

FM Homecheck, Inc.

Your Building Consultant for Life

PO Box 28363 Philadelphia PA 19149
Tel: 215 333 9075 Fax: 215 331 7778 : ASHI Certified Inspector
www.fmhomecheck.com fmhomecheck@aol.com

SUMMARY REPORT

Client: Client Name removed
Realtor: Alan Schorr, Alan Schorr Real Estate, Inc.
Inspection Address: 2757 Stevens St. , Philadelphia, PA 19149
Inspection Date: 4/30/2014 Start: 1:00 pm End: 2:00 pm
Inspected by: Francis M. McGovern, Jr.

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. However, service is essential, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

This report is the exclusive property of FM Homecheck and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

Material Defect

Electrical

Main Panel Grounding

- We could not determine the point at which the panel is grounded. Typically, this ground is to a water pipe located at the main, at a water heater, or to a hose bib, but we could not find it at any of these locations. Therefore, it should be traced by an electrician or the panel should be re grounded.

Plumbing

Main shut off location Water supply Pipes

- Recommend further monitoring if not replacement of the corroded valves and or pipes at this home. The corroded pipes/valves may burst or leak without warning. The corrosion can come from a variety of reasons such as a previous leak or spill on the pipe; sloppy soldering, leftover flux will turn green; electrolysis, which is when two dissimilar metals like copper touching galvanized pipes/ductwork or other copper piping.
Leaking at water heater shutoff.

Gas Water Heaters

Water Shut-Off Valve & Connectors

- The water shut-off valve is leaking, and should be repaired.
Recommend consulting a plumber for immediate repairs.

Laundry

Laundry Room

Outlets

- The ungrounded and obsolete outlets should be upgraded, to include more modern and safer ones that provide a pathway for the current to travel harmlessly to ground.
No three prong grounded outlets in the laundry room.

Bedrooms

Bedroom 3

Closets

- Recommend consulting a carpenter or door contractor to furnish and install a door and all of its associate components for the third bedroom close.
Door is missing today.

Bathrooms

Hall bathroom

Tub-Shower

- The shower diverter valve in the tub/shower is defective, and should be serviced.
Consult plumber to repair, spins freely around and around.

Exterior

Wall covering

Wall covering condition

- Recommend consulting a masonry contractor for immediate brick pointing or filling in the eroded and missing mortar between bricks/stones at this home. This home needs immediate pointing at the following locations:
Side of home and at the top of the chimney.

Roof

Flat Roof

Condition of roof

- This roof is in poor condition. The parapet walls have holes in them, and some of these holes have been poorly patched. Recommend consulting a roofer for immediate replacement of this roof. This roof has a very high chance of leakage. This roof is old and brittle, poorly coated today, aluminum fiber paint is worn off in some locations.
The idiot who patched the side parapet wall should provide some type of warranty for the

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patch work completed. Without a guarantee for this patching I strongly suggest replacing this roof now.

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Client Name removed

INSPECTION ADDRESS

2757 Stevens St. , Philadelphia, PA 19149

INSPECTION DATE

4/30/2014 1:00 pm to 2:00 pm

REPRESENTED BY:

Alan Schorr
Alan Schorr Real Estate, Inc.



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GENERAL INFORMATION

Inspection Address: 2757 Stevens St. , Philadelphia, PA 19149
Inspection Date: 4/30/2014 Time: 1:00 pm to 2:00 pm
Weather: Raining - Temperature at time of inspection: 40-50 Degrees

Inspected by: Francis M. McGovern, Jr.

Client Information: Client Name removed
Buyer's Agent: Alan Schorr Real Estate, Inc.
Alan Schorr
2100 Hoffnagle St., Philadelphia, PA 19152
Mobile: 215-722-5000
Email: alanschorrrealestate@verizon.net

Structure Type: Masonry
Foundation Type: Basement
Furnished: No
Number of Stories: Two

Structure Style: Row home

Estimated Year Built: 1960
Unofficial Sq.Ft.: 1500

People on Site At Time of Inspection: No one present

PLEASE NOTE:

This report is the exclusive property of FM Homecheck and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of FM Homecheck and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of ASHI American Society of Home Inspectors (www.ashi.org), and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: 140430BREP

SCOPE OF WORK

You have contracted with FM Homecheck to perform a generalist inspection in accordance with the standards of practice established by The American Society of Home Inspectors (ASHI), a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies. Similarly, we do not inspect for vermin infestation, which is the responsibility of a licensed exterminator.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air then land and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to

mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and be dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the Environmental Protection Agency (EPA), at www.epa.gov/radon/images/hmbuygud.pdf, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it is not an immediate health threat, but as a component of potable water pipes it is a definite health-hazard. Although rarely found in modern use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent within the contingency period.

Heat-A/C

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

HVAC Split Systems

Fuel type

Functional Components

This property is served by a gas fueled forced hot air system with an electric air conditioner sharing the duct work and fan.

Age & Location

Functional Components

Air-conditioning and heat are provided by a single split-system, consisting of an 4 year-old evaporator coil that is located in the basement , and an 4 year-old condensing coil that is located at the exterior

Common Observations

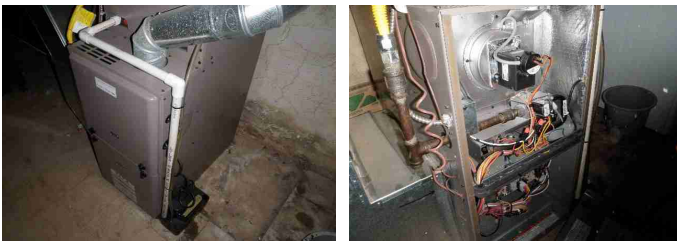
Functional Components

The split-system is newer and functional. Such systems are designed to last approximately twenty years, but they should be serviced bi-annually and have their filters changed every two to three months.

Furnace

Functional Components

The furnace is functional. We were able to verify heat throughout the home. This unit appears to be 4 years old with a normal life expectancy of 25 years.



Vent Pipe

Needs minor repair or maintenance

The vent pipe is not well seated, which not only could inhibit the bi-products of combustion from being vented beyond the residence but which could contaminate the residence, and should be serviced by an HVAC contractor.



This furnace has a power vent for the exhaust vent that connects to the terra cotta lined masonry chimney. This type of furnace is required to have the same size and type of vent pipe for its entire length. Yet this connects to an oversize terra cotta liner. Terra cotta is susceptible to corrosion and erosion, eventually collapse with this type of furnace. The exhaust from this furnace is too cool and moisture laden to vent into the large masonry chimney. Recommend consulting a chimney contractor for further investigation and most likely upgrading your chimney liner to a galvanized steel type that is properly sized.

Circulating Fan

Functional Components

The circulating fan functions.

Gas Valve & Connector

Functional Components

The gas valve and connector are in acceptable condition.

Combustion-Air Vents

Functional Components

The combustion-air vents appear to be adequate to support complete combustion.

Return-Air Compartment

Functional Components

The return-air compartment is in acceptable condition.

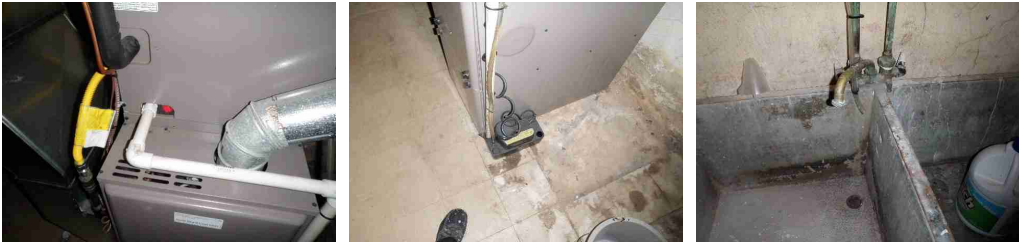
We recommend that the filter be changed monthly. Use disposable filters, thereby always putting a clean filter into place.

Condensate Drainpipe

Functional Components

The condensate drainpipe discharges into the basement laundry sink. This will need to be checked and cleaned regularly. Consult HVAC contractor to check condensate pump, tube and drainage.

Laundry sink - Continued



Condensing Coil

Informational

The air-conditioning coil was not tested because the ambient temperature is too low, and to test it would risk damaging the coil.

Recommend having seller guarantee the operation of this unit since we were not able to operate today.



Condensing Coil Disconnect

Functional Components

The electrical disconnect at the condensing coil is functional.

Refrigerant Lines

Functional Components

The refrigerant lines are in acceptable condition.

Thermostats

Functional Components

The thermostat is functional.

Registers

Needs minor repair or maintenance

A wall register is loose in the living room, and should be secured.

Metal Ducting

Functional Components

The ducts have no visible deficiencies. They are a rigid metal type, not very much visible with this home.

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Main Panel

General Comments

Informational

National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a property is furnished we will obviously not be able to test each one.

Service Entrance

Functional Components

The service entrance, mast weather head, and cleat are in acceptable condition.

Panel Size & Location

Functional Components

The residence is served by a 100 amp, 220 volt panel, located in the laundry room.

Main Panel Observations

Functional Components

The panel and its components have no visible deficiencies.

Panel Cover Observations

Functional Components

The exterior panel cover is in acceptable condition.

Wiring type

Functional Components

This home has vinyl covered wiring know as romex for some of the branch wiring in this home.

This home has some clothe covered romex wiring used for some of the branch wiring in this home. This wire may not have third wire, known as a ground wire. There fore this type of wiring should not be used with motorized equipment or any item that has a heating element.

Wiring Observations

Functional Components

The visible portions of the wiring has no visible deficiencies.



Circuit Breakers

Functional Components

There are no visible deficiencies with the circuit breakers.

Grounding

Material Defect

We could not determine the point at which the panel is grounded. Typically, this ground is to a water pipe located at the main, at a water heater, or to a hose bib, but we could not find it at any of these locations. Therefore, it should be traced by an electrician or the panel should be re grounded.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

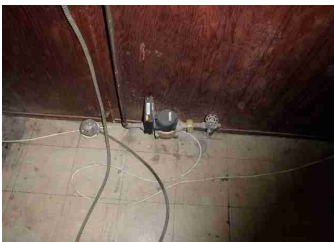
Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Main shut off location

Water Main Shut-off Location

Functional Components

The main water shut-off valve is located at the basement of this home.



Type of pipe

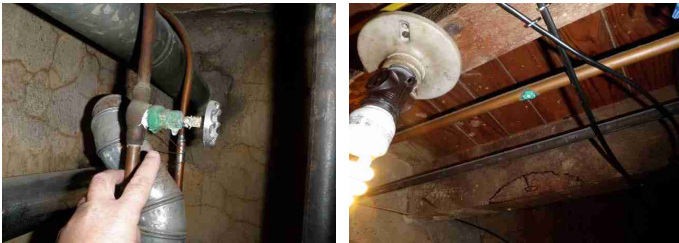
Functional Components

This properties water supply piping appears to be all copper.

Water supply Pipes

Material Defect

Recommend further monitoring if not replacement of the corroded valves and or pipes at this home. The corroded pipes/valves may burst or leak without warning. The corrosion can come from a variety of reasons such as a previous leak or spill on the pipe; sloppy soldering, leftover flux will turn green; electrolysis, which is when two dissimilar metals like copper touching galvanized pipes/ductwork or other copper piping. Leaking at water heater shutoff.



Gas Water Heaters

General Comments

Informational

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. 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 twelve years and many eventually leak. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Recommended temperature is 120 degrees.

Age Capacity & Location

Functional Components

Hot water is provided by a 16 year old , gas fired water heater that is located in the laundry room.



Common Observations

Needs minor repair or maintenance

The water heater is functional but beyond its normal life expectancy of 10 to 12 years old. Recommend replacing this unit as soon as budget allows, at this age this unit could fail at

any time.
STILL FUNCTIONS TODAY.

Water Shut-Off Valve & Connectors

Material Defect

The water shut-off valve is leaking, and should be repaired.
Recommend consulting a plumber for immediate repairs.

Gas Shut-Off Valve & Connector

Functional Components

This water heater has a visible gas shut off valve. This was in the open position today and the water produced hot water at each faucet tested.

Vent Pipe & Cap

Functional Components

The vent pipe is functional. All visible pieces appear to properly connected and the vent pipe goes uphill and is sealed where it meets the base of the chimney.

Relief Valve & Discharge Pipe

Functional Components

The water heater is equipped with a mandated pressure-temperature relief valve.

General Gas Components

Gas Main Shut-Off Location

Informational

The gas main shut-off is located at the basement front of the residence . You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.



Waste & Drainage Systems

General Comments

Informational

We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and might include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow.

Type of Material

Functional Components

The visible portions of the drainpipes are an older cast-iron type visible in the crawlspace.

Some of the visible drain pipes in this home have been replaced. This home appears to have had all cast iron, but now there are visible plastic piping in some areas.



Drain Waste & Vent Pipes

Functional Components

Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition. All fixtures drained when operated.

Structural

The structural inspection of the home will be based on visual clues from the exposed structure and from inspecting all accessible spaces in the home. We will observe the home from afar to verify any leaning or sinking of the structure. We will operate as many doors and windows as we can, since these items will be immediately affected if your home is structurally unsound. We normally start with the exposed floor joist in the basement, and then the exposed foundation walls. The roof structure is not always visible, but we try to observe it from above or below if we cannot see the structure directly. Most homes have the other walls, floors and ceilings covered, which limits our viewing of these structural members. But the reality is that there will still be clues in most houses even when walls are covered. None the less our inspection is a limited visual inspection and we are not operating as structural engineers, so if we discover any issues we will recommend further inspection of any suspected structural defects or deficiencies that we find. As for the rest of the home, water is the enemy, so water migration at or near any structural element means that we will want to see all of the affected structure. Sometimes we will be limited due to finished wall coverings etc., so if any structural issues arise it is common to request complete viewing of the items, even if that means removing some finish wall, floor or ceiling covering.

Type of home

Rowhome

Informational

This home is a "row" home type house. These types of homes are built in rows and are generally connected to another home on both sides.

Construction method

Masonry

Functional Components

This home is constructed of masonry components like brick, block and stone. This may even include concrete. There are only masonry walls supporting the floor and ceiling structures. No framing except for interior wall partitions.

Structural Elements

Floor Structure

Functional Components

This home's visible floor joist consist of horizontal wood members supported by the perimeter walls. We suspect that the floors above are framed in a similar manner, but are not visible today due to finished wall covering.

There was no visible structural damaged at the exposed floor joist at this home during today's inspection.

This homes first floor structure is only partially visible, due to some finished ceilings and or other obstructions.

ONLY VISIBLE IN LAUNDRY ROOM.

Needs minor repair or maintenance

There are light fixtures in the basement that need to have some type of protection on them to prevent someone from impaling themselves on the glass lamp. Consider upgrading to flush mounted fixture that includes a proper cover.

Foundation walls

Functional Components

This home is supported by an un reinforced stone rubble foundation walls. Good grading is the key to long life with this type of foundation. This is a very strong and popular system used up till the 1950's. Moisture is the enemy with this foundation wall, must keep foundation walls dry!

Sump pumps

Informational

This home does not have a sump pump and we do not see the need for one now.

Crawl space

Informational

This property does not have a crawlspace.

Wall Structure

Functional Components

The interior partition walls of this property are all finished and covered but we suspect that they are conventionally framed with studs.

The visible walls in this property appear to be in acceptable condition today. No unusual deflections or cracks were noted during our inspection.

Ceiling Structure

Functional Components

This home is finished throughout, no exposed floor or ceiling framing at all. The floors and ceilings we can see appear to be relatively straight and true with no major deflections noted or any unusual stains.

Roof Structure

Functional Components

There is no visible roof structure at this unit. All ceilings and roof surfaces appear to be relatively straight and true. No unusual cracks or stains visible during today's inspection.

Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Laundry Room

Sink

Functional Components

The laundry sink has typical cosmetic damage, and would not necessarily need to be serviced.

Faucet

Functional Components

The laundry sink faucet is functional.

Valves & Connectors

Functional Components

The valves and connectors are functional. However, because they are not in daily use they typically become stiff or frozen.

Trap & Drain

Functional Components

The trap and drain are functional.



Gas Valve & Connector

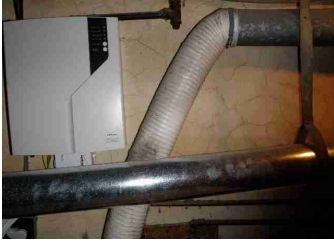
Functional Components

The gas valve and connector are functional.

Dryer Vent

Needs minor repair or maintenance

The dryer vent is a flexible plastic type that traps lint more easily than a smooth metal type, which can compromise the performance of the dryer and can facilitate a fire, recommend replacing immediately.



Lights

Functional Components

The lights are functional.

Outlets

Material Defect

The ungrounded and obsolete outlets should be upgraded, to include more modern and safer ones that provide a pathway for the current to travel harmlessly to ground.
No three prong grounded outlets in the laundry room.



Hallway

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Primary Hallway

No Recommended Service

Functional Components

We have evaluated the hallway, and found it to be in acceptable condition.

Stairs

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Main Stairs

No Recommended Service

Functional Components

We have evaluated the stairs and landing from the first to second floor, and found them to be in acceptable condition.

Substandard Clearances

Informational

This home has older style steps that are steeper than we allow today. Use these steps with caution and make sure all railings are firmly secured at all times.

Not as wide as a modern stairway at the basement stairway.



Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Main Bedroom

No Recommended Service

Functional Components

We have evaluated the bedroom, and found it to be in acceptable condition.

Outlets

Needs minor repair or maintenance

The obsolete and ungrounded outlets should be replaced modern and safer ones, which provide a pathway for the electrical current to travel harmlessly to ground.

There are not as many outlets as would be required by current standards.

Doors

Needs minor repair or maintenance

The master bedroom door has a chip or broken edge near the top of the door on the latch side. Consult painter to patch as needed when you repaint this door.

The door rubs, and needs to be serviced to work smoothly.
Consult carpenter to plane or adjust as needed.

Bedroom 2

No recommended service

Functional Components

The second bedroom is in acceptable condition, no defects found.

Doors

Needs minor repair or maintenance

The door striker plate needs to be adjusted for the striker pin to engage.

Outlets

Needs minor repair or maintenance

The obsolete and ungrounded outlets should be replaced modern and safer ones, which provide a pathway for the electrical current to travel harmlessly to ground.

There are not as many outlets as would be required by current standards.

Bedroom 3

No recommended service

Functional Components

The third bedroom is in acceptable condition today. No defect found.

Outlets

Needs minor repair or maintenance

The obsolete and ungrounded outlets should be replaced modern and safer ones, which provide a pathway for the electrical current to travel harmlessly to ground.

There are not as many outlets as would be required by current standards.

Closets

Material Defect

Recommend consulting a carpenter or door contractor to furnish and install a door and all of its associate components for the third bedroom close.

Door is missing today.

Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

Hall bathroom

Size and Location

Functional Components

The hallway bathroom is a full bath, sink, toilet and tub or shower. The hall bathroom is located in the second floor hallway.

Doors

Functional Components

The door is functional.

Flooring

Functional Components

The bathroom floor is tiled and has no significant defects.

Walls & Ceiling

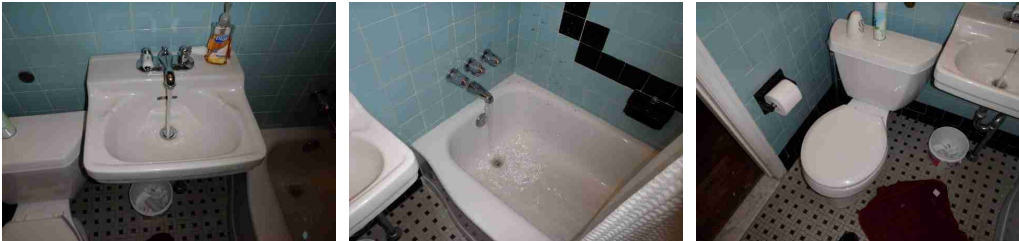
Functional Components

The walls and ceiling are in acceptable condition.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components

The sink and its components are functional.



Tub-Shower

Functional Components

The tub/shower is functional.

Material Defect

The shower diverter valve in the tub/shower is defective, and should be serviced. Consult plumber to repair, spins freely and around.

Toilet & Bidet

Needs minor repair or maintenance

The toilet is loose, and should be secured. Consult plumber to secure the loose toilet, high chance of leakage.

Lights

Functional Components

The lights are functional.

Outlets

Needs minor repair or maintenance

There is no wall outlet, and if one is installed it should have ground-fault protection.

Skylight

Functional Components

This bathroom has a functioning skylight for ventilation.

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

Kitchen

Sink & Countertop

Functional Components

The sink and countertop are functional.

Valves & Connectors

Functional Components

The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

Faucet

Functional Components

The sink faucet is functional.

Trap and Drain

Functional Components

The trap and drain are functional.



Garbage Disposal

Functional Components

The garbage disposal is functional.

Cabinets

Functional Components

The cabinets are functional, and do not have any significant damage.



Outlets

Needs minor repair or maintenance

An outlet has an open ground, and should be serviced. On the wall between the kitchen and dining room.

Recommend consulting an electrician to fix or repair the counter top GFCI receptacle which did not trip when tested with my hand held tester.

Lights

Functional Components

The kitchen lights are functional.

Walls & Ceiling

Functional Components

The walls and ceiling are in acceptable condition.

Flooring

Functional Components

This home has a vinyl floor that appears to be in acceptable condition.

Exhaust Fan or Downdraft

Functional Components

The exhaust fan is functional and a type that vents internally.

Gas Range

Needs minor repair or maintenance

The gas range did function, but two burners would not light. This is filthy dirty so it may be clogged gas orifices or clogged pilot path. Consult appliance repairman to fix the cook top burners as needed, the two on the left side.



Living

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or 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 a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Main Entry

No Recommended Service

Functional Components

We have evaluated the entry, and found it to be in acceptable condition.

Living Room

No Recommended Service

Functional Components

We have evaluated the living room, and found it to be in acceptable condition.

We have visually checked the walls, ceilings and floors; a sample receptacle on each wall of the room; a sample window and a sample door if there is one.

Outlets

Needs minor repair or maintenance

The ungrounded and obsolete outlets should be upgraded to include more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.

Dining Room

No Recommended Service

Functional Components

We have evaluated the dining room, and found it to be in acceptable condition.

We visually inspected the walls, ceilings and floors; we checked a sample receptacle on each wall; a sample window; a sample door if there is one.

Outlets

Needs minor repair or maintenance

The ungrounded and obsolete outlets should be upgraded to include more modern and safer ones, which provide a pathway for the current to travel harmlessly to ground.

Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Primary Attic

Attic Access Location

Informational

This home does not have an accessible attic space.

Chimney

The Chimney Safety Institute of America has published industry standards for the inspection of chimneys, and on January 13, 2000, the National Fire Protection Association adopted these standards as code, known as NFPA 211. Our inspection of masonry and factory-built chimneys to what is known as a Level-One inspection, which is purely visual and not to be confused with Level-Two, and Level-Three inspections, which are performed by qualified specialists with a knowledge of codes and standards, and typically involves dismantling components and/or investigations with video-scan equipment and other means to evaluate chimneys.

Boiler or furnace chimney

Masonry

Functional Components

This home has a masonry chimney with a terra cotta liner.

Needs minor repair or maintenance

Recommend consulting a brick pointing contractor or masonry contractor to fill in all of the spaces between the various bricks at the top of the chimney.

Exterior

The exterior inspection will include but not be limited to the following items: Exterior wall covering, windows, doors and other wall penetrations, walkways, steps, railings, garage doors, attached structures, drainage, grading, trim. Our goal is provide useful information about these components. We know that the horizontal surfaces like window sills, walkways, driveways will have snow or rain on them, so we want to verify that these areas are well sealed against water migration or that they can drain effectively. Water is the number one problem with used homes. Keeping the home dry is key to long term survival of the home and its various components. Obvious issues will be that all wood work will need to keep clean, loose paint scraped off and all surfaces painted regularly; windows doors and any penetration through the walls must be caulked or sealed where they meet other building materials. All cracks must be sealed to prevent further cracking and reduce water migration, around drain inlets, walkway blocks, and where any horizontal surface meets a vertical surface. Regular inspection of your home after every sever weather event is important to catch small cracks, separations etc. before they become large cracks and or leak into your home.

Wall covering

Type of Material

Functional Components

This properties exterior walls are covered with what appears to be brick and stone. This is a very durable wall covering that can last up to 100 years with very little maintenance. Brick pointing and minor patching between bricks or stones will be necessary throughout the life of this wall covering.

Some vinyl siding also at the front of the home.



Wall covering condition

Material Defect

Recommend consulting a masonry contractor for immediate brick pointing or filling in the eroded and missing mortar between bricks/stones at this home. This home needs immediate pointing at the following locations:

Side of home and at the top of the chimney.

Needs pointing now - *Continued*



Exterior Components

General Comments

Informational

Our goal when we inspect the exterior of the property is basically seeing how your property has stood up to the weather so far, and how well the seller has maintained or prevented major problems. Water issues are the number one problem we look for at the exterior. The concept is that "Water flows downhill" and we try to apply that idea to all horizontal surfaces we see outside. We will check for proper drainage at each face of the building. Our report will indicate problems or items that interfere with drainage, like downspouts being blocked; shrubs bushes too close to the home; mulch applied to the foundation walls. By following the path of the water drainage at each face of the building, we can pretty well predict where the problems with water will be. Flat areas do not drain; shaded areas do not dry out well; areas that tilt into the home will leak into the basement; cracked surfaces do not drain well. We save the exterior to the end of the inspection after we have determined where the problem areas are from the inside, then corroborate those with what we see on the outside.

Walkways

Functional Components

The walkways are in acceptable condition at the exterior of this property. There are some small spaces between the blocks in the walkways and some minor cracks that need caulking to keep water out. This will be part of the ongoing maintenance of this material, caulk all cracks before they become big cracks!



Steps & Handrails

Functional Components

The exterior steps of this home are in acceptable condition. Recommend to caulk and seal any and all cracks or spaces you see at and around the steps. Prevent water migration into and around the steps.



Driveways

Functional Components

This home has a concrete driveway that appears to be in acceptable condition. Recommend caulking and or sealing all cracks before they become large cracks. Especially where the driveway meets the other building materials like the walkways, steps etc.

Windows

Functional Components

The windows are in acceptable condition. Recommend to caulk and seal all small spaces between the windows and the surrounding building materials to keep water out and heat in. The windows should be visually inspected for spaces and gaps that can let water into the home every year. Caulking spaces and gaps, painting any and all exterior wood is considered normal maintenance for windows.

Exterior Doors

Functional Components

The front exterior door of this property is in acceptable condition. Recommend to caulk and seal all small spaces between the door frame and surrounding building materials. Also, paint all exposed wood to prevent water migration into the home.

Fascia & Trim

Needs minor repair or maintenance

The fascia board and trim above the back basement door is loose and poorly secured. This may leak into the home. Consult door or window contractor to repair or replace as needed to prevent leaks.



Wood & Masonry Decks

Functional Components

The masonry decks appear to be in acceptable condition. Recommend keeping all gaps and spaces between building materials well sealed with exterior grade caulking. Especially where

the masonry deck meets the home.



Site & Other Observations

Landscaping Observations

Needs minor repair or maintenance

Vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation. All landscaping against the foundation walls should slope away from the home for positive drainage. Appears to be relatively flat in some areas.

Grading & Drainage

General Comments

Informational

Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property will have soils that slope away from the residence 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 area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold-like substances that can have an adverse affect on health.

Area Drains

Needs minor repair or maintenance

There is an accumulation of silt and debris in the rear driveway drain that should be removed. This is indicative of poor maintenance, and if the silt and debris is left to accumulate and builds to the level of the drain lines, it could pass into them, harden during the summer months, impede drainage, and lead to blockages. Therefore, the drain lines should be flushed through to the street or to their termination point.

Inspection Address: 2757 Stevens St. , Philadelphia, PA 19149
Inspection Date/Time: 4/30/2014 1:00 pm to 2:00 pm

LARGE SHED BLOCKING DRAINAGE NEXT TO IT.

Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Flat Roof

General Comments

Informational

Flat roofs are designed to be waterproof, not just water resistant, and to last approximately fifteen years. They are rarely flat, and generally slope toward drains, in or near surrounding parapet walls. However, water ponds on many of these roofs that will only be dispersed by evaporation. For this and related reasons, flat roofs have always been problematic and must be maintained. They are comprised of several layers of rolled roofing materials, which are either hot-mopped or torched-down, that expand and contract in the daily and sometimes radical temperature extremes, and eventually buckle, split, separate, and finally deteriorate. When this happens, the roof is susceptible to leaks. However, although gradual decomposition of the roofing materials is inevitable, most leaks result from poor maintenance. Therefore, regardless of the age of a flat roof, it should be inspected seasonally, kept clean, and serviced frequently. Although less expensive than other roofs, they can end up costing more if they are not maintained.

Method of Evaluation

Informational

I inspected the roof of this home through the skylight.

Condition of roof

Material Defect

This roof is in poor condition. The parapet walls have holes in them, and some of these holes have been poorly patched. Recommend consulting a roofer for immediate replacement of this roof. This roof has a very high chance of leakage. This roof is old and brittle, poorly coated today, aluminum fiber paint is worn off in some locations. The idiot who patched the side parapet wall should provide some type of warranty for the patch work completed. Without a guarantee for this patching I strongly suggest replacing this roof now.



Flashings

Functional Components

The roof flashings are in acceptable condition. Some minor cracking observed at roof edges, but this should be addressed when the roof is recoated with aluminum fiber paint.

Skylights

Functional Components

The roof includes one or more skylights, which are notoriously problematic and a common point of leaks. There are different methods of installing them and, although opinions will vary, some methods are better than others. Therefore, it will be important to keep the area around them clean and to monitor them for evidence of leaks.

Gutters & Drainage

Functional Components

Roof drainage appears to be acceptable at this roof.

Mansard section

Functional Components

This home has a small mansard section of roofing at the front and side of the home. No missing pieces were noted today, no cracked pieces noted.

FM Homecheck, Inc.

Your Building Consultant for Life

PO Box 28363 Philadelphia PA 19149
Tel: 215 333 9075 Fax: 215 331 7778 : ASHI Certified Inspector
www.fmhomecheck.com fmhomecheck@aol.com

CONTRACT AGREEMENT

Client: Client Name removed
Property Address 2757 Stevens St. , Philadelphia, PA 19149
Date: 4/30/2014

The inspection report can be viewed on the Internet
<http://www.inspectvue.com>
Enter the following Client Name: and the Password:

Client name: _____

Report No: _____ Date: _____ Inspection Fee \$ _____

Inspection Address: _____

Inspection Authorization and Agreement

1. Client requests a limited visual inspection of the residential structure identified at the above address by FM Homecheck, Inc. hereinafter collectively referred to as the "Company" and client hereby represents and warrants that all approvals that are necessary have been secured for the Company's entrance to the property for a complete ASHI Inspection.
2. Client warrants: (a) they have read the following Agreement carefully, (b) they understand they are bound by all the terms of this contract, and (c) they will read the entire inspection report when received and promptly call Company with any question they may have.
3. Client understands that the inspection and inspection report are performed and prepared for their sole, confidential and exclusive use. Client agrees that they will not transfer or disclose any part of the inspection report to any other person with these exceptions ONLY: (a) one copy may be provided to current seller(s) of the property but only upon the express condition that the seller(s) covenant to use the inspection report only in connection with Clients transaction, and agree not to transfer or disclose the report to any persons other than their real estate agent, and (b) one copy may be provided to the real estate agent representing Client and / or bank or other lender for use in Clients transaction only. Client agrees to indemnify, defend and hold harmless Company from any third party claims relating to this inspection or inspection report.
4. Company agrees to perform a limited visual inspection of the residential structure in accordance with the current Standards of Practice and Code of Ethics of The American Society of Home Inspectors (ASHI) a copy of these standards are included as part of this report, at the above address and to provide Client with a written opinion as to the apparent general condition of the structures components and systems, including identification of material defects, as they exist at the time of the inspection.
5. The inspection only includes those systems and components expressly and specifically identified in the inspection report. Any area, which is not exposed to view, is concealed, is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, stored items, or any other thing, or those areas/items, which have been excluded by the Standards of Practice of ASHI and /or by agreement of the parties is not include in the

inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions, which are concealed from view at the time of the inspection or exist in any area excluded from inspection by the terms of the agreement. Some maintenance and other items may be discussed but will NOT form a part of the inspection report.

6. The following areas/items, systems and components are among those NOT included in the inspection: Latent or concealed defects, private water or sewage systems, code or zoning violations, permit research, system or component installation, structural, geological, soil, wave action or hydrological stability, survey, engineering analysis or testing; testing for termites or other wood destroying insects, rodents or other pests, dry rot or fungus, asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's or other toxins, electro-magnetic fields, underground storage tanks, pools, spas, hot tubs, saunas, steam baths, fountains or other types of related systems and components, repair cost estimates, building value appraisal, radio controlled devices, automatic gates, elevators, lifts, dumbwaiters, thermostatic or time clock controls, water softener or purifiers, radiant heat systems, furnace heat exchanger, solar heating systems, gas appliances such as fire pits, barbecues, heaters and lamps, main gas shut off valve, any gas leaks, freestanding appliances, personal property boundaries, easements or rights of way, security or fire safety systems, seismic safety, any adverse condition that may affect the desirability of the property, proximity to railroad tracks or airplane routes, odors or noise, unique/technically complex systems or component, system or component life expectancy, adequacy or efficiency of any system or component, items specifically noted as excluded in the inspection report. If inspection is desired of any of the areas/items, systems or components listed above, and then Client shall contact the appropriate professionals.

7. Client understands that the inspection and inspection report do not constitute a guarantee or warranty of merchantability or fitness for a particular purchase, expressed or implied, or insurance policy, nor is it a substitute for real estate transfer disclosures which may be required by law.

8. The written report to be prepared by Company shall be considered the final and exclusive findings of Company of the structure. Client understands and agrees they will not rely on any oral statements made by the inspector prior to the issuance of the written report. Client further understands and agrees Company reserves the right to modify the inspection report for a period of time that shall not exceed forty eight (48) hours after the inspection report has first been delivered to Client.

9. Client understands and agrees that any claim arising out of or related to any act or omission of Company in connection with the inspection of the residential structure, as limited herein shall be made in writing and reported to Company within ten (10) business days of discovery and provides verbal notification within 72 hours of discovery. Client further agrees to allow Company to re inspect the claimed discrepancy, with exception of emergency conditions, before client or client's agents, employees or independent contractor repairs, replaces, alters or modifies the claimed discrepancy. Client understands and agrees that any failure to notify Company as stated above should constitute a waiver of any and all claims client may have against Company.

10. Any dispute, controversy, interpretation or claim including claims for, but not limited to breach of contract, any form of negligence, fraud or misrepresentation arising out of, from or related to this contract or arising out of, from or related to the inspection and inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed there under shall be final and binding and judgment on the Award may be entered in any Court of Officers, agents or employees LIMITATION OF LIABILITY for errors or omissions competent jurisdiction.

11. It is understood and agreed by and between the parties hereto that Company's and its officers, agents or employees LIMITATION OF LIABILITY for errors and omissions in the inspection report is limited and fixed to a refund of two times the fee paid for the inspection and inspection report.

12. Client understands and agrees that if they are not present at the time of the inspection and therefore do not sign this Agreement, that this agreement will form part of the inspection report and acceptance of the inspection report by the Client shall constitute acceptance of the terms of this agreement. FM Homecheck, Inc. requires an inspection agreement to be signed by the Client prior to performing an inspection. If you were not present at the inspection, by accepting and using the inspection report Client acknowledges and agrees to be

bound by the terms and conditions of this Agreement and further agrees that the inspection agreement is part of report.

13. If any portion of this Agreement is found to be invalid or unenforceable by any court or arbitrator the remaining terms shall remain in force between both parties.

14. This agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement. No change or modification shall be enforceable against any party unless such changes or modification is in writing and signed by both parties. This Agreement shall be binding upon and inure to the parties hereto and their spouses, heirs, executors, administrators, successors, assigns and representatives of any kind whatsoever.

15. Any legal action or proceeding of any kind, including those sounding in tort or contract, against Company, or its officers, agents or employees, must be brought within one (1) year from date of the inspection or will be deemed waived and forever barred. Time is expressly of the essence herein.

16. Client agrees that they have read this entire contract and agree to its terms and conditions

Client Initials _____

If client desires Company to send a copy of the report to his or her agent, please initial here _____

I have read, understood and agree to all the terms and conditions of this contract and to pay the fee listed above.

Dated _____ Signature of Client _____

Dated _____ Signature of Client _____

Dated _____ for the Company _____

AFFILIATIONS AND CERTIFICATIONS



Francis M. Mc Govern, Jr.

American Society of Home Inspectors member since 1994

ASHI Certified Inspector # 104049

United Brotherhood of Carpenters and Joiners of America Local # 1856

Member since 1982

PA apprenticeship and training council Certificate of Completion of apprenticeship

Recognized as a Journeyman carpenter 1986

Graduated from Inspection Training Associates Home Inspection course 1994

Philadelphia Licensed Home Inspector # 24502

AMERICAN SOCIETY OF HOME INSPECTORS STANDARDS OF PRACTICE

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HOME INSPECTIONS

Home inspections were being performed in the mid 1950s, and by the early 1970s were considered by many consumers to be essential to the real estate transaction. The escalating demand was due to a growing desire by homebuyers to learn about the condition of a house prior to purchase. Meeting the expectations of consumers required a unique discipline, distinct from construction, engineering, architecture, or municipal building inspection. As such, home inspection requires its own set of professional guidelines and qualifications. The American Society of Home Inspectors (ASHI) formed in 1976 and established the ASHI Standards of Practice and Code of Ethics to help buyers and sellers make real estate transaction decisions based on accurate, objective information.

American Society of Home Inspectors

As the oldest, largest and highest profile organization of home inspectors in North America, ASHI takes pride in its position of leadership. Its Membership works to build public awareness of home inspection and to enhance the technical and ethical performance of home inspectors.

Standards of Practice

The ASHI Standards of Practice guide home inspectors in the performance of their inspections. Subject to regular review, the Standards of Practice reflect information gained through surveys of conditions in the field and of the consumers' interests and concerns. Vigilance has elevated ASHI's Standards of Practice so that today they are the most widely-accepted home inspection guidelines in use and are recognized by many government and professional groups as the definitive standard for professional performance.

Code of Ethics

ASHI's Code of Ethics stresses the home inspector's responsibility to report the results of the inspection in a strictly fair, impartial, and professional manner, avoiding conflicts of interest.

ASHI Membership

Selecting the right home inspector can be as important as finding the right home. ASHI Members have performed no fewer than 250 fee-paid inspections in accordance with the ASHI Standards of Practice. They have passed written examinations testing their knowledge of residential construction, defect recognition, inspection techniques, and report-writing, as well as ASHI's Standards of Practice and Code of Ethics. Membership in the American Society of Home Inspectors is well-earned and maintained only through meeting requirements for continuing education.

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ASHI STANDARDS OF PRACTICE

1. INTRODUCTION

The American Society of Home Inspectors®, Inc. (ASHI®) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members are private home inspectors. ASHI's objectives include promotion of excellence within the profession and continual improvement of its members' inspection services to the public.

2. PURPOSE AND SCOPE

2.1 The purpose of the Standards of Practice is to establish a minimum and uniform standard for home inspectors who subscribe to these Standards of Practice. Home inspections performed to these Standards of Practice are intended to provide the client with objective information regarding the condition of the systems and components of the home as inspected at the time of the home inspection. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the home inspection is provided for emphasis only.

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: The inspector is NOT required to: 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 inspectors from:
A. including other inspection services or systems and components in addition to those required in Section 2.2.B. 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. overcurrent 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. See 13.2.A.11 and 13.2.A.12.

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 add solid fuel burning appliances.
- 2. chimneys.

12.2 The inspector is NOT required to:

A. inspect:

- 1. interiors of flues or chimneys.
- 2. firescreens 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
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 these Standards and was not inspected.
3. move personal property, furniture, equipment, plants, soil, snow, ice, or debris.
4. dismantle any system or component, except as explicitly required by these Standards of Practice.

ASHI STANDARDS OF PRACTICE GLOSSARY OF ITALICIZED TERMS

Alarm Systems

Warning devices installed or freestanding including but not limited to smoke detectors, carbon monoxide detectors, flue gas, and other spillage detectors, and security equipment

Automatic Safety Controls

Devices designed and installed to protect systems and components from unsafe conditions

Component

A part of a system

Decorative Ornamental; not required for the proper operation of the essential systems and components of a home

Describe identify (in writing) a system or component by its type or other distinguishing characteristics

Dismantle

take apart or remove any component, device, or piece of equipment that would not be taken apart or removed by a homeowner in the course of normal maintenance

Engineering

The application of scientific knowledge for the design, control, or use of building structures, equipment, or apparatus

Further Evaluation

Examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by the home inspection

Home Inspection

The process by which an inspector visually examines the readily accessible systems and components of a home and which describes those systems and components in accordance with these Standards of Practice Household Appliances. Kitchen, laundry, and similar appliances, whether installed or free-standing

Inspect

examine any system or component of a building in accordance with these Standards of Practice, using normal operating controls and opening readily openable access panels

Inspector

A person hired to examine any system or component of a building in accordance with these Standards of Practice

Installed

Attached such that removal requires tools

Normal Operating Controls

Devices such as thermostats, switches, or valves intended to be operated by the homeowner

Readily Accessible

Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or any action that will likely involve risk to persons or property

Readily Openable Access Panel

A panel provided for homeowner inspection and maintenance that is readily accessible, within normal reach, can be removed by one person, and is not sealed in place

Recreational Facilities

Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground or other similar equipment, and associated accessories

Report

Communicate in writing

Representative Number

One component per room for multiple similar interior components such as windows, and electric receptacles; one component on each side of the building for multiple similar exterior components

Roof Drainage Systems

Components used to carry water off a roof and away from a building

Shut Down

A state in which a system or component cannot be operated by normal operating controls

Siding

Exterior wall covering and cladding; such as: aluminum, asphalt, brick, cement/asbestos, EIFS, stone, stucco, veneer, vinyl, wood, etc.

Solid Fuel Burning Appliances

A hearth and fire chamber or similar prepared place in which a fire may be built and that is built in conjunction with a chimney; or a listed assembly of a fire chamber, its chimney, and related factory-made parts designed for unit assembly without requiring field construction

Structural Component

A component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads)

System

A combination of interacting or interdependent components, assembled to carry out one or more functions.

Technically Exhaustive

An investigation that involves dismantling, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means

Under-floor Crawl Space

The area within the confines of the foundation and between the ground and the underside of the floor

Unsafe

A condition in a readily accessible, installed system or component that is judged to be a significant risk of bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards

Wiring Methods

Identification of electrical conductors or wires by their general type, such as non-metallic sheathed cable, armored cable, or knob and tube, etc.

ASHI CODE OF ETHICS - For the Home Inspection Profession

Integrity, honesty, and objectivity are fundamental principles embodied by this Code, which sets forth obligations of ethical conduct for the home inspection profession. The Membership of ASHI has adopted this Code to provide high ethical standards to safeguard the public and the profession.

Inspectors shall comply with this Code, shall avoid association with any enterprise whose practices violate this Code, and shall strive to uphold, maintain, and improve the integrity, reputation, and practice of the home inspection profession.

1. Inspectors shall avoid conflicts of interest or activities that compromise, or appear to compromise, professional independence, objectivity, or inspection integrity.

A. Inspectors shall not inspect properties for compensation in which they have, or expect to have, a financial interest.

B. Inspectors shall not inspect properties under contingent arrangements whereby any compensation or future referrals are dependent on reported findings or on the sale of a property.

C. Inspectors shall not directly or indirectly compensate realty agents, or other parties having a financial interest in closing or settlement of real estate transactions, for the referral of inspections or for inclusion on a list of recommended inspectors, preferred providers, or similar arrangements.

D. Inspectors shall not receive compensation for an inspection from more than one party unless agreed to by the client(s).

E. Inspectors shall not accept compensation, directly or indirectly, for recommending contractors, services, or products to inspection clients or other parties having an interest in inspected properties.

F. Inspectors shall not repair, replace, or upgrade, for compensation, systems or components covered by ASHI Standards of Practice, for one year after the inspection.

2. Inspectors shall act in good faith toward each client and other interested parties.

A. Inspectors shall perform services and express opinions based on genuine conviction and only within their areas of education, training, or experience.

B. Inspectors shall be objective in their reporting and not knowingly understate or overstate the significance of reported conditions.

C. Inspectors shall not disclose inspection results or client information without client approval. Inspectors, at their discretion, may disclose observed immediate safety hazards to occupants exposed to such hazards, when feasible.

3. Inspectors shall avoid activities that may harm the public, discredit themselves, or reduce public confidence in the profession.

A. Advertising, marketing, and promotion of inspectors' services or qualifications shall not be fraudulent, false, deceptive, or misleading.

B. Inspectors shall report substantive and willful violations of this Code to the Society.

REPORT CONCLUSION

2757 Stevens St. , Philadelphia, PA 19149

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

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 minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

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Inspection Address: 2757 Stevens St. , Philadelphia, PA 19149
Inspection Date/Time: 4/30/2014 1:00 pm to 2:00 pm
