



# PEACH Inspections

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## THE REPORT SUMMARY

**Client:** 07090402B - Brian Fender  
**Realtor:** Natalie Sitsis, Century 21 Alliance

**Inspection Address:** 239 Appledale Road, Audobon, PA 19403  
**Inspection Date:** 9/4/2007 Start: 12:30 pm End: 3:30 pm

The items listed below need correction and further evaluation by a professional prior to closing. PEACH assumes no responsibility for the use or interpretation of this summary report and cost estimates. This summary and cost estimates are not part of the full home inspection report and inspection service that you've paid for. The estimates are produced out of courtesy.

If you are going to negotiate over defects that were discovered during the inspection, do not rely on this summary. There may be items in the full report that are not listed in this summary. If you want to respond to the seller properly, use the document Form RR, which was written by the PA Association of Realtors, "Buyer's Response to Home Inspection.": It can be found at [www.parealtor.org](http://www.parealtor.org). On that document, you can add items that may not be listed in this report summary.

We recommend that if any evaluations or corrections to the property are needed, then a professional should inspect the property even further, prior to closing, in order to discover and repair related problems that were not identified in the report. All corrections, further evaluations, cost estimates, and negotiations should be performed prior to closing or purchasing the property.

The following cost estimates are based upon my experience. They may not be accurate. The cost to correct may actually be many times more or less than my estimate. We recommend getting three estimates from contractors who may perform the corrections.

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### ***CORRECTION AND FURTHER EVALUATION RECOMMENDED:***

#### Roof

**Condition      \$750-1000**

The garage left-side shingles are cracking into pieces, and deterioration. Failed shingles. Replacement of the shingle roof that is on the far left-side section of the garage (without a garage door) is needed.

#### Chimney

**Observations      \$300-600**

The chimney masonry exterior is cracked and repair is needed.

**Crown or Termination Cap \$200-400**

The crown, which is designed to seal the chimney wall and shed rainwater, is cracked and should be sealed or repaired.

**Chimney Flashings \$100-150**

An open gap at the step flashing - prone to water penetration.

## Exterior

**Wood Rot at Windows \$100-200**

Wood rot at the trim boards at the 2nd floor left-side house window. And rear, right-side garage window.

**Driveway or Parking**

Tree roots are apparently causing cracks in the driveway.

**Steps & Handrails \$200-300**

Missing handrail at exterior entry steps. And at the two steps at the driveway-side of the house. We recommend installing handrails on steps that have two or more risers, particularly if children or the elderly visit or occupy the home.

The handrail and railing at the garage side steps are not standard and pose a safety hazard for children.

**Receptacles & GFCIs \$50-75**

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

**Exterior Observation \$100-150**

Wood rot at step at the garage's side stair structure.

## Heating

**Pressure and Temperature Gauge**

Pressure problem at boiler. Pressure seems too low.

**Service record \$200-250**

Recommend having the heating system inspected, cleaned, and serviced by an HVAC professional. The system needs inspection and cleaning every year.

**Observations**

Not every room has a heat source. The 2nd floor.

Boiler is actively leaking water onto floor. Major defect.

### **Inspection Restrictions**

We did not operate the boiler unit. To prevent overheating a boiler that's apparently low on water in the system. Recommend asking the seller how well the system performs, and if all rooms are supplied with adequate heat.

## **Plumbing**

### **Condition of Drain Waste & Vent Pipes \$50-75**

A main clean-out fitting at the basement floor is open.

### **Pump \$200-300**

The pump for the water supply needs professional evaluation and correction. When a fixture is turned on (with running water), a rattle noise is made near the pressure tank, and a sucking gurgling noise is made at the air supply pipe to the left of the boiler.

### **Observation**

There is a second well system - apparently turned off at the valve and breaker. Abandoned. Ask seller for more information.

### **Condition of Coil at Boiler \$500-750**

There's is rust and corrosion on the exterior of the domestic coil. Possible problem with the bolts or gaskets or a prior active water leak.

Indications of an active water leak at the domestic coil. Could be the cause of inadequate amount water pressure inside the boiler system itself.

### **Mixing Valve \$200-250**

There is not a mixing valve present at the domestic coil of the boiler. We recommend installing a mixing valve to control the temperature of the hot water supply to the fixtures. This valve allows you to add cold water to the scalding hot water that is coming out of the boiler's coil. This valve can prevent scalding problems at the fixtures.

### **Hot Water**

No hot water was being produced by the domestic coil. Problem. Inspection restriction. There's no water from the boiler system. Unable to heat up water for the fixtures in the house.

## **Electrical**

### **Over Fusing \$200-400**

There are ampacity problems (over fusing) at the electrical panel. An ampacity problem, which is when a breaker is sized too big for the small gauge circuit wire, is an electrical fire hazard. A licensed electrician should be consulted to make the necessary corrections. Located at many 20-amp breakers on 14-gauge wires.

**Pushmatic \$200-300**

Each circuit and component of the Pushmatic electrical panel should be tested and certified by an electrician.

**Structure**

**Water**

There are visual signs of water penetration. Located at the floor of the basement. And front wall near oil tank. Ask seller about water problems.

**Garage**

**Receptacles \$50-75**

The receptacles in the garage should be upgraded to have GFCI or ground-fault protection, which is required by current standards and is an important safety feature.

**Structure at Garage Evaluation: \$400-600**

Structural movement at the rear concrete block wall. Pushed inwards about 1/2 inch. Horizontal cracks. Step cracks too. Probably caused by hydro-static pressure from outside the foundation wall. There's active water penetration into the garage. Repair to the cracks, further evaluation of the wall, and grading behind the garage is recommended.

**Laundry**

**Water Supply \$75-100**

Valve is leaking.

**Laundry Tub or Drainage \$200-400**

Concrete tub leaks from cracks.

**Electric Receptacles \$50-75**

Missing GFCI protection at the electric receptacles near the tub.

**220 Volt Outlet \$100-200**

Exposed wires at the 220 volt outlet. Hazard.

**Bathrooms**

**Basement Bath Receptacles \$50-75**

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

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## Interior

### **Smoke Detector \$50-100**

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

### **Handrai \$100-200**

Missing handrail on the stairs to 2nd floor, which is an essential safety feature that should be added.

## Infestation

### **Signs of Infestation**

Live ants at office corner.