Confidential Inspection Report

22 West Hope Street
West Chester, PA 19382

Inspection Date:

Prepared for: Mr Joe Buyer

Prepared by: John J. Biegalski, ASHI Certified Inspector #200883
Alpha Check Inspections 610-992-1252
www.apphacheck.net jjbiegalski@yahoo.com

Report Table of Contents

March 4, 2009

Mr Joe Buyer
123 West Hope Street
West Chester, PA 19382

RE: 22 West Hope Street
West Chester, PA 19382

Dear Mr Joe Buyer:

At your request and in accordance with the terms of the Inspection Agreement, a visual inspection of the above referenced property was conducted on . This Inspection was also completed in full compliance with the Standards of Practice of the American Society of Home Inspectors (ASHI) and is subject to the Limitations and Exclusions contained therein. A copy of ASHI Standards was attached to the Client's copy of the Inspection Agreement. The ASHI Standards are also available for review online at http://www.homeinspector.org/standards/default.aspx

A building inspection is intended to assist in the evaluation of the overall condition of the building. The inspection is based on observation of the visible and apparent conditions of the structure and its components on the date of the inspection. Please read the entire report carefully. Feel free to call anytime with questions or for additional advice.

As with any building of this condition and age, ongoing maintenance, repairs and upgrades are likely to be required. The following is not intended to be a detailed analysis of the building and its systems, but a general overview based on a visual non-invasive inspection. ***A more detailed inspection is available for an additional fee.***

Please read the report in its entirety to get the full meanings of these overviews and other information contained in this report.

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 in a competently performed inspection. No warranty or guarantee is expressed or implied.

The person who conducted this inspection is not a licensed structural engineer and therefore is not authorized to offer an opinion as to the structural integrity of the building. You may be advised to seek additional opinions as regarding any defects or concerns noted in this report.

A thorough examination and testing of all systems should be done at the pre-settlement walk through to make sure there are no changes or new problems.

SUMMARY & COST PROJECTIONS

The cost projections represent typical maintenance, repair and replacement costs for residential and/or light commercial construction. This is what it should cost if you have the work done by independent licensed professional contractors. All figures include labor, materials, overhead, and profit, assuming the bidder is a legitimate contractor. The cost projections stated are based on the use of the "HomeTech Remodeling and Renovation Cost Estimator", the "Means Residential Repair and Remodeling Costs" book and over 30 years personal construction experience.

The cost projections are not guaranteed nor can they be considered firm because of the many variables involved with reference to local code specifications, quality of materials, equipment used, and the contractors involved.

We do not do any of the work or recommend any contractors as this would be a conflict of interest.

It is highly recommended that you get firm estimates and bids from licensed and qualified contractors, as soon as possible (before settlement), and select professionals that prove to be the most knowledgeable, competent and responsible. Most likely these professionals will not be the most inexpensive quotations that you will receive.

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the ASHI Standards of Practice, limitations and scope of Inspection, and Inspection Agreement must be carefully read to fully assess and understand the findings of the inspection. This Inspection Report is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney and/or your real estate agent.

SITE and EXTERIOR

Paving Condition:

Entryway Stoop:

The Rear entrance stoop is deteriorated due to age. Properly repair or replace. $150-400

Steps:
Paving Condition:
The railings servicing the front steps are deteriorated/loose. Properly repair/replace the railings as necessary. $350-500

FOUNDATION

Interior View Of Basement:
Columns and Posts:
There are steel columns or posts installed that are slipping away from the plate at the top of the post> Properly realign the posts and secure them to each other. $100-150

ROOF & ATTIC

Roofing:
Condition of Roof Covering Material:
There are two metal roofs. The rear metal roof is 50+ years old and in need of maintenance. The finish coat is rusting and beginning to wear. Properly remove the rust and apply an oil based primer and finish to protect the roof. $500-650

Flashing:
The rear counter flashing has been patched and is also beginning to rust. Repair in same manner as upper metal roof. $100-150

Roof Gutter System:
The gutters and downspouts are full of debris and overflowing at the rear of the property. Properly clean and maintain the gutters and downspouts. $50-60

STRUCTURAL

Exterior:

Siding Condition:
The exterior brick surfaces have minor deteriorated mortar joints at several areas. Have a masonry specialist properly repair/repoint and preserve the brick as necessary. $600-800

There appears to have been some outward lateral movement (Bulging) of the brick at the at the side of the house above the 2nd floor windows. Have a licensed structural engineer and/or a qualified contractor evaluate the condition and make the appropriate repairs. $Unknown

There is ivy growing on the building. Ivy as it grows and attaches itself to the building causes damage to surfaces and harbors moisture that can cause deterioration. Remove the ivy.
$100-125

Deck, Porch Or Balcony:
Deck, Porch, or Balcony Flooring Material:
The porch has deteriorated decking material in several areas. Properly repair/replace the deck as necessary. $200-1500

The Foundation Materials:
The masonry piers supporting the porch are seriously deteriorated/settling and leaning. Properly repair or restore the piers. $300-400

HEATING, VENTILATION & AIR CONDITIONING

Heating Unit # 1:
Interior Flue Type:
The flue pipe is metal that enters a masonry flue. There is no barometric damper installed on the flue line to allow for proper operation of the oil burner. Properly install a barometric damper. $175-225

Flue Condition:
The clay flue liner servicing the oil burner in the basement is seriously deteriorated. Have an appropriate specialist install a stainless steel insert liner complete with roof cap to service the equipment. $1750-1900

Water Distribution Piping:
Heating Unit # 1:
There is an improperly repaired leak in the distribution piping in the basement ceiling. Have a qualified contractor drain the system, replace the leaking pipes and refill the system as necessary. $300-350

ELECTRICAL SYSTEMS

Main Power Panel & Circuitry

Service Cable to Panel Type:

Aluminum. There is no antioxidant paste present coating the aluminum conductors/connections in the electric panel. Properly coat all aluminum conductors where the conductors make connections to prevent corrosion to the contacts.

Condition of Wiring in Panel:

There are 3 double tapped circuit breakers/fuses in the main panel. There are ground and neutral conductors in the electric panel that improperly share the same attachment screw. The panel is also overloaded. Have a qualified electrician properly reconfigure the panels by seperating the ground and neutral connections that service the same appliance, Relocate the Dryer line to the secondary panel (to free up space) and install additional properly sized circuit breakers/fuses as necessary.

Main Service Ground Verified:

There is a ground wire attached to the water pipe is on the house side of the meter. However, there is no ground jumper wire installed at the water meter. Install a ground jumper wire with appropriate clamps attached to the water pipes at either side of the water meter.

Wire Protection/Routing:
There is improperly installed wiring, open junction boxes and light fixtures that are not properly mounted in the basement ceiling. Properly rewire.

The dryer service cable is damaged near the dryer receptacle. Properly shorten the cable to remove the damaged area.

There is an improperly terminated electric cable in the in the basement ceiling below the dining room. Properly remove the cable or terminate the cable in a junction box.

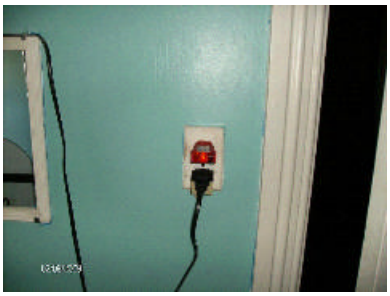
Electrical Outlets:

1st floor Bathroom:

There is an outlet installed in the medicine cabinet that does not have GFCI protection. Disconnect the outlet or provide GFCI protection.

Hall Bathroom

Several of the 3 prong grounded outlets throughout the house are ungrounded. Have and electrician check every outlet and correct by rewiring, reinstalling a duplex outlet or GFCI protection to correct.



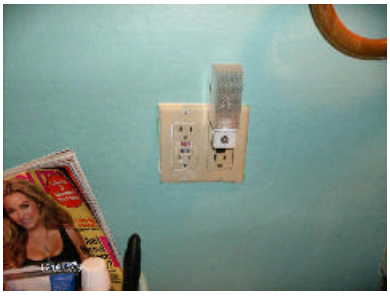
Dining Room:

There is an improperly installed receptacle outlet in the dining room floor. Properly upgrade the outlet to one approved for use in the floor or install a metal exterior outlet cover to properly protect it from damage.

Ground Fault Interrupt Outlets:

Hall Bathroom

There is a Ground Fault Circuit Interrupt outlet installed in the area of the bathroom lavatory that is not properly operable. The power is on but the circuit fails to trip when tested. Replacement is necessary.



Cost Projection/Estimate for electrical repairs noted above: $750-900

PLUMBING SYSTEM

Plumbing:

Exterior Hose Bibs Functional:

There is no Exterior Hose Bib. Properly install a hose bib to service the exterior of the building.

Functional Supply:

The main water service pipe is galvanized steel. There is also some older galvanized piping installed throughout the basement. There appears to be a significant reduction in water flow/pressure. Based on the age of this pipe and its typical life expectancy, replacement my be the only solution. Have a licensed plumber evaluate and replace as necessary.

Waste Piping Condition:

There is an improper copper to PVC drain pipe connection that is corroded and may leak. Properly install a transition coupling to make the connection.

Supply/Waste Piping Supports:

The PVC pipe installed in the basement is improperly and/or inadequately supported/installed. Install plastic or plastic coated supports every 48" maximum on every pipe as required. (Metal strapping

supports are not allowed.)

Water Heater:
Electric Service to Water Heater:
The top element access panel is not properly installed. Properly secure the access panel.

Cost Projection/Estimate for Plumbing repairs noted above: $750-4500

KITCHEN

Kitchen:
Range/Oven:
The stove has not been secured to the floor as required by manufacturer's installation instructions. A tip-over hazard exists for small children. Properly secure the stove with an anti tip bracket. $75-100

BATHROOMS

1st Floor Bathroom:
Caulking/Water Contact Areas:
There appears to be water damage to the surfaces outside the tub/shower. Properly remove deteriorated

caulk, recaulk area and repair damages as necessary. $175-225

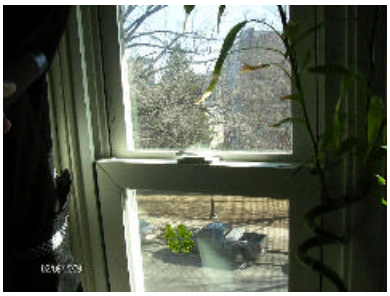
BEDROOMS

3rd Floor Bedroom

Windows:

The vinyl windows do not appear to have been properly installed. There is a gap at the center of the window frame on each side of the sash. This is caused by the lack of shims being installed on either side of the window to prevent the vinyl frame from spreading or expanding into the rough opening in which the window was installed. Have a qualified contractor properly adjust the frames and shim as necessary to restore the fit of the sashes in the openings as per the manufacturers specifications.

$175-200



OTHER LIVING SPACES

Rear Foyer

Walls:

The exposed brick walls in the rear foyer are deteriorating. Remove all loose materials and apply a sealer or parge the walls to repair. $100-300

Future Anticipated Costs

ROOF & ATTIC

Roofing:

Condition of Roof Covering Material:

The upper front gable roof is slate. It has been coated with an aluminumized patch coating material. Budget to replace this roof in the near future. $3500-4500

The upper rear gable and upper shed roof are covered with an elastomeric torch down material. It is showing early indications of UV damage. Properly silvercoat this roof now and every three years to extend service life. $350-400

PLUMBING SYSTEM

Water Heater:

Model & Serial Numbers:

10+ years old. Budget to replace due to age. $800-900

Related Information

ELECTRICAL SYSTEMS

Main Power Panel & Circuitry

Ground Fault Protected Outlets:

At some areas - This structure is partially protected by using Ground Fault Circuit Interrupt outlets at some of these locations: outlets within 6' of a water source, any outside outlets, in the garage, and any outlets in an unfinished basement. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock.

LAUNDRY

Laundry:

Washer Hookup:
Recommend installing "No Burst" washer machine hoses to prevent serious water damage to the house.

BATHROOMS

Hall Bathroom
Ceiling:
There appears to be old water stains/damage in the dressing area outside the bathroom ceiling. A moisture meter confirmed the absence of moisture.

ADDITIONAL RECOMMENDATIONS

GENERAL INFORMATION

Environmental:
Asbestos
There appeared to be an asbestos type insulation present on the heating pipes, etc.
We do not do environmental inspections and you should contact a competent, responsible laboratory or asbestos mitigation contractor to be sure it is asbestos and to get opinions as to the condition and options you may have. $1750-2000

ELECTRICAL SYSTEMS

Main Power Panel & Circuitry
Main Power Panel Size:
100 amp with a 60 AMP Secondary meter.- The ampacity of the main power panel appears to be within the normal parameters for the structure's age. However, a load analysis is recommended if you anticipate adding more circuits or load to the system.

Thank you for selecting our firm to do your home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

John J. Biegalski
ASHI® Certified Inspector #200883
ASHI® National COR Representative
TriState ASHI® Vice President/Board Member
Infraspection Institute® Certified Level I Thermographer
CMC Energy® Certified Energy Auditor
PA Dep® Certified Radon Tester #1785
Drexel University, 1983

GENERAL INFORMATION

This is a CONFIDENTIAL report and has been prepared for the client exclusively. It is not intended for use, or reliance on, by any other party.

This inspection was conducted in full compliance with the Standards of Professional Practices of the American Society of Home Inspectors (ASHI) and is subject to Limitations and Exclusions contained therein. A copy of the Standards was attached to the Inspection Agreement.

Client & Site Information:

Inspection Date:	Client:	Inspection Site:	House Occupied?
February 9, 2009.	Mr. James Buyer 600 Purchase Way West Chester, PA 19382.	22 West Hope Street West Chester, PA 19382.	Yes.

People Present:
Purchaser, Tenant.

Building Characteristics:

Estimated Age:	Building Type:	Stories:	Space Below Grade:
100+	Masonry.	3.	Basement.

Climatic Conditions:

Weather:	Soil Conditions:	Outside Temperature (F):
Clear.	Frozen, Wet, Snow covered.	30-40.

Utility Services:

Water Source:	Sewage Disposal:	Utilities Status:
Public.	Public.	All utilities on.

Overview of Important Findings

Please read the report in its entirety to get the full meanings of these overviews and other information contained in this report.

A building inspection is intended to assist in the evaluation of the overall condition of the building. The inspection is based on observation of the visible and apparent conditions of the structure and its components on the date of the inspection.

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 in a competently performed inspection. No warranty or guarantee is expressed or implied.

The person who conducted this inspection is not a licensed structural engineer and therefore is not authorized to offer an opinion as to the structural integrity of the building. You may be advised to seek additional opinions as regarding any defects or concerns noted in this report.

Please read the body of this report for other items that will cost money to correct and/or improve.

A thorough examination and testing of all systems should be done at your pre-settlement walk through to make sure there are no changes or problems.

Please read the Association documents to determine your rights and responsibilities regarding the exterior of your unit.

Recommend proper evaluation and certification of the on-site sanitary waste system by a qualified contractor to determine proper functioning and adequacy to meet projected usage.

There was storage and personal belongings throughout the property which limited a thorough inspection of these areas. The areas with limited access and visibility included the garage, basement, bedrooms and general living areas. A more thorough examination and inspection should be made when the house is emptied to determine if any additional problems or situations exist that may impact or affect your decision process.

SITE and EXTERIOR

We are not required to inspect, sample, test or report on any Safety, Environmental or Security item or system. We do not claim any expertise in these areas.

If we see an item, condition or system that we feel may cause a safety, environmental or security problem or concern, we feel we have a moral obligation to note it in this section.

Because we claim no expertise in these areas, we may not be aware of some of the problems or situations that may exist. If you have concerns in any of these areas, you must seek the advice of someone who is expert in the areas of your concern.

No water, air or material content evaluations were performed for this report, unless specifically indicated on the Inspection Agreement for an additional fee.

Environmental:

There appeared to be an asbestos type insulation present on the heating pipes, etc. We do not do environmental inspections and you should contact a competent, responsible laboratory or asbestos mitigation contractor to be sure it is asbestos and to get opinions as to the condition and options you may have.

Exterior Components Observed:
Exterior wall coverings, flashing and trim; Primary windows and doors; Door operators
Decks, balconies, stoops, areaways, and porches including railings; Eaves, soffits and fascias
Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building

This list of "Components Observed" is taken from the Standards of Practice of the American Society of Home Inspectors. Some of these items may not be present in this property.

Paving Condition:

Driveway Paving Material:
Gravel.

Walkways and Stoop Materials:
Concrete. Asphalt.

Walkway Condition:
Satisfactory - The walkway surface material is in satisfactory condition with only normal deterioration noted.

Entryway Stoop:
The Rear entrance stoop is deteriorated due to age. Properly repair or replace.

Utility Services:

Water Meter Location:
Basement.

Electric Service:
Overhead.

Fuel Source:
Heating oil is provided by an independent company.

Sewage Disposal System:
Public sewer.

Gas Services:

Gas-fired Equipment Installed:
Range - oven.

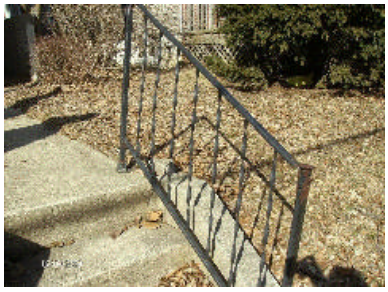
Location of Meter:
Exterior.

Type of Gas Supply:
Natural Gas.

Gas Line Primary Piping Material:
Black Iron Pipe.

Steps:

Paving Condition:
The railings servicing the front steps are deteriorated/loose. Properly repair/replace the railings as necessary.



FOUNDATION

Structural Components Observed:
Foundations, Floors, Walls, Ceilings, Stairs, Roofs, Sumps, sump pumps, and related equipment

This list of "Components Observed" is taken from the Standards of Practice of the American Society of Home Inspectors. Some of these items may not be present in this property.

Foundation:

Type of Foundation:

Utility Basement - Basement with foundation walls below grade tall enough to have living space and a finished floor.

Foundation Materials:

Stone - Masonry walls. Stone with masonry joints were common in homes built before 1950.

Interior View Of Basement:

Columns and Posts:

There are steel columns or posts installed that are slipping away from the plate at the top of the post> Properly realign the posts and secure them to each other.

ROOF & ATTIC

Roofing Components Observed:
Roof coverings; Roof drainage systems; Flashings; Skylights, chimneys and roof penetrations
Signs of leaks or abnormal condition on building components
Insulation of unfinished attic and foundation areas
Ventilation of attics and foundation areas;
Visibility and accessibility of the chimney interiors was limited. No determination of interior condition, ability to function properly or safety was made. Consult with a chimney specialist for a comprehensive evaluation.
This list of "Components Observed" is taken from the Standards of Practice of the American Society of Home Inspectors. Some of these items may not be present in this property.

Roofing:

Type Roof:

Combination of: Gable, Flat, Shed.

Roof Covering Materials:

Slate. Slate roofing materials are virtually maintenance free, usually 3/16" - 2" thick with a life expectancy of up to 100 years, assuming good quality materials. It is installed in horizontal rows. Metal Roofing. Metal may consist of copper, aluminum, or stainless steel. Some have a protective coat to prevent rust and deterioration. It is usually installed in vertical panels with some fashion of overlapped seams. Elastomeric Roofing. Elastomeric roofing material is generally a flexible, rubber-like material that is laid over the entire roof. It is either glued or laid loose then held in place with water or gravel. Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows.

Condition of Roof Covering Material:

The upper front gable roof is slate. It has been coated with an aluminiized patch coating material. Budget to replace this roof in the near future.

The upper rear gable and upper shed roof are covered with an elastomeric torch down material. It is showing early indications of UV damage. Properly silvercoat this roof now and every three years to extend service life.

There are two metal roofs. The rear metal roof is 50+ years old and in need of maintenance. The finish coat is rusting and beginning to wear. Properly remove the rust and apply an oil based primer and finish to protect the roof.

The asphalt shingles are about 10 years old and in good condition.

Flashing:

The rear counter flashing has been patched and is also beginning to rust. Repair in same manner as upper metal roof.

Roof Gutter System:

The gutters and downspouts are full of debris and overflowing at the rear of the property. Properly clean and maintain the gutters and downspouts.

Attic & Ventilation:

Attic Access Location:

The attic was finished into living space. There is no visible access to the roofing/structural components for evaluation.

STRUCTURAL

Exterior:

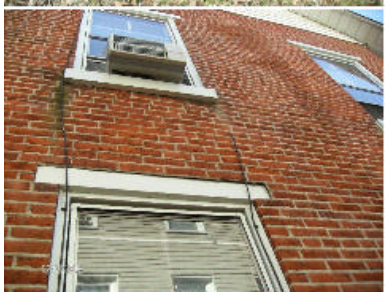
Type of Construction:
Brick.

Exterior Siding Materials:
Brick. Vinyl Siding.

Siding Condition:
The exterior brick surfaces have minor deteriorated mortar joints at several areas. Have a masonry specialist properly repair/repoint and preserve the brick as necessary.

There appears to have been some outward lateral movement (Bulging) of the brick at the at the side of the house above the 2nd floor windows. Have a licensed structural engineer and/or a qualified contractor evaluate the condition and make the appropriate repairs.

There is ivy growing on the building. Ivy as it grows and attaches itself to the building causes damage to surfaces and harbors moisture that can cause deterioration. Remove the ivy.



Deck, Porch Or Balcony:

There is a Wood Framed:
Wood porch.

Deck/Porch/Balcony Materials:
Pine.

Deck, Porch, or Balcony Flooring Material:
The porch has deteriorated decking material in several areas. Properly repair/replace the deck as necessary.

The Foundation Materials:
The masonry piers supporting the porch are seriously deteriorated/settling and leaning. Properly repair or restore the piers.

HEATING, VENTILATION & AIR CONDITIONING

Heating Components Observed:
Heating equipment; Normal operating controls; Automatic safety controls
Exteriors of chimneys, flues, and vents; Combustion air supply; Solid fuel heating devices
Clearance to combustibles; Heat distribution systems including blowers, pumps ducts, piping, radiators, convectors, registers, air filters.
The presence of an installed heat source in each room.

This list of "Components Observed" is taken from the Standards of Practice of the American Society of Home Inspectors. Some of these items may not be present in this property.

Heating Unit # 1:

Heating System Location:
Basement.

Heating System Type:
Hot Water heat is installed as the primary heating system.

Fuel Source:
The fuel source is oil.

Model/Serial Number/Size:
New Yorker, 8 yrs old.

Interior Flue Type:
The flue pipe is metal that enters a masonry flue. There is no barometric damper installed on the flue line to allow for proper operation of the oil burner. Properly install a barometric damper.

Flue Condition:
The clay flue liner servicing the oil burner in the basement is seriously deteriorated. Have an appropriate specialist install a stainless steel insert liner complete with roof cap to service the equipment.

Unit Tested:
Yes.

Electric Baseboard Heat:

The secondary source of heat is electric resistance heating strips. They are being used in the rear bathroom and 3rd floor.

Central Air Conditioning Components Observed:
Cooling and air handling equipment
Normal operating controls
Ducts, registers, and filters
The presence of an installed cooling source in each room

This list of "Components Observed" is taken from the Standards of Practice of the American Society of Home Inspectors. Some of these items may not be present in this property.

Air Conditioning Unit No. 1:

Type:

Window units installed. Window units are not included as a part of the inspection. The ASHI Standards of Practice and the Inspection Agreement states that we do not include non-permanent installations.

Water Distribution Piping:

Heating Unit # 1:

There is an improperly repaired leak in the distribution piping in the basement ceiling. Have a qualified contractor drain the system, replace the leaking pipes and refill the system as necessary.

ELECTRICAL SYSTEMS

Electrical Components Observed:
Service entrance conductors
Service equipment, grounding equipment, main overcurrent device, main and distribution panels
Amperage and voltage ratings of the service
Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages
The operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house and garage, and on its exterior walls
The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage and attached to the exterior
The operation of Ground Fault Circuit Interrupters

This list of "Components Observed" is taken from the Standards of Practice of the American Society of Home Inspectors. Some of these items may not be present in this property.

Primary Power Source

Service Voltage:
The incoming electrical service to this structure is 120/240 volts.

Service/Entrance/Meter:
Overhead/Satisfactory - The masthead, supports, meter housing, and cable entrance to the structure appear to be correctly installed.

Main Power Panel & Circuitry

Main Power Distribution Panel Location:
Basement.

Main Power Panel Size:
100 amp with a 60 AMP Secondary meter.- The ampacity of the main power panel appears to be within the normal parameters for the structure's age. However, a load analysis is recommended if you anticipate adding more circuits or load to the system.

Service Cable to Panel Type:
Aluminum, There is no antioxidant paste present coating the aluminum conductors/connections in the electric panel. Properly coat all aluminum conductors where the conductors make connections to prevent corrosion to the contacts.

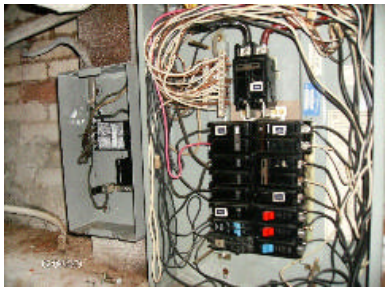
Main Panel Type:
Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

Panel Cover Removed:

Yes.

Condition of Wiring in Panel:

There are 3 double tapped circuit breakers/fuses in the main panel. There are ground and neutral conductors in the electric panel that improperly share the same attachment screw. The panel is also overloaded. Have a qualified electrician properly reconfigure the panels by seperating the ground and neutral connections that service the same appliance, Relocate the Dryer line to the secondary panel (to free up space) and install additional properly sized circuit breakers/fuses as necessary.



Ground Fault Protected Outlets:

At some areas - This structure is partially protected by using Ground Fault Circuit Interrupt outlets at some of these locations: outlets within 6' of a water source, any outside outlets, in the garage, and any outlets in an unfinished basement. Any areas not protected should be considered for installation as they afford inexpensive protection from electrical shock.

Main Service Ground Verified:

There is a ground wire attached to the water pipe is on the house side of the meter. However, there is no ground jumper wire installed at the water meter. Install a ground jumper wire with appropriate clamps attached to the water pipes at either side of the water meter.

Wire Protection/Routing:

There is improperly installed wiring, open junction boxes and light fixtures that are not properly mounted in the basement ceiling. Properly rewire.

The dryer service cable is damaged near the dryer receptacle. Properly shorten the cable to remove the damaged area.

There is an improperly terminated electric cable in the in the basement ceiling below the dining room. Properly remove the cable or terminate the cable in a junction box.

Electrical Outlets:

Master Bathroom:

There is an outlet installed in the medicine cabinet that does not have GFCI protection. Disconnect the outlet or provide GFCI protection>

Hall Bathroom

Several of the 3 prong grounded outlets throughout the house are ungrounded. Have and electrician check every outlet and correct by rewiring, reinstalling a duplex outlet or GFCI protection to correct.

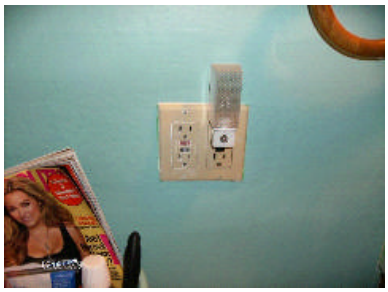
Dining Room:

There is an improperly installed receptacle outlet in the dining room floor. Properly upgrade the outlet to one approved for use in the floor or install a metal exterior outlet cover to properly protect it from damage.

Ground Fault Interrupt Outlets:

Hall Bathroom

There is a Ground Fault Circuit Interrupt outlet installed in the area of the bathroom lavatory that is not properly operable. The power is on but the circuit fails to trip when tested. Replacement is necessary.



KITCHEN

Interior Components Observed:
Wall, ceiling, and floor surfaces; Steps, stairways, balconies, and railings; Cabinets and counters
Windows, and doors including hardware
Fire resistant separation walls, ceilings, and doors between a dwelling unit and attached garage
Kitchen, bath, and laundry venting systems

This list of "Components Observed" is taken from the Standards of Practice of the
American Society of Home Inspectors. Some of these items may not be present in this property.

Kitchen:

Sink and Drain Lines:

The sink drain trap line extends through the floor before it discharges into the main sewer pipe. Properly extend the main drain pipe through the floor and into the cabinet to allow for installation without a trap extension.

Range/Oven Fuel Source:

Gas - There is a gas line installed for a range/oven.

Range/Oven:

The stove has not been secured to the floor as required by manufacturer's installation instructions. A tip-over hazard exists for small children. Properly secure the stove with an anti tip bracket.

PLUMBING SYSTEM

Plumbing Components Observed:
Interior water distribution system including:
Water supply and distribution piping, Fixtures and faucets, Functional Flow, Cross connections
Interior drain, waste and vent system including:
Traps, drain, waste and vent piping, and piping supports, Leaks, Functional Drainage
Hot water systems including:
Water heating equipment, Normal operating controls, Automatic safety controls, Combustion air and venting, Clearance to combustibles
Fuel storage and distribution systems including:
Interior fuel storage equipment, supply piping, venting and supports, Leaks

This list of "Components Observed" is taken from the Standards of Practice of the American Society of Home Inspectors. Some of these items may not be present in this property.

Piping And Distribution:

Public Service Piping Material:
The main service line to the structure is galvanized.

Main Water Line Cutoff Location:
Basement level wall.

Interior Supply Piping Material:
The interior supply piping in the structure is predominantly copper. There is also some older galvanized piping installed.

Exterior Hose Bibs Functional:
There is no Exterior Hose Bib. Properly install a hose bib to service the exterior of the building.

Functional Supply:
The main water service pipe is galvanized steel. There is also some older galvanized piping installed throughout the basement. There appears to be a significant reduction in water flow/pressure. Based on the age of this pipe and its typical life expectancy, replacement my be the only solution. Have a licensed plumber evaluate and replace as necessary.

Waste Line Materials
The predominant waste line material is cast iron. There is also some copper and plastic piping installed.

Waste Piping Condition:
There is an improper copper to PVC drain pipe connection that is corroded and may leak. Properly install a transition coupling to make the connection.

Supply/Waste Piping Supports:
The PVC pipe installed in the basement is improperly and/or inadequately supported/installed. Install plastic or plastic coated supports every 48" maximum on every pipe as required. (Metal strapping supports are not allowed.)

Water Heater:

Location:
Basement.

Model & Serial Numbers:
10+ years old. Budget to replace due to age.

Tank Capacity:
A 50 gallon water heater is installed and is recommended for a large family or a home with a spa tub.

Fuel Source for Water Heater:
The water heater is electrically heated.

Electric Service to Water Heater:
The top element access panel is not properly installed. Properly secure the access panel.

Temperature & Pressure Relief Valve:

Satisfactory - The temperature and pressure relief valve is of the correct rating for the water heater.

LAUNDRY

Laundry:

Location:
Basement.

Washer Hookup:
Recommend installing "No Burst" washer machine hoses to prevent serious water damage to the house.

BATHROOMS

Master Bathroom:

Caulking/Water Contact Areas:

There appears to be water damage to the surfaces outside the tub/shower. Properly remove deteriorated caulk, recaulk area and repair damages as necessary**.**

Hall Bathroom

Ceiling:

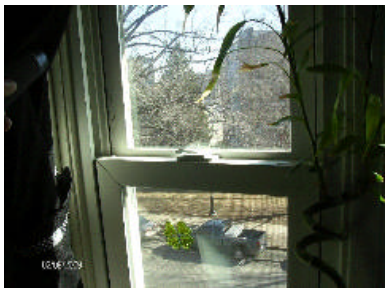
There appears to be old water stains/damage in the dressing area outside the bathroom ceiling. A moisture meter confirmed the absence of moisture.

BEDROOMS

Bedroom #3:

Windows:

The vinyl windows do not appear to have been properly installed. There is a gap at the center of the window frame on each side of the sash. This is caused by the lack of shims being installed on either side of the window to prevent the vinyl frame from spreading or expanding into the rough opening in which the window was installed. Have a qualified contractor properly adjust the frames and shim as necessary to restore the fit of the sashes in the openings as per the manufacturers specifications.



OTHER LIVING SPACES

Living Room:

Walls:

The exposed brick walls in the rear foyer are deteriorating. Remove all loose materials and apply a sealer or parge the walls to repair.