. 5. wiring methods. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. alarm systems and components. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components. not a part of the primary electrical power distribution system. B. measure amperage, voltage, or impedance.

8. HEATING 8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, flues, and chimneys. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of flues or chimneys that are not readily accessible. 2. heat

exchangers. 3. humidifiers or dehumidifiers. 4. electronic air filters. 5. solar space heating systems. B. determine heat supply adequacy or distribution balance.

9. AIR CONDITIONING 9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and through-wall equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electronic air filters. B. determine cooling supply adequacy or distribution balance. C. inspect window air conditioning units.

10. INTERIORS 10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage doors and garage door operators. 10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. carpeting. C. window treatments. D. central vacuum systems. E. household appliances. F. recreational facilities.

11. INSULATION & VENTILATION 11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. mechanical ventilation systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspectoris NOT required to disturb insulation.

12. FIREPLACES AND SOLID FUEL BURNING APPLIANCES 12.1 The inspector shall: A. inspect: 1. system components. 2. chimney and vents. B. describe: 1. fireplaces and solid fuel burning appliances. 2. chimneys. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of flues or chimneys. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and fireplace surrounds. 6. combustion make-up air devices. 7. heat distribution assists (gravity fed and fan assisted). B. ignite or extinguish fires. C. determine draft characteristics. D. move fireplace inserts and stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS 13.1 General limitations: A. The inspector is NOT required to perform any action or make any determination not specifically stated in these Standards of Practice. B. Inspections performed in accordance with these Standards of Practice: 1. are not technically exhaustive. 2. are not required to identify concealed. conditions, latent defects, or consequential damage(s). C. These Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports. 13.2 General exclusions: A. Inspectors are NOT required to determine: 1. conditions of systems or components that are not readily accessible. 2. remaining life expectancy of any system or component. 3. strength, adequacy, effectiveness, or efficiency of any system or component. 4. the causes of any condition or deficiency. 5. methods, materials, or costs of corrections. 6. future conditions including but not limited to failure of systems and components. 7. the suitability of the property for any specialized use. 8. compliance with regulatory requirements (codes, regulations, laws, ordinances, etc.). 9. market value of the property or its marketability. 10. the advisability of purchase of the property. 11. the presence of potentially hazardous plants or animals including, but not limited to, wood destroying organisms or diseases harmful to humans including molds or mold-like substances. 12. the presence of any environmental hazards including, but not limited to, toxins, carcinogens, noise, and contaminants in soil, water, and air. 13. the effectiveness of any system installed or method utilized to control or remove suspected hazardous substances. 14. operating costs of systems or components. 15. acoustical properties of any system or component. 16. soil conditions relating to geotechnical or hydrologic specialties. B. Inspectors are NOT required to offer: 1. or perform any act or service contrary to law. 2. or perform engineering services. 3. or perform any trade or any professional. service other than home inspection. 4. warranties or guarantees of any kind. C. Inspectors are NOT required to operate: 1. any system or component that is shut down or otherwise inoperable. 2. any system or component that does not respond to normal operating controls. 3. shut-off valves or manual stop valves. D. Inspectors are NOT required to enter: 1.any area that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components. 2. under-floor crawl spaces or attics that are not readily accessible. E. Inspectors are NOT required to inspect: 1. underground items including but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active. 2. items that are not installed. 3. installed decorative items. 4. items in areas that are not entered in accordance with 13.2.D. 5. detached structures other than garages and carports. 6. common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing. F. Inspectors are NOT required to: 1. perform any procedure or operation that will, in the opinion of the inspector, likely be dangerous to the inspector or other persons or damage the property or its systems or components. 2. describe or report on any system or component that is not included in the Standards and was not inspected. 3. move personal property, furniture, equipment, plants, soil, snow, ice, or debris. 4. dismantle any system or component.

This report has been produced in accordance with the AGREEMENT, and is subject to the terms and conditions agreed upon therein.
The report was produced exclusively for our CLIENT. Not to be used or interpreted by anyone other than our CLIENT or Representative.

ILLUSTRATIONS

The shingles are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The most common of these roofs are warranted by manufacturers to last from fifteen to twenty-five years. The actual service life of the roof will vary, depending on a number of interrelated factors including the quality of the material and the method of installation. Regular maintenance will certainly extend the life of any roof.

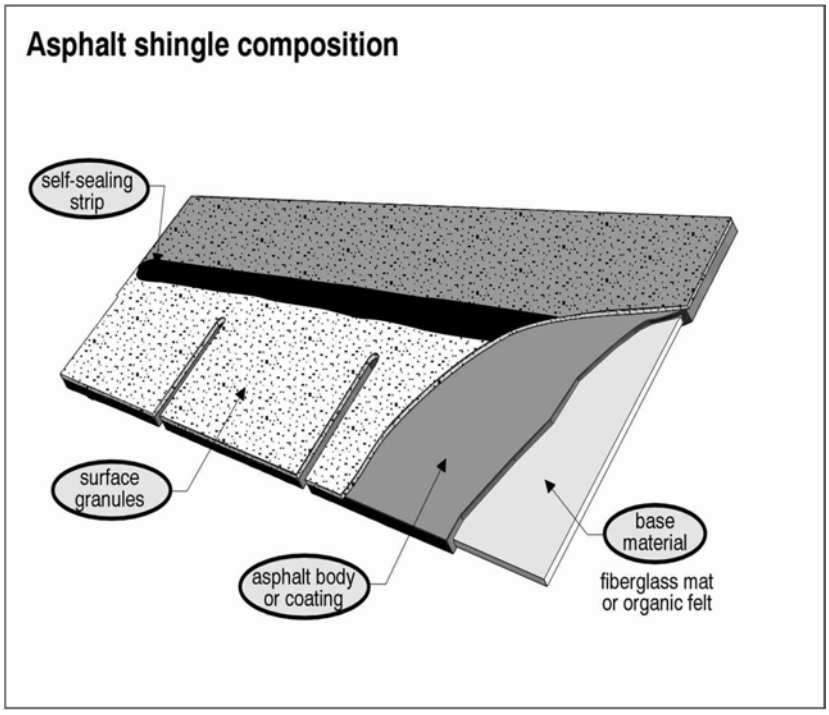


Illustration - 1 Asphalt Shingle Roof Installed - Illustration

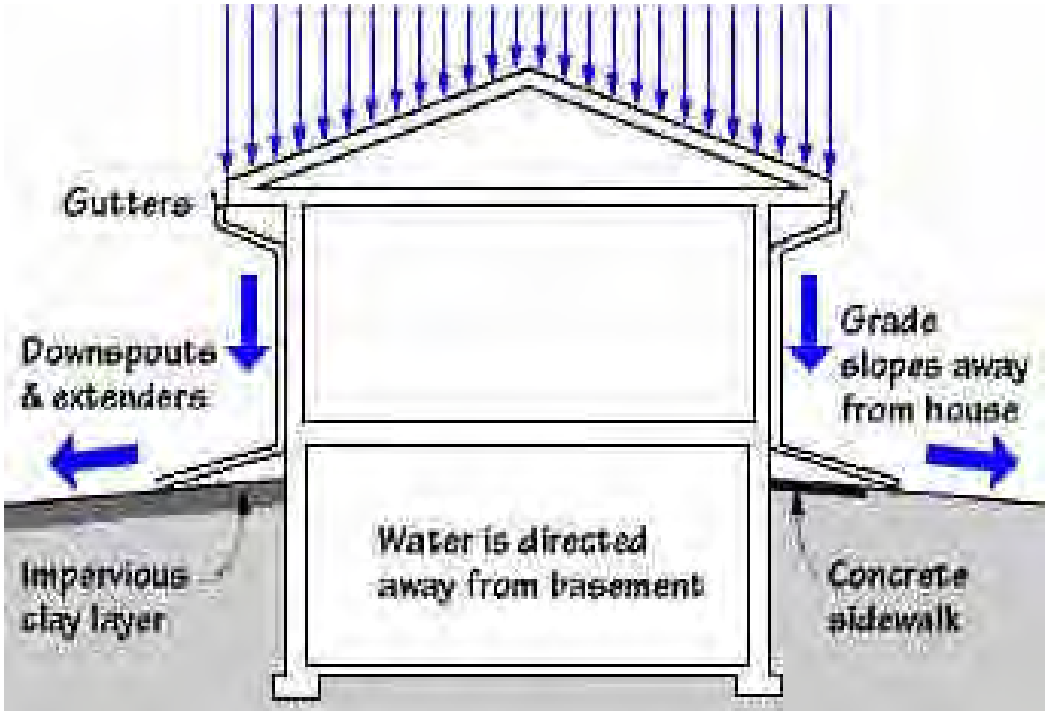


Illustration - 2 Appears functional

ILLUSTRATIONS

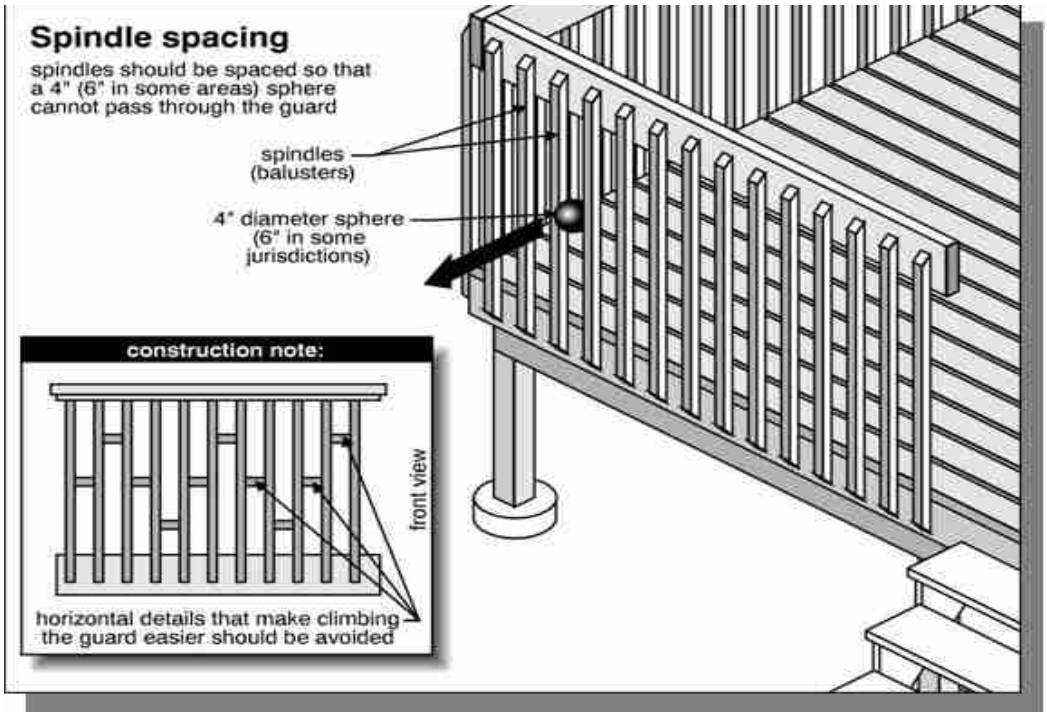


Illustration - 3 Spindles too far apart

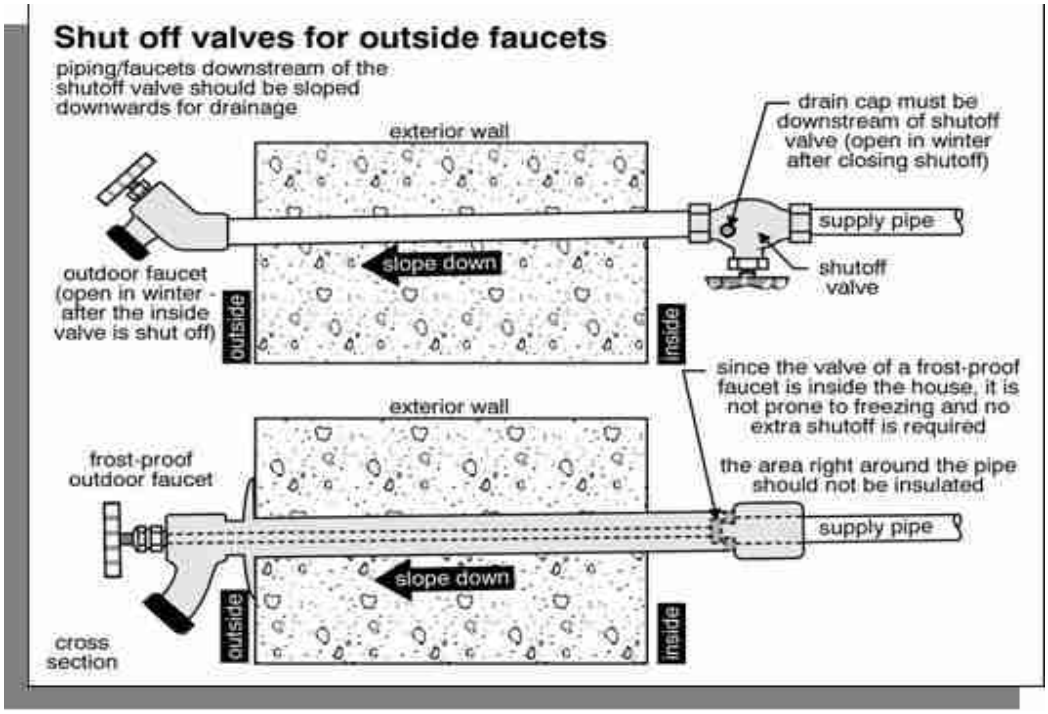


Illustration - 4 Not frost-free

ILLUSTRATIONS

Electric hot water tanks 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.

It is wise to have them installed over a water leak catch pan to control a leaking tank. Also, it is prudent to flush them annually to remove minerals. The heating elements should be cleaned or replaced, and the anode rod can be replaced. The anode rod (also known as the sacrificial rod) absorbs the electrochemical action of the water to prevent the tank from deteriorating.

The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Water heaters can be dangerous if they are not equipped with a pressure/temperature relief valve and its discharge pipe extended to within 6 inches of the floor.

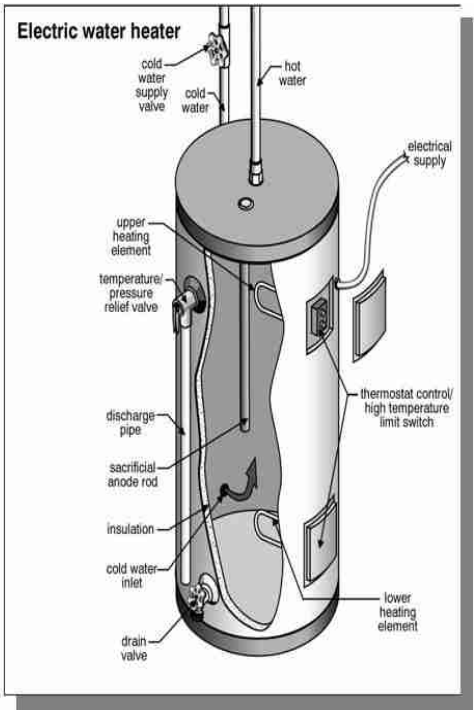


Illustration - 5 For Your Information - Electric Water Heater Tank - Illustration

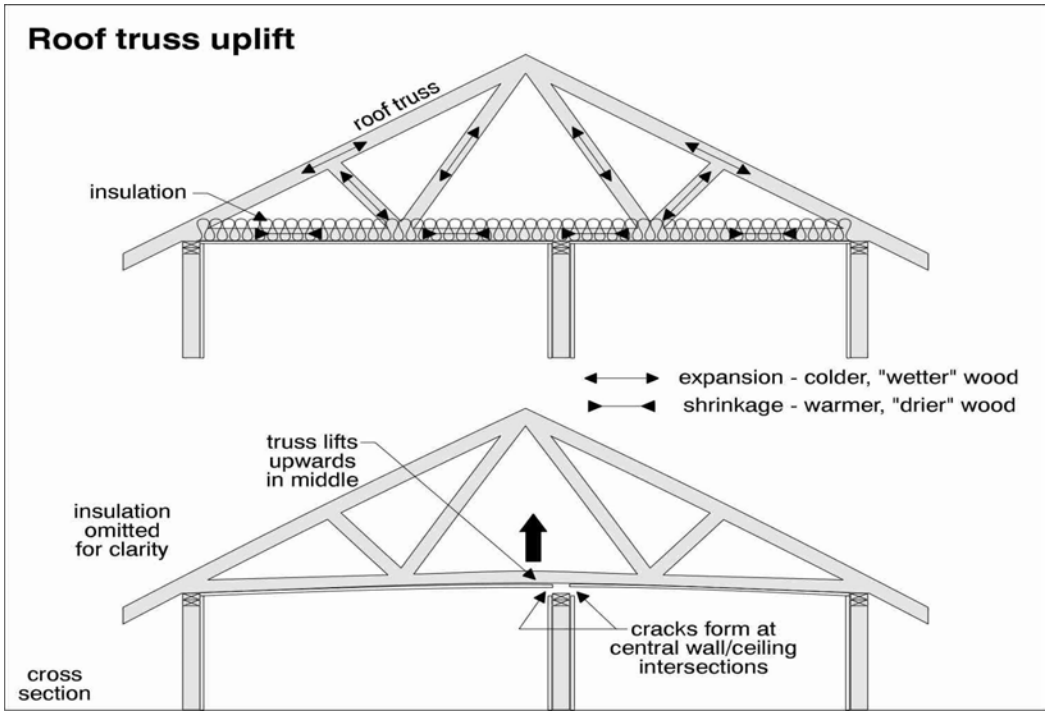


Illustration - 6 Engineered truss

REPORT CONCLUSION & WALK-THROUGH

1559 South Coventry Lane, West Chester, PA 19382

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

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PEACH Inspections

Your Home Is Our Business

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

Tuesday, October 09, 2007

Property Owner
1559 South Coventry Lane
West Chester, PA 19382

Dear Property Owner:

We understand that a home inspection can be a stressful process. During our inspection, we make every effort to respect your home and leave it as we found it.

All of the inspectors at PEACH bring clean shoes that are worn indoors only.

During the inspection we look at over 500 different items, some which need to be tested, opened and closed, and turned off and on. We try to put back those items to the original setting or condition, but some items may have been overlooked. Here is a list of some things you may want check and make sure that they are back as they were prior to the inspection.

- Thermostat for the heating/air conditioning system
- GFCI receptacles or breakers (Ground Faults)
- Refrigerators or freezers in basement or garage
- Clocks
- Kitchen appliances
- Doors
- Coffee makers
- Curtains, drapes and blinds

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

Sincerely,

Benjamin Gromicko
Vice-President
PEACH Inspections