



PEACH Inspections

Your Home Is Our Business

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THE HOME INSPECTION REPORT

Report #:

07070603B - [REDACTED]

Property Address:

[REDACTED] West Chester, PA 19382

Date of Inspection:

7/6/2007 8:00 am to 11:00 am

Client's Representative:

Judy [REDACTED]

Coldwell Banker [REDACTED]



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

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.
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GENERAL INFORMATION

Inspection Address:

Weather:

Inspected by:

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

Recent Rainfall - Temperature at time of inspection: 70 Degrees

Benjamin Gromicko, Vice-President



Client Information:

Buyer's Agent:

07070603B - [REDACTED]

Coldwell Banker [REDACTED]

[REDACTED] West Chester, PA 19380

Phone: [REDACTED]

Structure Type:

Furnished:

Number of Stories:

Wood Frame

Yes

Two

Structure Style:

Colonial

Estimated Year Built:

1970

People on Site At Time of Inspection:

Buyer(s)

Seller(s)

Family

Buyer's Agent

Report File: Report07070603B

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

Chimney

We are not certified chimney professionals. Only a level two inspection performed by a CSIA (Chimney Safety Institute of America) certified chimney sweep can determine the condition of the flue and whether the fireplace is safe to use.

We recommend a cleaning and level two inspection of the fireplaces and chimney flues before closing. Clean chimneys don't catch on fire. More information about fireplaces and chimneys can be obtained at www.csia.com.

Chimney Stack Lined Chimney

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



Observations

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Repairs are needed at the chimney stack. Mortar and masonry need repair.

Chimney Flashings

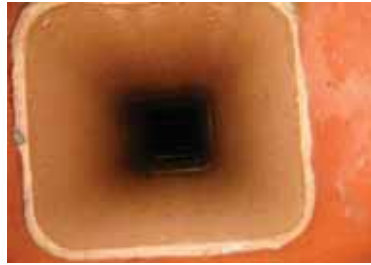
A representative number of areas of chimney flashing were inspected. There is visible metal flashing installed around the chimney, where the chimneystack intersects the roof covering material.



Chimney Flue

The portions of the flue that are readily visible to me appear to be in acceptable condition. We do not dismantle to inspect the interior flue. Annual inspection and cleaning by a certified chimney sweep is recommended.

Inspection Address: [REDACTED]



Fireplace Interior

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

There are cracked and damaged mortar at the fireplace hearth.



Damper

The damper opened and closed with normal hand operation.



Gas Log Unit

The gas is off at the gas log unit. Inspection restriction. Recommend asking the sellers to turn it on and demonstrate how well it works.

Inspection Address:



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.

Inspection Address: [REDACTED]

[REDACTED] 00 am to 11:00 am



Estimated Age

The exact age of the older shingles is undetermined. I would guess between 10 and 15 years. Ask seller about exact age and warranties.

There are different shingles on the roof. Different ages. Ask seller for information.

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

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

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The rubber flashing around each vent stack pipe is in poor condition. Cracked, damaged. Repair is needed.



Ventilation

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



There is a roof fan installed on the roof.

Gutters & Downspouts

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



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

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

There is a low spot in the ground surface near the near the house foundation. A low lying area could allow water to collect near the house foundation during a heavy rain storm. Prone to water penetration. Located at the left of the entry.

- See Attached Illustration 2



House Wall Coverings

Aluminum

The aluminum siding appears functional. We moved around the house exterior several times, inspecting the aluminum siding on the exterior of the house. Checked for loose, missing, split, and dented panels.

Wood Rot

IMPROVEMENT AND REPAIR RECOMMENDED:

Major wood rot at the trim board at the door area. Located at the left-side door.



Exterior Components

Driveway or Parking

IMPROVEMENT AND REPAIR RECOMMENDED:

There are cracks and damage to the asphalt driveway in areas. Common repairs are needed. Could be patched yourself or by a professional.



CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Tree roots are apparently causing cracks in the driveway. Repairs needed.

Walks

There are cracks in the walks, but it does not seem to be a trip hazard.



Deck

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

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Wood rot at the deck. Located at the joists and floor boards and load-bearing beam of the deck.



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.

The deck ledger board is attached to the structure with nails. Nails are subject to withdrawal. The ledger board of the deck should be secured with through-bolts or lag screws, every 16 inches or so. Further evaluation by a deck contractor is recommended.

Steps & Handrails

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

There is a very high step. Trip hazard. Located at the laundry door step.

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 3



There is no running water at the faucet. Could be simply turned off. Recommend asking the seller. Located at the front faucet.

Receptacles & GFCIs

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

None of the exterior receptacles are testing as being GFCI-protected.



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.

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

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Major wood rot found at window sills. Located at the master bedroom window. Hall bath window.

Inspection Address:

[REDACTED] 00 am



Lights

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

Landscaping and Trees

Trees and Landscaping Observations

IMPROVEMENT AND REPAIR RECOMMENDED:

There are tree limbs that should be trimmed, to insure that they do not impact or damage the roof or house components.



Cooling

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

We are not required to inspect the parts which are not readily accessible, like the coil, compressor, or valves. We do not inspect the humidifier or dehumidifier, the electronic air filter, and determine cooling supply adequacy or distribution balance. We do not operate the cooling system when the outside temperature is too cool, to prevent damaging the unit.

It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property, because the hired-professional could reveal additional defects or recommend further repairs that could affect your evaluation of the property.

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

Exterior Condenser Unit(s) For Your Information

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



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

Level

MONITORING RECOMMENDED:

The exterior condenser unit appears level.

You need to monitor the way the unit rests on its base support. Sometimes a unit that rests upon the ground can all by itself start to settle off-level. A unit should be no more than 2 inches off level, measuring from one side to the opposite of the unit.

Electrical Disconnect

There is an electrical disconnect near the exterior condenser unit.

Estimated Age

The estimated age of the exterior condenser unit is 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(s) For Your Information

We use normal operating controls to inspect the interior evaporator coil unit. We use the thermostat. We inspect the condensate drainage. Check the insulation around the refrigerant line. Check for major rust and corrosion on the unit. Check for condensate water leakage and damage. Inspect the air filter.



The thermostat for the cooling is the same as the heater's thermostat.
The electric shut-off switch is the same as the heater's.
The air filter is the same as the heater's filter.

Condensate Drainage

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

Plumbing

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

Drain Waste Vent Pipes Type of Material

Visible portions of the drainpipes are cast-iron.



Visible drain pipes are made of copper.

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

Condition of Drain Waste & Vent Pipes

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

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.

Gas Water Heater For Your Information

There are a wide variety of residential water heaters. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak.

- See Attached Illustration 4



Size

The water heater is 40 gallons in size.

Size of the water heater tank may be inadequate. A plumber could be hired to make some calculations on the size of the tank in comparison to the number of occupants and baths.

Age

MONITORING RECOMMENDED:

The water heater tank is estimated 15 years old. Old tank.

Gas water heater tanks have service lives between 12 and 18 years typically. Any tank that is older than 12 years should be monitored closely for performance and failure. When a tank reaches 12 years in age, budgeting for a new tank is recommended.

Very old tank. At the end of its service life expectancy.

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Old water heater tank - budgeting for a new one is needed.

Water Shut-Off Valve & Connectors

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

Gas Shut-Off Valve

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

Vent Pipe

The vent pipe is installed and appears functional.

Relief Valve & Discharge Pipe

MONITORING RECOMMENDED:

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



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

Electrical

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 on the left-side 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.

Main Panel

Location of Panel

The main panel is located in the basement.



Main Disconnect & Panel Size in Amps

There are two main disconnects. They can be used to turn off all of the power to the circuits in the house. There is not just one disconnect, but a few.

The main electric panel appears to be 100-amps.

Breaker Labeling

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

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

Panel Cover

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Missing screws 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.

Double Tap

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

There are two breakers within the main electrical panel are doubled up (referred to as a "double tap"). A double tap is when two circuit wires are connected to only one breaker. The circuits should be separated so that each circuit is serviced by its own circuit breaker. A licensed electrician should be consulted to make the necessary corrections.

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Inspection Date/Time: 7/6/2007 8:00 am to 11:00 am



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.

Electrical Problems

Loose live wires hanging

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

There is an apparently live electrical wire loose. Electrical/fire hazard. Not safe. Located in the rear of the basement.



Heating

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

This inspection of the heating system is a visual inspection using only the normal operating controls for the system. The inspection of the heating is general and not technically exhaustive. A detailed evaluation of the interior components of the heating system is beyond the scope of a home inspection. We do not inspect the humidifier or dehumidifier, the electronic air filter, and determine heating supply adequacy or distribution balance. We do not operate the heating system when the air temperature is too hot, to prevent damaging the unit.

It is essential that any recommendation that we make for service, correction, or repair be scheduled prior to closing or purchasing the property, because the hired-professional could reveal defects or recommend further repairs that could affect your evaluation of the property.

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

Gas-Fired Forced Air For Your Information

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

- See Attached Illustration 5



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

Thermostat

The thermostat is functional.



There is a thermostat located on first floor.

The thermostat appears to be electronic and programmable. Nice. Ask seller for booklet on the thermostat.

Electric shut-off switch

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



The electrical shut-off switch functioned. Good. I would use this switch when inspecting the air filter.

Gas shut-off valve

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



Gas Burners

The gas burners of the heating system appear relatively clean. Good.

Air filter

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



Humidifier

Inspection Address:

████████████████████
████████████████████ 11:00 am

The humidifier needs serviced and cleaned every year. The evaporator needs replaced annually. In the wintertime, when not in use, the water valve should be turned off, and the control should be turned off too.

The humidifier is not functioning.

Service record

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

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Recommend having the heating and cooling system inspected, cleaned, and serviced by an HVAC professional prior to closing.

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.

Estimated Age

The estimated age of the heating system 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.

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 1/4" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being material structural defects. We look for signs of water penetration too, but please consult the seller's disclosure.



Basement Restrictions

We do all we can to see everything in the unfinished basement. There are restrictions to the inspection though. Including but not limited to the electrical wires, pipes, storage, ductwork, insulation, floor coverings, etc.



Concrete Block Foundation

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

Floor Type and Condition

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



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

Water

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.

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

There are signs of active, wet ground water penetration in the basement. Efflorescence on the front foundation wall. Water marks on the front foundation wall. Water marks on floor. Dampness. Wet. Recommend asking the seller about the water leakage, accumulation, or dampness into the structure.



Concrete Floor General Condition

The concrete slab floor appears functional. No major material defects apparent. The flooring appears mostly level in all readily visible areas. No major cracks or uneven surfaces were found.

Garage

We do not evaluate or measure the fire-ratings of the drywall/plaster in the garage or the rating of the door between the garage and the house. Different townships require different ratings. Ideally, there should be a 5/8-inch Type X drywall or equivalent on the walls and ceiling that separate the garage from habitable rooms. And a 20-minute fire-rated door separating the house and garage. We check for breaches of the firewall. We do not pressure test the garage door openers.

Attached Garage Garage Door Opener

Each garage door opener is functional. With functional infra-red sensors.



Walls & Ceiling

MONITORING RECOMMENDED:

Patching of the drywall is needed at the ceiling.



Receptacles

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



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Water Faucet

Prone to freezing - since it is in the garage.

Lights

The only light in the garage comes from the openers.

Water

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

In the short time of this inspection, it is not possible to determine prior or future ground water penetration problems. Conditions that affect the structure's dryness (weather, wind, and temperature) will vary greatly during the course of a year. We recommend referring to the seller's disclosure document to determine if there ever has been any water leakage, accumulation, or dampness.

Laundry

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

Laundry Room

Dryer Vent

MONITORING RECOMMENDED:

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

The laundry dryer vent pipe seems functional.

Water Supply Hoses

Appears functional. No active water leaks.

Laundry Tub or Drainage

Tub has running water. No active leaks.



Electric Receptacles

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Missing GFCI protection at the electric receptacles near the washer.



Gas Valve

The gas shut-off valve is installed.

Attic

Primary Attic Space

Method of Evaluation

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



Framing

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

Water Penetration

MONITORING RECOMMENDED:

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

Electrical

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

There is a live electrical wire lying in the attic. Hazard.



There are open electrical junction boxes, which should be sealed to contain any arching or sparking that might occur.



Bath Fans

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

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



Insulation

Type of Insulation

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

Thickness

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Estimated 6 inches thick. Inadequate. Standard requires about 10 inches thick or an R-30 value of insulation installed on the attic floor area.

Missing Insulation

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

IMPROVEMENT AND REPAIR RECOMMENDED:

There is no insulation installed at the attic pull-down stairs. 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 insulating the attic pull-down stairs access.



CORRECTION AND FURTHER EVALUATION RECOMMENDED:

There are areas of missing insulation.



Ventilation
Observations

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Ventilation in the 2nd attic may be inadequate. Correction by a roofer is recommended.

Whole House Fan

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The whole house fan is missing. Live wire at switch box inside master bedroom closet.



Secondary Attic Space

Bath Fans

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

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

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

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The GFCI does not test functional. Replacement recommended.

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.

2nd Floor Bath Receptacles

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The receptacles in this 2nd floor bath are not protected by a functional GFCI (or ground fault circuit interrupter).

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

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

Inspection Address:

7/6/2007 8:00 am to 11:00 am

Kitchen

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

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

The Kitchen

Faucet

The sink faucet is functional. No active leaks seen.

Garbage Disposal

The garbage disposal turned on.

Receptacles and GFCI

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

Missing GFCI-protection at the kitchen counter receptacles. All of the countertop and island receptacles should be upgraded to have ground fault GFCI protection, which is mandated by current standards and is an important safety feature.

Dishwasher

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

Gas Cooktop

CORRECTION AND FURTHER EVALUATION RECOMMENDED:

The front two igniters on the gas cook top did not respond and should be serviced.

Gas Oven

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

Exhaust Fan

The ventilation fan turned on. Functional.

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

There is a fuel-fired heating system in the house. Carbon monoxide detector is needed.

The hot water source is a fuel-fired system. Carbon monoxide detector is needed.

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

IMPROVEMENT AND REPAIR RECOMMENDED:

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

Smoke Detectors Smoke Detector Information

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

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

The installed detectors were tested. All tested functional. Good.

Windows Observations

The ones that I inspected seemed functional.

Doors Observations

The condition of the doors that I inspected seemed functional.

Inspection Address: [REDACTED] West Chester, PA 19382
Inspection Date/Time: 7/6/2007 8:00 am to 11:00 am

Receptacles
Observations

The ones that I tested seemed to be wired functional.

THE STANDARDS OF PRACTICE (abbreviated)

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

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

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

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

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

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

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

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

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

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

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

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

ILLUSTRATIONS

Illustration - 1 Asphalt Shingle Roof Installed - Illustration

Illustration - 2 Low spot in ground surface +++

ILLUSTRATIONS

Illustration - 3 Not frost-free

Illustration - 4 For Your Information - Gas Water Heater Tank

ILLUSTRATIONS

Illustration - 5 Heating system inspected by using normal operating controls

REPORT CONCLUSION & WALK-THROUGH

██████████ 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

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Friday, July 06, 2007

Property Owner

[REDACTED]
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