PRIEST INSPECTION, LLC.

MEMBER AMERICAN SOCIETY OF HOME INSPECTORS

PA DEP LICENSED RADON MEASUREMENT

PA DEP LICENSED RADON MITIGATION

PA SEPTAGE INSPECTOR

PA DA LICENSED PEST INSPECTOR

P.O. BOX 200

SALFORDVILLE, PA 18958

610 287 5594

Fax #: 610 287 5039

8 Sturbridge Drive

Report Prepared For:

Customer

Report Prepared By:

Roger Priest

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GENERAL INFORMATION

Inspection Address

Street: 8 Sturbridge Drive

City: Chesterbrook

State: PA

Zip: 19087

INTRODUCTION AND STRUCTURAL OVERVIEW

Inspection Details

Inspection Date: May 11, 2014

Report Date: May 12, 2014

Report Delivered: by email

Start Time: 10:00 AM

End Time: 12:30 PM

Weather Conditions: sunny

Temperature: 65 degrees

Present During Inspection: Home Inspector, buyer and buyer's agent

Building Occupied: yes occupied

Inspection Includes: an inspection for radon and an inspection for wood boring insects

Building Details

Date Built: 1987

Approximate Age: 27 years

Approximate Area:+- 2450 Sq. Ft.

Entrance Faces: North

Nearest Fire Hydrant: Within 500 feet

Legal Description

Lot: 3049 Square feet

Client Information

Name: Customer

Address:

City:

State: PA

Zip:

Cell:

Email:

Buyers Agent Information

Name: Haibo Xie

Cell: 610 551 8819

Email: xiehbo@yahoo.com

Inspected By

Name: Roger Priest

Building Analyst: American Society of Home Inspectors ASHI

Pennsylvania Building Code Official

Pennsylvania Building Inspector

Company Information

Company: Priest Inspection LLC

Address: PO Box 200

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PURPOSE AND SCOPE

It should be noted that a standard pre-purchase inspection is a visual assessment of the condition of the residence at the time of inspection. The inspection and inspection report are offered as an opinion only. Although every reasonable effort is made to discover and correctly interpret indications of previous or ongoing defects that may be present, it must be understood that no guarantee is implied nor responsibility assumed by the inspector or inspection company, for the actual condition of the building or property being examined. Additional information as to inspection standards is included at the end of the report.

This firm endeavors to perform all inspections in substantial compliance with the standards of practice of the American Society of Home Inspectors (ASHI). As such, inspectors inspect the readily accessible and installed components and systems of a home as outlined below:

This report contains observations of those systems and components that are, in the professional opinion of the inspector authoring this report, significantly deficient or are near the end of their expected service life. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate. When systems or components designated for inspection in the ASHI standards are present but are not inspected, the reason the item was not inspected is reported as well.

The client has requested a cost list for replacement or repairs to the inspected residence. The client should be aware that we use our professional judgment concerning replacement or repair costs based on what contractors in the area generally charge for such services. Periodically we poll contractors for cost of various replacement items. Generally we will take averages of these costs and use these figures for our cost range. The client should be aware that the contractor the client hires may charge more or less than the range of costs we have generated.

GENERAL LIMITATIONS AND EXCLUSIONS

The ASHI Standards of Practice are applicable to buildings with four or fewer dwelling units and their garages or carports. They are the bare minimum standard for a home inspection, are not technically exhaustive and do not identify concealed conditions or latent defects. Inspectors are NOT required to determine the condition of any system or component that is not readily accessible; the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

Inspectors DO NOT offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a formal pre-inspection agreement.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active; systems or components that are not installed; decorative items; systems or components that are in areas not entered in accordance with the ASHI Standards of Practice; detached structures other than carports or garages; common elements or common areas in multi-unit housing, such as condominium properties or cooperative housing.

Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components; move suspended ceiling tiles, personal property, furniture, equipment, plants, soil, snow, ice or debris or dismantle any system or component, except as explicitly required by the ASHI Standards of Practice.

Inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

Inspectors are not limited from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made. The inspector may also exclude those systems or components that a client specifically requests not be included within the scope of the inspection. If systems or components are excluded at the request of the client they are listed herein.

STRUCTURAL SYSTEM

In accordance with the ASHI© standard of practice pertaining to Structural Systems, this report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible attics and under floor crawlspace areas. Inspectors are required to inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist.

COMPONENT DESCRIPTIONS

Construction Type

Structure Type: Two story with finished attic

Attached - Detached: attached

Construction Type: wood frame

Residence Style: single-family dwelling

Bedrooms: three

Kitchens: one

Bathrooms: two full one half

Supporting Foundation: a fully finished basement

Building Foundation

Foundation Type: basement

Foundation Material: poured concrete

Condition: not fully viewable

Structural movement: none observed

Support Columns: none

Wall Structure

Wall Studs: not viewable

Wall On-Center: unviewable

Wall Sheathing: not viewable

Condition: not viewable

Floor Structure

Floor Framing: platform framing

Floor Joists: 2 X 4 parallel-chord trusses

Floor On-Center: 24-inch

Floor Sheathing: plywood sheathing

Condition: good condition where viewable

Second Floor Framing: platform framing

Floor Joists: unknown-not viewable

Floor Sheathing: unknown decking concealed by floor coverings

Condition: not visible

Roof Structure

Roof Assembly Type: unknown-no access

Rafter Support: unknown-no access

Roof Sheathing: unknown-no access

Ceiling Joist: unknown-no access

Condition: not viewable

Attic Entrance Inspection

Inspection Method: illumination on site

Entrance Location: Stair

OBSERVATION.

No significant viewable structural issues were found in the building at the time of this inspection.

Probing is not done when doing so will damage finished surfaces, when no visible deterioration exists and if doing so requires inspectors to be licensed pest control operators (PCO), unless the inspector involved is so licensed. Inspectors are NOT required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind.

EXTERIOR

In accordance with the ASHI© standard of practice pertaining to Exteriors, this report describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

COMPONENT DESCRIPTIONS

Building Exterior

Condition: Siding repair required (some damaged cedar claddings)

Wall Trim: wood

Condition: repair & replacement required

Entry Door Types: vinyl patio sliders and metal-clad with glass panel inserts

Condition: All doors were operational

Garage Door: none

Eave Type: sheathed soffits with rectangular metal/mesh vents

Condition: good condition-no issues

Sun Deck - Patio

Sun Deck Type: wood frame with wood deck surface

Sun Deck Location: on the southern exterior

Condition: Repairs recommended

Deck Porch Railing: wood railings & balusters

Condition: replacement recommended

Deck Support: wood support columns

Condition: insect damage to framing

Foundation

Foundation Type: A basement

Foundation Material: Poured concrete

Condition: unable to fully view foundation walls

Slope and Drainage

Direction of Lot Slope: relatively flat

Condition: satisfactory condition

Drainage Piping: plastic

Gutters Downspouts Drain: unknown drainage system

Downspouts Empty into: storm drains[1]

Catch Basins Located: none

Drives Walks and Patios

Driveway Types: asphalt

Condition: good condition-no issues

Walkway Type: concrete

Walkway condition: good condition-no issues

Flatwork Type: concrete

Flatwork Locations: northern exterior

Condition: good condition-no issues

Patio Type: covered front porch

Patio Locations: north exterior of home

Condition: good condition-no issues

Retaining Walls

Retaining Wall Type: none

OBSERVATIONS

Areas of the exterior wood trim & siding exhibit damage from moisture or dry rot. This condition attracts wood destroying insects. Recommend repair by a professional carpenter.

[1] Because the configuration is common in this neighborhood, I presume that these drains empty into the storm drain system beneath the street.

We noted siding above the front entry on the left and right sides of the roof that is damaged and should be replaced. Trim & siding components were rot damaged on the north eastern corner of this unit. A professional carpenter should be contacted. Repair / replacement cost range should not exceed $1500.

Portions of the exterior woodwork above the front entry was recently painted. The flanking sides were not. All woodwork should be uniformly painted. Consult with a professional painting contractor.

Recent repair to the woodwork on the eastern side of the porch were noted. These repairs were not properly painted.

The factory weather-stripping on the front door was missing and the found seal does not properly fit. Recommend replacement of weather-stripping. Cost should not exceed $75

The weather-stripping and screen on the storm door at the rear is damaged. Recommend repair as appropriate. Cost should not exceed $150.

The deck floor lumber is deteriorated and should be cleaned and treated with a wood preservative finish. Recommendation: clean and refinish as appropriate using a recommended water seal that seals the wood and protects against moisture intrusion. Cost should not exceed $800.

The handrail / baluster on the deck has attracted carpenter bees. Several nest sites were noted at the time of the inspection. This railing should be removed and replaced because of the damage. Cost should not exceed $800,

The outside stairs/landing don't have a railing or handrail. Any stair with 4 or more steps or decks and landings that are higher than 30 inches above grade should have handrails and perimeter railings. I recommend immediate correction by a competent carpenter. Cost should not exceed $200.

Trees or branches overhang the house. This condition, if allowed to continue, could result in damage to either the roof covering or the siding on the home. Recommendation: Trim branches to provide several feet of separation between roof or wall and tree branches.

Periodically the asphalt driveway should be coated with an asphalt emulsion to protect the surface. this driveway currently requires coating. Typical cost $500 - 700 for 1000 Square feet. Consult with a professional coating contractor.

Inspectors are NOT required to inspect or report on the presence or condition of recreational facilities, outbuildings, seawalls, break-walls and docks, window and door screening, shutters, awnings or similar seasonal accessories.

ROOF SYSTEM

In accordance with the ASHI© standard of practice pertaining to Roof Systems, this report describes the roof coverings and the method used to inspect the roof. Inspectors are required to inspect the roof covering, roof drainage systems, flashings, skylights, chimneys and roof penetrations.

COMPONENT DESCRIPTIONS

Roof Covering

Roof Inspected: with a ladder

Roof Slope: pitched

Roof Style: gable

Roofing Materials: fiberglass asphalt shingles, installed 2007

Material Condition: appears satisfactory

Flashing

Flashing Type: metal

Flashing Locations: Skylight

Flashing Condition

Flashing Condition: not fully viewable

Gutters Downspouts

Gutter Downspout Type: aluminum

Gutters Downspouts Drain: perimeter drainage

Skylights (7)

Skylight Type: fixed-lens, glass, raised-curb-type and operable, glass, raised-curb-type

Skylight Locations: over the master bath, over the main stairwell, on the front slope and on the rear slope

Skylight Condition: serviceable condition-aged and worn

Chimneys

Chimneys Type: metal, multi-wall chased vent

Condition: good condition for what could be seen

OBSERVATIONS

We noted seven skylight openings on the various roof surfaces. No leakage was noted at each skylight. The client should note all glazing on the units was fogged because the glazing seals are compromised. This fogging does not affect the window's thermal performance. Typical replacement glazing would be $300 - 400 per unit

Some of the protective granules (the surface cover that protects the rest of the cover from UV damage) are missing on the front porch roof surface. This occurs over time from rain, wind and snow scouring. Recommendation: Evaluation for remaining life and estimate for cover replacement by a licensed roofing contractor.

At the time of this inspection no clean out cap was provided on the B vent flue for the heating system and water heater. We were unable to view the condition of the flue lumen. We would recommend a cleanout be provided. Cost should not exceed $200. Consult with an HVAC technician.

The rain gutter on the southern side (top roof) of the building was improperly sloped and should be corrected. Cost should not exceed $250.

Inspectors are NOT required to inspect antennae, interiors of chimneys or flues that are not readily accessible or other installed accessory items.

PLUMBING SYSTEM

In accordance with the ASHI © standard of practice pertaining to Plumbing Systems, this report describes the water supply, drain, waste and vent piping materials and the water heating equipment, energy source and location of the main water and main fuel shut-off valves, when readily viewable or known. Inspectors are required to inspect the interior water supply and distribution systems, all fixtures and faucets, the drain waste and vent systems (including all fixtures for conveying waste), the water heating equipment (vent systems, flues and chimneys of water heaters or boiler equipment), fuel storage and distributions systems for water heaters and/or boiler equipment and drainage sumps, sump pumps and associated piping.

COMPONENT DESCRIPTIONS

The inspection of the plumbing system includes checking all faucets and fixtures for cross-connection and leaks. Cross-contamination issues are also included as well as pressure, functional flow and functional drainage.

Supply and Piping

Supply and Waste System: municipal supply and waste system

Service Piping Size: 3/4-inch

Service Piping Type: copper

Branch Piping Size: 1/2-inch and 3/4-inch

Branch Piping Type: copper

Condition: not viewable

Fixtures/Faucets Condition: satisfactory

Supports/Insulation Condition: no access - not inspected

Functional Flow: satisfactory

Function Drainage: satisfactory

Waste Piping: schedule 40 PVC plastic

Condition: no access-not inspected[1]

Vent Piping: schedule 40 PVC plastic

Condition: No access-not inspected

[1] Only visible DWV piping is inspected. The inspection is primarily for leaks and flow. For a more intensive inspection a consultation with a licensed plumbing contractor is recommended.

Water Heater

Water Heater Type: one conventional storage tank

Water Heater Energy Source: natural gas

Capacity: 75 Gallons

Date of Manufacture: 2010

Make: Bradford White

Condition: operational

Water Heater Vented: through the roof via a B-vent

Fuel Tank & Controls

Fuel Shut Off Location: at the water heater

Automatic Safety Controls (TPR) Condition: satisfactory condition-no defects apparent

Sump Pump

Tested: Not viewable could not test operation (improperly installed discharge)

Water Controls and Drains

Main Water Shut Off Location: basement

Main Water Regulator Location: basement

Waste Clean Out Locations: basement

Main Floor Drain Location: none found

OBSERVATIONS

When reference is made to the type of plumbing, the comment relies on a visual observation, seller statements, the presence or absence of a water bond, and what may be present in the way of notification in the electrical service panel. There is no non-invasive way to determine what is behind a closed wall. For example, when copper plumbing is identified, copper piping protrudes from the walls behind plumbing fixtures. Please note: Inspectors are not required to determine the source of the water supply or operate any valve except water closet flush valves, fixture faucets, and hose bibs. Please note: Water stop valves and overflows are not checked for function in the course of a home inspection. Fixtures and trim are observed for function only and not for cosmetic value.

We noted a corroded valve on the water supply to the clothes washer. Whether these valves operate or not is unknown. Consult with a professional plumber for correction. Cost should not exceed $150.

The pump for the master bath tub jets is not accessible as required. Recommendation: Have access provided by the contractor who installed the tub. This tub spa system was properly operational at the time of the inspection.

The master tub stopper was not properly operational. Consult with a professional plumbing contractor. The stop and waste may require replacement. Unknown cost.

There is no provision under the water heater for the evacuation of moisture in the event of a catastrophic leak. IRC code 2801.5 and UPC code 510.7 reads in part: "Water heaters in attics or other areas that can be damaged due to leakage shall be installed in a watertight pan." Recommendation: Install a drip pan with a drain line capable of evacuating moisture to the exterior of the home or to an area on the garage or carport floor.

We noted the sump pump (connected to a recently installed perimeter drainage system) was improperly discharged into the sanitary sewer system. This type of discharge is prohibited in the Township by ordinance. We spoke to the Tredyffrin Township Building Inspector and were told this is fineable violation that must be immediately corrected. Consult with a professional plumber for correction. Unknown cost.

Inspectors are NOT required to inspect the connections for clothes washing machines, interiors of flues or chimneys when not readily accessible, wells or well pumps, equipment associated with water storage, water conditioning equipment, solar water heating components or systems, fire sprinkler or irrigation systems or private waste disposal (septic) systems. Additionally, inspectors are not required to operate safety valves or shut-off valves of any kind. We DO NOT determine the quantity or quality of water supplies or whether water supply and waste disposal systems are public or private.

ELECTRICAL SYSTEM

In accordance with the ASHI© standard of practice pertaining to Electrical Systems, this report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring and the absence of smoke detectors. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles.

COMPONENT DESCRIPTIONS

Service Entry

Service Drop Type: underground service lateral

Condition: not viewable

Service Entry Conductor: aluminum

Condition: not viewable

Service Ground Conductor: single-conductor copper

Service Ground Location: water pipe inside the building

Condition: good condition-for what could be seen

Meter Location: north side of the residence

Main Disconnect

Main Disconnect Type: breaker

Main Disconnect Rating: 200 amps

Main Disconnect Location: inside the service entrance panel

Main Panel

Service Entrance Panel Location: basement

Panel Type: Sylvania

Panel Style: breaker system

Amperage Rating: 200 amps

Voltage Rating: 120/240 volts

Condition: Good condition - missing inspection sticker

Final Service Rating: 200 amps

Distribution Wiring

Wiring Type: non-metallic sheathed cable (Romex)

Wiring Conductors: copper

Condition: no view-not inspected

Smoke Alarm Detectors

Smoke Alarms: Alarms Found

Smoke Alarm Type: Battery Powered

OBSERVATIONS

Our inspection of the electrical system is limited to the visible components, the entrance cable, meter box, service panel, outlets and switches, and the visible portions of the wiring. Where possible, the cover of the service panel is removed to investigate the conditions in it.

A large portion of the electrical system is hidden behind walls and ceilings, and, obviously, all the conditions relating to these unseen areas cannot be known.

The main service panel appears to have some room for future upgrades or additions to the system.

A representative number of fixtures, electrical outlets and switches were tested, defects were observed in the building. GFCI protected outlets were missing in the kitchen, bathrooms and laundry. Non operational GFCI device was found on the first floor bath. Replacement by a professional electrician is recommended. Typical cost range $300 - 400.

A representative number of switches and receptacles that are readily accessible are tested for function. Determination of adequacy of electrical panels and current capacity are not within the scope of this report. Low voltage systems, stereos, intercoms, , security systems or other low voltage systems are not inspected and are not within the scope of a home inspection.

One breaker in the electrical service panel was found to be double lugged. This condition where two circuits are on the same breaker might lead to overloading both circuits. Recommendation: Installation of additional breaker(s) to separate the circuits with work to be done by a licensed electrical contractor.

There is no complete circuit identifying legend on the interior panel cover in the electrical service box as required. Recommendation: Identify circuits and create a proper legend on the interior panel as required.

The screws securing the dead front to the main panel are the wrong size and do to secure the dead front properly. Recommendation: Replace screws with proper type/ size.

Incandescent lamp holders were found in the master bedroom closets. This is considered a fire hazard and should be corrected. A bulb cover or CFl should be installed.

Smoke alarms were missing in all bedrooms as required. Recommend installation of alarms to meet code requirements. Smoke alarms should be located in all bedrooms and on all levels. Alarms older than ten years should be replaced according to the manufacturer. CO alarms should be installed in all buildings with combustion appliances, one outside of the sleeping area and one near the appliance.

Some of the outlets on the first and second floors were painted closed and should be replaced. Consult with a professional electrician.

Inspectors are NOT required to inspect any remote control devices (unless such device is the only means of control), alarm systems and associated components and controls, low-voltage wiring systems or components or any ancillary wiring, systems or components that are not part of the primary power distribution system. We are also NOT required to measure amperage draw, line voltage or ground impedance.

HEATING SYSTEM

In accordance with the ASHI© standard of practice pertaining to Heating Systems, this report describes the energy source and the distinguishing characteristics of the heating system(s). Inspectors are required to inspect the installed heating equipment and associated vent systems, flues and chimneys.

COMPONENT DESCRIPTIONS

Heating units are tested using normal operating controls. Readily accessible inspection doors are opened for interior viewing unless the doors are taped shut or otherwise sealed. Inspector will not break seals as a new seal is required upon completion of the inspection.

Heating Systems

Type of Heating System: natural gas forced air furnace manufacture date 2002

Condition: operational

Heating System Access: in the basement

Location Electric Safety Switch: at the unit

Type of Thermostats: programmable

Location of Thermostats: first floor

Condition: operational

Furnace

Last Service Date: not provided

Exhaust

Exhaust Vent Type: single-wall metal

Exhausts Through: vents up through the roof

Condition: Not viewable

Flue Shared with Hot Water: yes

Gas System

Type Gas Line: black steel

Gas Meter Location: north side of the building

Interior Gas Cutoff Location: branch line

Exterior Gas Cutoff Location: at the meter

Ducting Ventilation

Condition: good condition where viewable

Air Filter

Location: air handler(intake)

Type: metal mesh

Condition: wrong size filter installed (recommend replacement)

OBSERVATIONS

The flue is properly shared with the water heater.

No inspection tag was found on the heating system at the time of the inspection.

The normal sequence of operating modes was executed with no obvious defects noted.

All rooms were checked for a heat source (delivery register) with no defects noted.

There is no carbon monoxide detector installed in the home and the heating is by a gas furnace. For safety reasons, the installation of a detector is recommended.

It is my opinion, based on the amount of dirt/debris noted in the duct system, that this duct system is due for a thorough cleaning. Dirt and debris in a heating duct system can result in the formation of molds and mildews that are sometimes toxic to humans and pets. Regular cleaning is the only way to ensure the ducts stay free of such organisms. A professional duct cleaning company should do cleaning. Cost should not exceed $700.

Inspectors are NOT required to inspect the interiors of flues or chimneys when not readily accessible, the heat exchanger(s) of boilers or furnaces, humidifiers or dehumidifiers, electronic air cleaners or any solar space heating system(s). We are also NOT required to determine the adequacy of the heating system or distribution/balance of heat throughout the home.

AIR CONDITIONING SYSTEMS

In accordance with the ASHI© standards of practice pertaining to Air Conditioning Systems. Inspectors are required to inspect only installed central or through-wall air conditioning units and to describe their distinguishing characteristics and energy source.

COMPONENT DESCRIPTIONS

System Description

Type of system: central air conditioner, Manufacture date on condenser unit 2006

Energy source: electricity

Exchange Method: air source[1]

Thermostat

Type: programmable

Locations: first floor

Thermostat Condition: operational

Location of Cutoff: within sight of the unit

Air Handler Evaporator

Inside Unit Location: basement

Condition: operational

Coil Condenser

Outside Unit Location: south exterior ground

Condition: operational

Air Ducting

Type of Ducting: galvanized sheet metal

Condition: same as heating system

Last Posted Cleaning Date: not provided

Air Filter

Location: Same as heating system

Type: Same as heating system

[1] When used to cool a home the latent heat from the interior is gathered through the interior coil and transferred to the outside air.

Condition: recommend replacement

OBSERVATIONS

The last posted cleaning / service date is not provided.

Heating and air conditioning system(s) last longer and perform more efficiently when serviced seasonally.

At the time of the inspection the exterior temperature was 60°F or above, this system was tested using normal controls.

There is an abnormally low temperature differential between incoming air temperature and outgoing air temperature in this air conditioning system. Air temperature differential should be between 14° and 21°F. A low temperature differential usually indicates that the system is either low on refrigerant, the expansion valve is either defective or obstructed or there is open/leaking ductwork in the attic and/or crawlspace. Recommend evaluation and repair by a licensed HVAC contractor.

The cabinet for the compressor cabinet is not level. This condition puts a strain on the fan bearings and contributes to premature failure. Recommendation: Level unit as appropriate.

It is my opinion, based on the amount of dirt/debris noted in the duct system, that this duct system is due for a thorough cleaning. Dirt and debris in a heating duct system can result in the formation of molds and mildews that are sometimes toxic to humans and pets. Regular cleaning is the only way to ensure the ducts stay free of such organisms. A professional duct cleaning company should do cleaning. Cost will vary, depending on location and size of the system to be cleaned.

All rooms were checked for a cooling source (delivery register) This system as found will not properly cool the attic space during hot weather. The client should investigate an alternate cooling source for this space if summer use is anticipated.

The ductwork for the air conditioning is the same as for the heating function of the home.

Inspectors are NOT required to inspect electronic air cleaner filters or determine the adequacy of the air conditioning system or whether it is properly balanced. We DO NOT operate any cooling system equipment, including the cooling cycle of heat pumps, when the exterior temperature is less than 60°F.

INTERIOR

In accordance with the ASHI© standard of practice pertaining to Interiors, there is NO requirement for the report to describe any interior components or finishes. Inspectors are required to inspect walls, ceilings and floors, steps, stairways and railings, countertops and a representative number of cabinets, a representative number of doors and windows and the garage doors and automatic garage operators.

COMPONENT DESCRIPTIONS

Room Interior

Heat Source: floor & wall registers

Wall Surface Type: drywall

Condition: satisfactory-minor random blemishes and cracks

Ceiling Surface Type: drywall

Condition: satisfactory-minor random blemishes and cracks

Flooring Type: wall to wall carpet, ceramic or porcelain tile and hardwood

Condition: all flooring was in good condition

Kitchen Flooring Material: hardwood

Condition: serviceable-aged

Kitchen Counter Top Type: granite

Condition: good-newer counter top, no issues

Cabinets and Counters

Kitchen Cabinet Type: face frame

Condition: satisfactory-with exceptions

Condition: good-no issues

Bathroom Counter Top Type: cultured marble

Condition: serviceable-aged and worn

Bathroom Cabinet Type: face frame

Condition: good-no issues

Inside Door Type: composition, hollow-core panel

Condition: good-no issues

Windows and Doors

Window Frame Type: wood

Window Pane Type: double glazed

Condition: some windows require repair

Stair Locations: basement, first to second & second to third

Condition: good-no issues

Exterior Railing Condition: good-no issues

OBSERVATIONS

There are minor wall blemishes throughout the home that are of no real significance other than cosmetic.

There are water-stained ceilings (bedroom closet) that appear to be the result of prior water intrusion, from flashing or roof leaks . There is no indication that the stains are the result of active leaks. It is unknown how these have affected unseen areas, and whether or not there could be structural damage caused by rot. Recommendation: Confirm from seller if the stains are related to a previously repaired problem .

The ceiling in the attic space on the northern side displays evidence of nail pops . Recommendation: Repair of affected areas .

One of the in cabinet drawers in the kitchen cabinetry is damaged . Recommendation: Repair or replace as appropriate.

One or more drawer rails in the kitchen cabinetry is damaged or broken. Recommendation: Repair or replacement as appropriate.

The existing window frames and sash are badly worn. So much so that cost of repair will most probably equal or exceed the cost to replace these windows. In light of this, I recommend the client consider upgrading to modern, double or triple-paned windows. Consult a professional window installer to discuss options and cost. Typical window replacement cost range $325 - 450 per opening.

One or more of the window screens was missing at the time of the inspection. All windows that open should have screens.

One or more of the windows is inoperable because it was painted and closed before the paint had dried. Recommendation: Repair as appropriate.

One or more window screens was found to be damaged. Recommendation: Repair or replace as appropriate.

The basement hopper window was painted shut.

The counter-balance hardware in master bedroom windows (2) is damaged . The window will not stay in the open position when lifted. Recommendation: Repair as appropriate by a licensed window contractor. Cost should not exceed $150 per sash.

There is no anti-tip device installed on the gas range. The device is designed to prevent the range from tipping over on a small child in the event the child attempts to use the oven door as a step stool. Recommendation: Install proper anti-tip device. Clip cost should not exceed $5

We noted some water stains behind the refrigerator on the floor / wall presumably from a leaking water supply line . The area was dry at the time of this inspection. some damage to the flooring was present.

The laundry clothes washer is placed in a safety tray. We could not determine if a drain for the tray is present or if the tray will leak in the event of a water supply failure.

The door to the hall bath on the second floor does not properly latch. Repair is advised.

Inspectors are NOT required to inspect paint, wallpaper or other finish treatments, carpeting, window treatments, central vacuum systems, household appliances and recreational facilities or gymnastic equipment.

INSULATION AND VENTILATION

In accordance with the ASHI© standard of practice pertaining to Insulation and Ventilation Systems, this report describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible, ventilation of attics and foundation (crawlspace) areas and mechanical ventilation systems, if present.

COMPONENT DESCRIPTIONS

Attic Locations and Access

Attic Spaces: One

Attic Access Locations: No access to insulation

Attic Floor Insulation

Insulation Type: unknown-no access

Wall Insulation

Insulation Type: Unknown-no access

Attic Ventilation

Attic Ventilation Type: Ridge Vent

Attic Ventilation Intake Location: Under-eave vents

Attic Exhaust Ventilation: Ridge vents

House Ventilation

Exhaust Fans Devices: bathrooms & laundry

OBSERVATIONS

All fans functioned as designed at the time of the inspection.

The clothes dryer duct does not have the exterior flap present. This can allow cold air and insects to enter the building. Repair as necessary. Minimal cost.

Inspectors are NOT required to determine indoor air quality or disturb insulation or vapor retarders, unless required by law.

FIREPLACES AND SOLID FUEL BURNING APPLIANCES

In accordance with the ASHI© Standards of Practice pertaining to Fireplaces and Solid Fuel Burning Appliances, this report describes the fireplaces and solid fuel burning appliances as well as the chimneys. Those portions of the chimney(s) that extend above the roof are described under Roof System previously in this report. Inspectors are required to inspect system components, vent systems, flues and chimneys of fireplaces and solid fuel burning appliances.

COMPONENT DESCRIPTIONS

Main Fireplace (living room)

Fireplace Type: zero-clearance wood

Fireplace Location: living room

Supply Air: by scavenging room air

Fireplace Liner: metal

Hearth Style: floor

OBSERVATIONS

The flue of this fireplace requires cleaning as significant soot was found in the flue. A professional chimney sweep should be hired to professionally clean the flue before the fireplace is operated. Typical cost range $300 - 600.

Inspectors are NOT required to ignite or extinguish any fires in any device, determine the draft characteristics of vents or chimney flues, move fireplace inserts, stoves or firebox contents, inspect the interior of flues or chimneys, fire screens or doors, seals and gaskets, automatic fuel feed devices, combustion make-up air devices, mantels and fireplace surrounds or any heat distribution accessory devices, whether gravity controlled or fan assisted.

ENVIRONMENTAL

Asbestos	No suspect ACM was observed in the building at the time of this inspection. Other unseen areas in this building may have ACM present. It is not uncommon for products found in and on residential properties to contain some asbestos. Friable material containing more than 1% asbestos is considered a concern if located on the interior of a residence or building. The 1987 ASHARA act did not remove asbestos products from general public consumption. Contact www.EPA.gov/asbestos for guidance
Biological contamination	the presence of biological growth, opportunistic organisms specifically molds was not observed in the building at the time of this inspection. These organisms may be present in other areas of the property however they were not visible during the inspection. Contact www.EPA.gov/mold for more information.
Carbon monoxide	not tested at the time of this inspection. Carbon monoxide is a colorless, odorless gas associated with incomplete combustion and may be produced by the various combustion appliances found in the residence. Exposure hazard depends on concentration and length of exposure. Visit www.EPA.gov/air for more information
Fiberglass Insulation	observed in the basement joist bay spaces. we cannot confirm the presence of any insulation in the main house wall cavities or floor spaces. Inhalation of fiberglass products has been implicated in health related issues such as respiratory illnesses. Contact www.EPA.gov/fiberglassinsulation for guidance

Fuel gas	A natural fuel gas supply was connected at the time of this inspection. No evidence of leakage was noted during the time of this inspection.
Humidity	the basement relative humidity (RH) was not measured during this inspection. Because of the perceived levels in the basement space we would highly recommend the client install a dehumidifier in this space. Typical cost range $350 - 700 depending on the quality of the unit. Humidity levels in the basement area should be maintained at 50% or less to prevent the growth of opportunistic organisms (mold). Two dehumidifiers were found in the basement space . It is unknown if these devices are operational. Visit www.EPA.gov/mold for more information
Lead	not tested; may be present in this property if constructed before 1978; in 1978 the CPSC banned the sale of lead based paint to consumers and the use of lead based paint in residences and other areas where consumers have direct access to painted surfaces including toys and furniture. Childhood lead poisoning remains a major environmental disease despite progress in lead hazard control. Contact www.EPA.gov/leadpaint for guidance
Mercury	not tested; elemental or metallic mercury is the liquid metal used in thermometers, button cell batteries (standard household batteries do not contain mercury), electrical switches, and some folk remedies and religious practices. In household products, where elemental mercury generally is contained in glass or metal, it does not pose a risk unless the product is damaged or broken and mercury vapors are released. At room temperature, some uncontained mercury can evaporate and become an invisible, odorless toxic vapor. At higher temperatures, these concentrations increase. Very small amounts of elemental mercury (even a few drops) can raise air concentrations of mercury to harmful levels particularly in poorly-ventilated spaces. The longer people breathe the contaminated air, the greater the risk to their health. At high exposures, through inhalation, elemental mercury vapors can produce severe lung, gastrointestinal, and nervous system damage. Contact www.EPA.gov/mercury for more information

Radon	testing was ordered under separate cover; radon gas is a known carcinogen and has been labeled by the U.S. Surgeon General as the second leading cause of lung cancer after cigarette smoking. An operational mitigation system was found in the basement mechanical space . This system was installed in 1989 prior the requirement that all fans be installed outside of conditioned spaces. Contact www.EPA.gov/radon for more information.
Roaches	Evidence of Blattodea (roaches) was not observed at the time of this inspection. These insects are vectors that can transfer disease. They have been implicated in many health issues including asthma. Visit www.cdc.gov for more information
Rodents	Evidence of rodents (droppings, nesting,) was not specifically observed at the time of this inspection. It is known that mice can spread more than 20 different kinds of organisms that cause disease to humans and pets. These include food poisoning bacteria such as Salmonella and E. coli. Mice are also vectors for Hantavirus and plague. Visit www.cdc.gov for more information
Volatile organic compounds	not tested; Formaldehyde is included in this group; this product is commonly found in new carpeting, furniture, building materials and other common household products. This chemical has been implicated in a variety of health issues. VOCs are emitted by a wide array of products numbering in the thousands. Examples include: paints and lacquers, paint strippers, cleaning supplies, aerosol sprays, pesticides, building materials and furnishings, office equipment such as copiers and printers, correction fluids and carbonless copy paper, graphics and craft materials including glues and adhesives, permanent markers, and photographic solutions. Many of the long term health effects / exposures to these chemicals are not known. Contact www.EPA.gov/air for more information

Water infiltration	may be present on the north western corner of the basement during heavy storms . At the time of this inspection we noted water on the perimeter drainage plastic screen in this corner. This presence may have arisen from wall leakage. Typically correction of exterior drainage may prevent storm water entry into this basement space; Visit www.EPA.gov/mold for more information and consult with a professional drainage contractor for correction. Unknown cost.
Water, Potable	drinking water sampling (bacteria, water chemistry) was not ordered at the time of this inspection.
WDI	wood destroying insect infestation report was ordered. Evidence of carpenter bee infestation was found in the rear wood deck. Consult with a professional PCO for abatement. No evidence of termite presence or damage was found in this building at the time of the inspection.

This was a limited, visual inspection and not a warranty. This inspection was performed employing nationally accepted professional inspection standards. I believe the observations are accurate based on my visual inspection, measurements taken and my experience

Roger Priest Date

ASHI Inspector #205095

PA Building Inspector #001102

Report Prepared For: customer
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