



123 Pennsylvania Way/Account 27634



PROPERTY INSPECTION REPORT



HOMECEK QUESTIONNAIRE

Customer Name: Steve Johnson
Property Address: 123 Pennsylvania Way
York, PA 17408
Account Number: 27534

Inspector Name: Steve Johnson
Date of Inspection: 9/2/2010

THE INSPECTION

- Was it informative? Yes No
Was ample time provided? Yes No
Was it thorough? Yes No
Was it what you expected? Yes No

If you answered no to any of the above questions, please explain:

Comments/Suggestions: _____

THE REPORT

- Was it easy to understand? Yes No
Was the content valuable? Yes No
Did it help you with your purchase? Yes No

If you answered no to any of the above questions, please explain:

Comments/Suggestions: _____

THE INSPECTOR

- What was the appearance level of the inspector? Excellent Good Average Poor
How would you rate his/her professionalism? Excellent Good Average Poor
How would you rate his/her knowledge? Excellent Good Average Poor
How would you rate his/her communication skills? Excellent Good Average Poor
Was the inspector on time for the inspection? Yes No
Was the inspector personable? Yes No

If you answered less than good or no to any of the above questions, please explain:

Comments/Suggestions: _____

HOMECEK

What is your satisfaction level with our service? Very high High Medium Low Very Low

Will you use our service again? Very Likely Likely Perhaps Unlikely Very Unlikely

Thank you for taking the time to complete the above questionnaire. Your assistance will enable us to provide the best possible service. Please use the enclosed envelope to return the questionnaire to us.

This form is recommended and approved for, but not restricted to use by, the members of the Pennsylvania Home Inspectors Coalition and the Pennsylvania Association of REALTORS®. Users are authorized to reproduce unaltered copies of this Home Inspector Compliance Statement for personal or business use in connection with the performance of a home inspection.

For more information about how to obtain additional copies of this form please contact your local REALTOR® or home inspector.

PENNSYLVANIA HOME INSPECTOR COMPLIANCE STATEMENT

CLIENT INFORMATION

Client Name(s): Steve Johnson
 Inspection Property Address: 123 Pennsylvania Way
York, PA. 17408

INSPECTOR ACKNOWLEDGMENT

(This portion to be filled out by the home inspector)

I represent that (check one):

I am full member in good standing of a national home inspection association* and that I will conduct a home inspection of the above property in accordance with the ethical standards and code of conduct or practice of that association and the Pennsylvania Home Inspection Law.

OR

I have not yet attained full membership in a national home inspectors association* but will be supervised by a full member in good standing who agrees to be responsible for the home inspection report by signing the report, and that I will conduct a home inspection of the above property in accordance with the ethical standards and code of conduct or practice of that association and the Pennsylvania Home Inspection Law.

<u>Steve Johnson</u>	<u>9/2/2010</u>	<u>HOMECHek®, Inc.</u>
Signature	Date	Inspection Company
<u>Steve Johnson</u>		<u>1529 Rodney Road</u>
Inspector Name		Address
<u>American Society of Home Inspectors(ASHI)</u>	<u>115821</u>	<u>York, PA. 17404</u>
Association in which membership is held	Member No.	
		<u>(717)764-1920 / (717)764-1812</u>
<u>Supervising Inspector's Name & Member No. (if applicable)</u>	Date	Phone/FAX

* A national home inspection is one that: 1) is operated on a not-for-profit basis and is not operated as a franchise; 2) has members in more than 10 states; 3) requires that a person may not become a full member unless the person has performed or participated in more than 100 home inspections and has passed a recognized and accredited examination testing knowledge of the proper procedures for conducting a home inspection; and 4) requires that its members comply with a code of conduct and attend continuing professional educational classes as a ongoing condition of membership.



Property: 123 Pennsylvania Way, York, PA, 17408

SUMMARY OF SIGNIFICANT FINDINGS

CAUTION: THE ENTIRE REPORT MUST BE REVIEWED

(Items listed on this page warrant attention. The item(s) listed on this page are the opinion(s) of the Homechek Inspector. The opinion(s) should not to be confused with any language written and/or stated in your Real Estate Agreements of Sale)

Whole House Inspection

Roof(s) System

Roof Material(1) - Main

- Major Weathering/Aging/Cracking At: Photos 3 & 4

When major weathering/aging/cracking occurs with a roof, this usually indicates that the roof covering is beyond the manufacturers intended product life. It is suggested that a qualified roofing specialist be contacted to determine replacement procedures and costs.

Structural

Wood/Metal Frame

- Termite Damage to Floor Joists At: Photo 5/left rear corner of basement

If this this damage is found to have an active infestation, it is suggested that a pest control specialist be contacted to further evaluate and make the necessary treatments. It is also suggested to have any significant damage repaired by a qualified specialist.

Interior

Ceilings

- Moist Stain(s) Detected At: Photo 9/master bedroom

The stains were checked with a state-of-the-art moisture meter. The meter detected moisture in the stains. It is suggested that the cause of the moist stains be further evaluated and corrected by a qualified specialist

Plumbing System

Waste Lines

- Leak(s) in Waste Lines At: Photo 6/rear area of crawl space along wall

It is suggested that any leaks in the waste lines be repaired immediately.

Electrical

Main Service Entrance Cable(1) - Right Side

- Electrical Meter Base Loose From Wall

It is suggested to have the electrical meter base fastened securely to the wall.

- Please Refer To Photo: 7

Laundry

Dryer Exhaust Duct

- Vents into Crawlspace

It is suggested that the dryer exhaust vent be corrected to route outside. Dryers that exhaust into a crawl space can lead to damaging moisture and lint buildup.

Report Number: 27534	Client: Steve Johnson
Property Address: 123 Pennsylvania Way, York, PA 17408	
Weather Conditions: Sunny	Temperature: 80 degrees
Approximate Age of Structure: 25 years	Approx. Age of Roof: #1 10 years #2 years
Inspector: Steve Johnson A.S.H.I. #: 115821	Date of Inspection: 9/2/2010 Time In: 9:00am Time Out: 1:00pm

**PROPERTY INSPECTION AGREEMENT
(PLEASE READ CAREFULLY)**

By Signing This Agreement You May Be Losing Valuable Rights

Homechek, and/or our employees, or agents agree to conduct an inspection for the purpose of informing the CUSTOMER of major deficiencies in the condition of the property. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the CUSTOMER. Third parties that utilize the contents of this report for their own use, do so at their own risk, and assume all risks and liabilities of such action. The written report will contain the following only:

- Structural Condition and Basement
- Electrical, Plumbing, Hot Water Heater, Heating and Air Conditioning
- Kitchen and Appliances
- General Interior, including ceilings, walls, floors, windows, insulation and ventilation
- General Exterior, including roof, gutter, chimney, drainage, and grading

SCOPE OF INSPECTION

The scope of the inspection and report is a limited visual inspection of the General Systems and Components of the property to identify any deficiencies listed in the report, which may be in need of immediate major repair. The inspection will be performed in compliance with generally accepted standards of practice, a copy of which is available upon request. It is understood and agreed that this inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be dismantled. Maintenance and other items may be discussed, but they are not part of our inspection. The report is not a compliance inspection or certification for past or present government codes or regulations of any kind. Your inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade. If your inspector recommends consulting other specialized experts, client must do so at client's expense. This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosure, which may be required by law. The report may not be relied upon by the customer beyond the actual date this inspection was conducted. Neither we nor our employees, or agents assume liability or responsibility for the cost or repairing or replacing any unreported defects or deficiencies, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. Homechek is not responsible for repairs of damages disclosed or hidden damage which may exist in concealed or inaccessible areas as of the date of this report.

OUTSIDE THE SCOPE OF INSPECTION

Any area, which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, or any other thing is not included in this 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. This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosure, which may be required by law.

Whether or not they are concealed, the following **ARE OUTSIDE THE SCOPE OF THIS INSPECTION:**

- | | |
|--|--|
| Building code or zoning ordinance violations | Geological stability or soils condition |
| Engineering analysis | Termites, pests, or other wood destroying organisms |
| Asbestos, radon, formaldehyde, lead, mold, water or air quality, electromagnetic radiation or any environmental hazard | Furnace heat exchangers, humidifiers, freestanding appliances, security alarms, personal property |
| Condition of detached buildings | Pools or spas bodies and underground piping |
| Specific components noted as being excluded on the individual system inspection form | Radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters a thermostatic or time clock controls |
| Saunas, steam baths, or fixtures and equipment | Private water or private sewage systems |
| Water softener/purifier systems or solar heating systems | Building value appraisal or cost estimates |
| Adequacy or efficiency of any system or component | Prediction of life expectancy of any item |

(Some of the above items may be included in this inspection for additional fees – check with your inspector)

NOTICE TO CUSTOMER(S):

It is understood and agreed to by both parties that Homechek, and/or our employees, agents are not an insurer and are not insuring the property inspected against defects or the future condition of this property, its structural components, or its various plumbing, mechanical and/or electrical systems. Virtually every home will have some flaws or defects not identified in the report. We can reduce your risk in purchasing, but we can't eliminate it nor do we assume it. Homechek, and/or our employees, agents do not perform any kind of maintenance and/or repairs to any of the system(s) inspected on the day of the inspection and are not liable for there future performance. It has been explained to me/us that Homechek, and/or our employees, agents are not insurers and does not provide a home warranty, however, there are HOME WARRANTY PROGRAM'S available through 3rd party groups at an extra cost to me/us. If you are concerned about the current and/or future performance of this property, its structural components, or its various plumbing, mechanical and/or electrical systems, **Homechek, and/or our employees, agents strongly recommends that you purchase a HOME WARRANTY thru a 3rd party.**

The property, its structural components, or its various plumbing, mechanical and/or electrical systems may be in good condition when examined, but the condition may change thereafter. As part of the inspection agreement the customer(s) agrees to do a "pre-closing walk-through examination" of the property 48-72 hours prior to closing to insure that its structural components, or its various plumbing, mechanical and/or electrical systems originally inspected are still functional. If a problem is discovered during the "pre-closing examination", it should be addressed at that time. The customer(s) failure to conduct a "pre-closing examination" voids any future responsibility of Homechek, and/or our employees, agents.

ARBITRATION: Any dispute concerning the interpretation of this agreement or arising from this inspection and report, except one for the inspection fee payment, shall be resolved informally between the parties or by binding arbitration conducted in accordance with the rules of a recognized Arbitration Association except that the parties shall select an arbitrator who is familiar with the home inspection industry, **and use as a gauge of performance, the "Standards-of-Practice" of the American Society of Home Inspectors (ASHI)**. The Arbitrator shall conduct summary judgment motions and enforce full discovery rights as a court would as provided in civil proceeding by legal code.

LIMITED LIABILITY:

It is understood and agreed that should we and/or our employees, or agents be found liable for any loss or damages resulting from a failure to perform any of its obligations, including but not limited to negligence, breach of contract, or otherwise, then the liability of Homechek and/or our employees, or agents shall be limited to a sum equal to the amount of the fee paid by the CUSTOMER for the Inspection and Report. In the event that customer should commence a legal action against Homechek and/or its employees, or agents said defendant(s) shall be entitled to the reimbursement of reasonable legal fees in successfully defending the action.

Acceptance and understanding of this agreement are hereby acknowledged. One signature binds spouses, et als, etc.

Signed: 

Date: 9/5/2010

Signed:

Date:

Company Representative:



Date: 9/2/2010

"All Home Inspections are performed in accordance with the Code of Ethics and the Standards of Practice of the American Society of Home Inspectors"

Cover Page

Property: 123 Pennsylvania Way, York, PA17408

GROUNDS INSPECTION

Driveway

- Asphalt

- Condition:**
- Appears Functional
 - Sealant Suggested

Asphalt driveways must be kept sealed on the surface to prevent oxidation of the asphalt due to sunlight. Reseal asphalt drives every two to three years.

Sidewalk

- Concrete

Concrete sidewalks will usually crack somewhat but if adequately thick and supported on a gravel base will last for decades. Do not spread salt on concrete sidewalks. It will likely destroy the surface.

- Condition:**
- Appears Functional
 - Common Cracks

Common cracks should be re-sealed. There are many types of caulking compounds on the market; however, based on cost, durability, and ease of application, silicone latex caulks are considered by many to be the best choice.

Retaining Walls

- Brick

- Condition:**
- Appears Functional
-

Grading

- Flat Site

- Condition:**
- Drainage of Site / Slope of Foundation Appears Functional
-

Patio

- Concrete

Concrete patios will usually crack somewhat but if adequately thick and supported on a gravel base will last for decades. Do not spread salt on concrete patios. It will likely destroy the surface.

- Condition:**
- Appears Functional
-

Patio Cover

- Covered Roof

- Condition:**
- Appears Functional
-

Deck / Porch(1)

- Concrete
- Location: Front

Condition: • Appears Functional

Deck / Porch(2)

- Wood
- Location: Rear

Condition: • Appears Functional

Deck / Porch Railing(1)

Condition: • Appears Functional

Deck / Porch Railing(2)

Condition: • Appears Functional

Exterior Stairs(1)

- Concrete
- Location: Front

Condition: • Appears Functional
• Railing Appears Functional

Exterior Stairs(2)

- Wood
- Location: Rear

Condition: • Appears Functional
• Railing Appears Functional

Property: 123 Pennsylvania Way, York, PA17408

EXTERIOR INSPECTION

Walls Structure

- Wood Frame
-

Wall Coverings

- Brick

The two most common types of brick are clay and concrete. Some brick surfaces are soft while others are extremely hard. Some bricks have a hard outer glazed surface while others are uniform throughout. Most bricks should be kept six inches above the grade as they are not designed to be in contact with the soil.

- Vinyl

Vinyl sidings can be installed vertically, while others are installed horizontally. Vinyl siding can become brittle during cold weather, and can be punctured or cracked. Replacement pieces can be installed. Buckling or warping of the vinyl siding may be the result of shrinking wood framing behind, or the siding was installed too tightly to the substrate.

Condition: • Appears Functional

- Openings Need Repair: Photo 1/right side top corner of garage
Any openings should be sealed to prevent moisture, vermin, and/or insects from entering.
-

Trim and Window/Door Frames

- Wood

- Vinyl

Condition: • Door Sill/Frame Deteriorated: Photo 2/left corner rear exterior door leading to deck

It is suggested that the door sill/frame be repaired or replaced.

- Suggest to caulk and seal between unlike materials, cracks, and openings around exterior.
-

Chimney Material(1)

- Brick

- Location: Left Side

Condition: • Appears Functional

IMPORTANT NOTE: The chimney inspection is limited to the visible and /or readily accessible interior and exterior portions of the chimney. No damage to any building structure or surface finish is necessary. Inspection of concealed or inaccessible portions of the chimney is beyond the scope of this inspection. Homechek Inspectors check the basic condition of the chimney structure and flue. The fundamental installation and clearance to combustibles will be reviewed. The Homechek Inspector will determine if obstructions exist and identify if any combustible deposits exist. Homechek, and/or our employees, or agents will not be responsible for any problems either present or in the future concerning the chimney and its parts. If future plans to use the chimney or the installation of a solid fuel appliance is being considered, it is strongly suggested that a scope inspection (camera) be completed and further examination by a qualified chimney specialist be completed on the chimney and liner(s) before settlement of the property.

- Raincap(s) Installed/Removed
-

Property: 123 Pennsylvania Way, York, PA17408

ROOF(S) SYSTEM(1) INSPECTION

Location(1)

- Location: Main
-

How Inspected(1)

- Walked on Roof
-

Style(1)

- Gable
-

Roof Material(1)

- Asphalt Shingle

Asphalt Shingles are currently the most popular roofing material used. The shingles come in a variety of shapes and sizes and weights. The shingles consist of asphalt impregnated felt paper, coated with an additional layer of asphalt and covered with granular material. Some shingles have a fiberglass matting as an alternative to felt paper. The heavier the shingles, the longer they are expected to live. Typical life expectancy of asphalt shingles is between 15-30 years.

- # of Layers: 1

Normally, once two layers of roofing are on, replacement or reroofing should be accomplished with complete removal of the old roofing materials. Roofs with more than two layers are often susceptible to wind damage because the roofing nails are not long enough to be driven into the wood.

- Condition: • Major Weathering/Aging/Cracking At: Photos 3 & 4

When major weathering/aging/cracking occurs with a roof, this usually indicates that the roof covering is beyond the manufacturers intended product life. It is suggested that a qualified roofing specialist be contacted to determine replacement procedures and costs.

Flashing(1)

- Condition: • Appears Functional
-

Gutters & Downspouts(1)

- Full

- Condition: • Appears Functional
-

Attic(1)

- Full

- Detail: • How Attic Was Inspected: Entered

- Roof Frame Type: Truss
- Ceiling Frame Type: Truss
 - Appears Functional
- Power Ventilator Installed: Yes

- Power Ventilator Condition: Operational
 - Folding Steps Appear Functional
-

Insulation(1)

- **Glass Fiber**
 - **Depth in Inches:** 13-15
 - Detail:** • Method Of Installation: Blown
 - Correctly Installed
-

Property: 123 Pennsylvania Way, York, PA17408

STRUCTURAL INSPECTION

Areas

- Crawlspace
 - Basement
-

Access

- Entered Area
-

Door / Coverage

- Condition: • Appears Functional
-

Foundation

- Block
- Condition: • Appears Functional
- No Moisture Noted
-

Ventilation

- Condition: • Appears Functional
-

Wood/Metal Frame

- FLOOR JOISTS

- 2 X 10's

- BEAMS

- Steel
- 2 X 12's

- COLUMNS

- Steel

Condition: • Termite Damage to Floor Joists At: Photo 5/left rear corner of basement

If this this damage is found to have an active infestation, it is suggested that a pest control specialist be contacted to further evaluate and make the necessary treatments. It is also suggested to have any significant damage repaired by a qualified specialist.

- Frame Not Fully Visible
-

Insulation

- Condition: • Installed Correctly (Basement)
- Installed Correctly (Crawl)
-

Vapor Barrier (Crawl Space Only)

Condition: • Installed Correctly

Floor

Condition: • Appears Functional
• Not Visible Due To Floor Coverings

Sump Pump

Condition: • Functioned Properly When Tested

Stairs

Condition: • Appears Functional
• Railing Appears Functional

Property: 123 Pennsylvania Way, York, PA17408

PLUMBING SYSTEM INSPECTION

Water Supply Source

- Public Water Supply
-

Main Line

- Copper

From the 1930's thru today copper piping has been installed at house service mains. Copper piping is distinguished by its dark brown color and soldered fittings. The common sizes for water entry are 3/4 inch and 1 inch. Copper piping's longevity is undetermined if the water is not acidic.

Condition: • Main Valve Appears Functional

Suggest opening and closing the main valve twice a year to loosen the packing around the valve shaft. Just a side note - loosening may cause a small drip at the packing nut.

Water Pressure

- PSI: 75
- Time of Day: AM

Condition: • Appears Functional

The gallons per minute (GPM) and the pounds per square inch (PSI) tests are only intended to give readings at the house only. These tests do not reflect in any way the condition of city water supplies or more importantly the condition of the private well and its recovery. A qualified well drilling company should be contacted to evaluate the well system. The city system and private well systems are outside the scope of this inspection and are not evaluated.

Pressure Tanks

Condition: • Appears Functional

Supply Lines

- Copper

From the 1930's through today copper piping has been installed in houses for plumbing supply lines. Copper piping is distinguished by its dark brown color and soldered fittings. Older copper joints were made of lead and the lead can be released into the water supply. The health advice for most people living in house with lead joints is to simply run the water for several minutes before using it - this way any lead buildup in the water will clear. Copper piping's longevity is undetermined if the water is not acidic (usually from a well).

Condition: • Appears Functional

- Unable to Fully View Pipes

Some of the supply lines were inaccessible for inspection and therefore not inspected.

Waste Lines

- Plastic

- Poly Vinyl Chloride (PVC)

From the 1960's through today Poly Vinyl Chloride (PVC) piping has been installed in houses for waste and vent pipe systems. Poly vinyl chloride (PVC) is distinguished by its white color. PVC piping

has the distinct advantage of not corroding and have smooth interior surfaces.

Condition: • Unable to Fully View Pipes

Some of the waste lines were inaccessible for inspection and therefore not inspected.

- Vent(s) Appears Functional
- Unable to Fully View Vent Pipes

Some of the vent pipes were inaccessible for inspection and therefore not inspected.

- Leak(s) in Waste Lines At: Photo 6/rear area of crawl space along wall

It is suggested that any leaks in the waste lines be repaired immediately.

Hose Faucets

Condition: • Appears Functional

Fuel System

- Gas
- Gas Meter Location: Outside

Condition: • Appears Functional

- Unable to Fully View Gas Lines

Some of the gas lines were inaccessible for inspection and therefore not inspected.

Water Heater(1)

- Gas

Gas fired hot water heaters have the second fastest recovery rate out of all hot water heaters (oil hot water heaters being the first). They operate by cold water entering the glass line tank and the hot water leaving the tank. The water temperatures is typically a 140 degrees F. When the hot water is removed from the tank by opening a hot water faucet in the house, cold water enters the tank, triggering the thermostat. The larger tank, the longer takes to run out of hot water.

- Location: Basement
- Gallons: 50

Condition: • Appears Functional

- Controls Appears Functional
- TPR Valve Appears Functional

Temperature Relief Valves (TPR) are installed on any water heating tank. They are designed to release water pressure on the tank if a malfunction should occur.

- TPR Overflow Pipe Appears Functional
 - Combustion Air Appears Functional
 - Vent Flue Piping Appears Functional
-

Property: 123 Pennsylvania Way, York, PA17408

HEATING(1) INSPECTION

Heat Type(1)

- Location: Basement
- Forced Air

A forced warm air furnace may use gas, oil, coal, propane, or electrical coils as fuel. A warm air furnace usually has a thermostat to control temperature, a fan and limit control to regulate the blower cycle. When heat produced by the fuel warms the heat exchanger to remove any cold air in the furnace, the fan and limit control on a pre-set temperature allows the blower to start. When the house has reached the setting on the thermostat, the fan and limit control allow the fan to run long after the flame or electric coils have turned off to remove all the heat in the heat exchanger. A pre set temperature in the fan control turns the fan off before the air gets too cold. This cycle is repeated whenever the room temperature falls below the thermostat setting.

Fuel Type(1)

- Natural Gas
-

Condition(1)

Condition: • Appears Functional

Venting(1)

Condition: • Appears Functional

Combustion Air(1)

Condition: • Appears Functional

Burners(1)

Condition: • Burner Flame(s) Appears Functional

- Closed System (unable to fully inspect)

The system is a closed system and unable to be fully inspected. A closed system is outside the scope of this inspection.

- Heat Exchanger Not Fully Inspected

The heat exchanger in a furnace or boiler is no more than 10% visible at best, and cannot be completely inspected without total system disassembly. That is why heat exchangers are not part of this visual inspection.

Distribution(1)

- Ducts & Registers

Condition: • Appears Functional

Controls(1)

Condition: • Appears Functional

- Emergency Shutoff Switch Appears Functional

- Blower Door Safety Switch Appears Functional

The blower door safety switch operated (successfully shutting down the system) when the inspector removed the blower cover door. It is important that when the door cover is removed that it be securely re-fastened. If it is not fastened correctly the unit will not come on.

Air Filters(1)

Condition: • Appears Functional

Furnace filters should be changed every three months. Dirty filters can lead to costly system repairs, as well as allow dust buildup, animal dander, pollen and other unwanted allergens into a homes air system.

- Electronic Air Filter Tested and Appears Functional

Electronic air filters are excellent in that they help to remove cigarette smoke particles and pollen as well as dirt and dust particles. Electronic air filters tend to get dirty quickly due to their efficiency. It is suggested that these units be checked and cleaned once every two months. Follow the manufacturer's guidelines for removal and cleaning.

Carbon Monoxide Testing(1)

- Carbon Monoxide (CO) Testing With Bacharach Monoxor III

Carbon Monoxide is a result of unburned fuel. Fossil fuels require specific ranges of oxygen and temperature to allow for complete combustion. CO production is commonly associated with insufficient combustion air. Flame impingement on heat exchanger surfaces due to a crack and/or other malfunctions of the system, for example, can also result in lowering flame temperature and CO production. Homechek Inspectors use the Bacharach Monoxor III unit to measure the ambient air % for CO and then measure the heating plenum air % for CO.

- Plenum CO % Measured in PPM:0
- Ambient Air CO % Measured in PPM:0
- Carbon Monoxide (CO) % Differential Measured in PPM:0

A reading of 10 to 35 PPM of CO is a marginal level in reference to potential or foreseeable problems. Occupants should be advised of a potential health to infants and small children, elderly people and persons suffering from respiratory or heart problems. These levels are unacceptable when originated from vented appliances. It is strongly suggested to have a qualified specialist further evaluate and make the necessary repairs and/or replacement of the system.

Property: 123 Pennsylvania Way, York, PA17408

AIR CONDITIONING(1) INSPECTION

Location(1)

- Location: Outside/Basement
-

Cooling Type(1)

- Central - Air Cooled

Air cooled systems have two main components: the evaporator unit sometimes referred to as the "A - Coil" located in the plenum immediately above the furnace and the condenser unit located outside. The refrigerate enters the evaporator as a cold liquid absorbing heat from the household air which boils the liquid and turns into a gas. The reduction in air temperature causes moisture in the house air to condense thus reducing humidity levels within the house. The refrigerant, which is now a gas, travels outdoors to the condenser unit. The compressor located in the condenser squeezes the gas making it hotter than the outside air temperature. The hot gas now enters the condenser coils. The condenser unit blows outdoor air across the coil which cools down the gas and turns into a liquid. The liquid then passes through a pressure reducing device causing the liquid temperature to drop below that of the household air. The liquid passing through the evaporator coil is evaporated into a gas again, and the cycle repeats itself.

- Condition:**
- Appears Functional
 - Correct Air Temp at Indoor Unit
 - Correct Air Temp at Outdoor Unit
-

Air Filters(1)

- Condition:**
- Appears Functional

Air conditioning filters should be changed every three months. Dirty filters can lead to costly system repairs, as well as allow dust buildup, animal dander, pollen and other unwanted allergens into a homes air system.

Indoor Unit Temperature(1)

- Return Air Temperature (in degrees): 75
 - Supply Air Temperature (in degrees): 60
 - Normal (between 55-60 degrees.)
 - Air Temp. Differential (in degrees): 15
 - Normal (between 14-20 degrees.)
-

Outdoor Unit Temperature(1)

- Incoming Air Temperature (in degrees): 95
 - Discharge Air Temperature (in degrees): 110
 - Air Temp. Differential (in degrees): 15
 - Normal (between 15-20 degrees warmer than incoming air)
-

Tonnage(1)

- RLA (running load amps / 5.5): 16.2

Power(1)

- 240 Volts

Condition: • Appears Functional

Condensate Line(1)

Condition: • Condensate Line Appears Functional

Refrigerant Lines(1)

Condition: • Refrigerant Line Insulation Appears Functional

Property: 123 Pennsylvania Way, York, PA17408

ELECTRICAL(1) INSPECTION

Main Service(1)

- Location: Right Side
 - Underground
 - 240 / 120 Volts
 - Amps: 00
-

Main Service Entrance Cable(1)

Condition: • Electrical Meter Base Loose From Wall

It is suggested to have the electrical meter base fastened securely to the wall.

- Please Refer To Photo: 7
-

Main Panel(1)

- Location: Basement
- Breakers
- Amps: 200
- # of 120 Circuits: 18
- # of 240 Circuits: 2

Condition: • Panel Appears Functional

- Ground Appears Functional
-

Wiring

Condition: • Sample of Switches & Outlets Tested Appears Functional

- Grounding of Receptacles w/in 6' of Plumbing Fixtures Appears Functional
 - Polarity of Receptacles w/in 6' of Plumbing Fixtures Appears Functional
 - Exposed Splices At: Photo 8/rear right corner crawl space
-

GFCI Test And Recommendations

- GFCIs Responded To Test

GFCI's are a safety device for outlets near water. GFCI's are not required to be installed, but are only suggested as an extra safety enhancement.

Property: 123 Pennsylvania Way, York, PA17408

INTERIOR INSPECTION

Main Entry Door

- **Wood & Glass**

- Condition:**
- Appears Functional
 - Hardware Appears Functional
 - Doorbell Appears Functional
 - Weather Stripping Appears Functional
-

Exterior Doors

- Condition:**
- Appears Functional
 - Weather Stripping Appears Functional
-

Interior Doors

- Condition:**
- Appears Functional
-

Interior Walls

- **Drywall**

- Condition:**
- Generally Conditions Appears Functional
 - Furnishings Prevent Full Inspection

Stored items, furnishings, and wall coverings limit the inspection of the walls. It is strongly suggested to do a careful check on the final walk-through before settlement.

Ceilings

- **Drywall**

- Condition:**
- Generally Conditions Appears Functional
 - Moist Stain(s) Detected At: Photo 9/master bedroom

The stains were checked with a state-of-the-art moisture meter. The meter detected moisture in the stains. It is suggested that the cause of the moist stains be further evaluated and corrected by a qualified specialist

Windows

- **Double Hung**

Double hung windows allow for movement of the lower and upper sashes. They can be made of aluminum, steel, wood or vinyl.

- **Double Glazed Factory Sealed**

After the 1950's, double glazed windows were introduced. Double glazed windows consist of two panes of glass which are factory sealed. The insulation factor is R-2.

- Condition:**
- Sample Tested - Appears Functional
 - Latching Hardware Appears Functional
 - Screens Appears Functional

Floors

- Carpet
- Wood
- Tile

Condition: • General Condition Appears Functional

- Unable to Fully Inspect the Floor

Stored items, furnishings, and floor coverings limit the inspection of the floor. It is strongly suggested to do a careful check on the final walk-through before settlement.

Fireplace(1)

- Masonry Firebox

Masonry firebox walls are generally made of brick, stone or concrete block with a firebrick liner.

- Location: Family Room

Condition: • Appears Functional

IMPORTANT NOTE: The chimney inspection is limited to the visible and /or readily accessible interior and exterior portions of the chimney. No damage to any building structure or surface finish is necessary. Inspection of concealed or inaccessible portions of the chimney is beyond the scope of this inspection. Homechek Inspectors check the basic condition of the chimney structure and flue. The fundamental installation and clearance to combustibles will be reviewed. The Homechek Inspector will determine if obstructions exist and identify if any combustible deposits exist. Homechek, and/or our employess, or agents will not be responsible for any problems either present or in the future concerning the chimney and its parts. If future plans to use the chimney or the installation of a solid fuel appliance is being considered, it is strongly suggested that a scope inspection (camera) be completed and further examination by a qualified chimney specialist be completed on the chimney and liner(s) before settlement of the property.

- Damper Appears Functional

IMPORTANT NOTE: Remove or block damper open if gas log is installed.

- Hearth Extension W/Fireplace Opening Less Than 6 ft. Appears Functional

Hearth extensions shall extend as follows: (1) At least 16 in. in front of the facing material. (2) At least 8 in. beyond each side of the fireplace opening.

Ceiling Fans

Condition: • Ceiling Fan(s) Appears Functional

Interior Stairs

Condition: • Appears Functional

Stair Handrails

Condition: • Appears Functional

Wetbar Faucet

Condition: • Appears Functional

Wetbar Counter

Condition: • Appears Functional

Wetbar Plumbing

Condition: • Appears Functional

Smoke Detector

Condition: • Test Button Appears Functional

Items Installed But Not Inspected

- Central Vacuum
-

Carbon Monoxide Detector

Condition: • Test Button Appears Functional

Property: 123 Pennsylvania Way, York, PA17408

GARAGE INSPECTION

Structure

- Type: Garage
 - Attached
-

Roof Material

- Same as house - See roof section
-

Floor

- Condition: • Appears Functional
-

Fire Wall

- Condition: • Appears Functional
-

Ventilation

- Condition: • Appears Functional
-

Door To Interior

- Solid
- Condition: • Appears Functional
-

Exterior Door

- Condition: • Appears Functional
-

Vehicle Door(s)

- Roll Up
- Condition: • Appears Functional
-

Automatic Opener

- Condition: • Appears Functional
- Automatic Reverse Appears Functional - Tested
-

Electrical

- Condition: • Appears Functional
- Outlets Appears Functional
-

Comments

- Belongings Block Full Inspection of Garage
-

Property: 123 Pennsylvania Way, York, PA17408

LAUNDRY INSPECTION

Location

- Service Area
-

Water Line(s)

- Condition: • Appears Functional
-

Waste Line(s)

- Condition: • Appears Functional - Tested

The waste line(s) were tested by running a cycle through the washing machine (the washing machine is not part of the inspection)

120 Volt Outlet

- Condition: • Appears Functional
-

240 Volt Outlet

- Condition: • Appears Functional
-

Gas Piping

- Condition: • Appears Functional
-

Dryer Exhaust Duct

- Condition: • Vents into Crawlspace

It is suggested that the dryer exhaust vent be corrected to route outside. Dryers that exhaust into a crawl space can lead to damaging moisture and lint buildup.

- Please Refer To Photo: 11
-

Sink

- Condition: • Appears Functional
-

Faucet

- Condition: • Appears Functional
-

Plumbing (Below Sink)

- Condition: • Waste Line Leakage Observed

It is suggested that the waste line be repair or replaced.

- Please Refer To Photo: 12
-

Drip Pan

- Appears Functional
-

Property: 123 Pennsylvania Way, York, PA17408

KITCHEN(1) INSPECTION

Location(1)

- Location: First Floor
-

Counter(s)(1)

- Corian
 - Condition: • Appears Functional
-

Cabinet(s)(1)

- Condition: • Appears Functional
-

Window(s)(1)

- Condition: • Appears Functional
-

Flooring(1)

- Ceramic Tile
 - Condition: • Appears Functional
-

Lighting(1)

- Recessed
 - Condition: • Appears Functional
-

Sink(s)(1)

- Condition: • Appears Functional
 - Faucet(s) Appears Functional
 - Drainage Appears Functional
 - Plumbing Under Sink Appears Functional
 - Supply Valve(s) Appears Functional
 - Waste Line(s) Appears Functional
-

Disposal(1)

- Condition: • Appears Functional
 - Wiring Appears Functional
-

Cooktop (1)(1)

- Gas
- Condition: • Appears Functional

The home inspector tested the elements to ensure that they came on. However, it is important to note that we cannot measure the complete temperature of the cooktop for cooking functionality.

Range (1)(1)

- Electric

Condition: • Appears Functional

The home inspector tested the elements to ensure that they came on. However, it is important to note that we cannot measure the complete temperature of the cooktop for cooking functionality.

- Door Appears Functional
- Gasket Appears Functional

Fan / Cooktop Hood(1)

Condition: • Appears Functional

Dishwasher(1)

Condition: • Appears Functional - Tested

- Door Appears Functional
- Liner Appears Functional
- Racks Appears Functional
- Door Seals Appears Functional

Items Installed But Not Inspected(1)

- Microwave
 - Refrigerator
-

Property: 123 Pennsylvania Way, York, PA17408

BATHROOM(1) INSPECTION

Location(1)

- Location: **Master Bedroom**
-

Toilet(s)(1)

- Condition: • Appears Functional
-

Sink(s)(1)

- Condition: • Appears Functional
- Faucet(s) Appears Functional
 - Waste Line(s) Appears Functional
-

Counter(s) and Cabinet(s)(1)

- Condition: • Counter and Cabinets Appears Functional
-

Shower(s)(1)

- Condition: • Appears Functional
- Enclosure Appears Functional
-

Bathtub(s)(1)

- Condition: • Appears Functional
- Faucet Appears Functional
 - Whirlpool Type Tub Jets Appears Functional
-

Electrical(1)

- Condition: • Appears Functional
-

Ventilation(1)

- Condition: • Appears Functional
-

Heater(1)

- Condition: • Appears Functional
-

Property: 123 Pennsylvania Way, York, PA17408

BATHROOM(2) INSPECTION

Location(2)

- Location: Second Floor
-

Toilet(s)(2)

- Condition: • Appears Functional
-

Sink(s)(2)

- Condition: • Appears Functional
- Faucet(s) Appears Functional
 - Waste Line(s) Appears Functional
-

Counter(s) and Cabinet(s)(2)

- Condition: • Counter and Cabinets Appears Functional
-

Shower(s)(2)

- Condition: • Appears Functional
-

Bathtub(s)(2)

- Condition: • Appears Functional
- Faucet Appears Functional
-

Electrical(2)

- Condition: • Appears Functional
-

Ventilation(2)

- Condition: • Appears Functional
-

Heater(2)

- Condition: • Appears Functional
-

Property: 123 Pennsylvania Way, York, PA17408

BATHROOM(3) INSPECTION

Location(3)

- Location: Powder Room
-

Toilet(s)(3)

- Condition: • Appears Functional
-

Sink(s)(3)

- Condition: • Appears Functional
- Faucet(s) Appears Functional
 - Waste Line(s) Appears Functional
-

Counter(s) and Cabinet(s)(3)

- Condition: • Counter and Cabinets Appears Functional
-

Electrical(3)

- Condition: • Appears Functional
-

Ventilation(3)

- Condition: • Appears Functional
-

Heater(3)

- Condition: • Appears Functional
-

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

Section I. General Information

Inspection Company, Address, & Phone
 HOMECHek
 1529 Rodney Road
 York, PA 17404-9716 Acct #: 27534

Company's Business Lic. No.
 BU0549

Date of Inspection
 9/2/2010

Address of Property Inspected
 123 Pennsylvania Way
 York, PA 17408

Inspector's Name, Signature @ Certification, Registration, or Lic. #

Steve Johnson



HK001

Structure(s) Inspected
 501 - 2-Story

Section II. Inspection Findings This report is indicative of the condition of the above identified structure(s) on the date of the inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestation or defects. Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:

- A. No Visible evidence of wood destroying insects was observed.
- B. Visible evidence of wood destroying insects was observed as follows.
 - 1. Live insects (description & location):
 - 2. Dead insects, insect parts, frass, shelter tubes, exit holes, or staining; (description & location):
 - 3. Visible damage from wood destroying insects was noted as follows: Old inactive termite damage to floor joist in left rear corner of basement.

NOTE: This is not a structural damage report. If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs.

- It appears that the structure(s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment: Home treated by ABC Exterminators in 2000

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

Section III. Recommendations

- No treatment recommended: (Explain if Box B in Section II is checked)
- Recommended treatment for the control of: Infestation (Note: FHA and VA require treatment for all active infestations)

Section IV. Obstructions & Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

- Basement 1,3,4,6,7,8,9
- Crawl Space 5
- Main Level 1,3,4,6,7,8,9
- Attic 5,12
- Garage 1,3,4,6,7,8
- Exterior
- Porch
- Addition
- Other

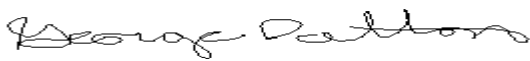
The inspector may write out inaccessible areas or use the following key:

- | | |
|-------------------------|---------------------------------|
| 1. fixed ceilings | 13. no access beneath |
| 2. suspended ceiling | 14. cluttered condition |
| 3. fixed wall covering | 15. standing water |
| 4. floor covering | 16. dense vegetation |
| 5. insulation | 17. exterior coverings |
| 6. cabinets or shelving | 18. window well covers |
| 7. stored items | 19. wood pile |
| 8. furnishings | 20. snow |
| 9. appliances | 21. unsafe conditions |
| 10. no access or entry | 22. rigid foam board |
| 11. limited access | 23. synthetic stucco |
| 12. only visual access | 24. duct work, plumbing, wiring |

Section V. Additional Comments and Attachments (these are an integral part of the report)

Attachments: Inspection Graph & Reports

Signature of Seller(s) or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer.

X 

Signature of Buyer The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

X 

Important Consumer Information Regarding the Scope and Limitations of the Inspection

Please read this entire page as it is part of this report. This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a structural integrity report. The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair.

- 1. About the Inspection:** A visual inspection was conducted in the readily accessible areas of the structure(s) indicated (see Page 1) including attics and crawlspaces which permitted entry during the inspection. The inspection included probing and/or sounding of unobstructed and accessible areas to determine the presence or absence of visual evidence of wood destroying insects. The WDI inspection firm is not responsible to repair any damage or treat any infestation at the structure(s) inspected, except as may be provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. The inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by this inspection represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. ***For purposes of this inspection, wood destroying insects include: termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles. This inspection does not include mold, mildew or noninsect wood destroying organisms.*** This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within ninety (90) days from the date of inspection. **This shall not be construed as a 90-day warranty.** There is no warranty, express or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.
- 2. Treatment Recommendation Guidelines Regarding Subterranean Termites:** FHA and VA require treatment when any active infestation of subterranean termites is found. If signs of subterranean termites – but no activity – are found in a structure that shows no evidence of having been treated for subterranean termites in the past, then a treatment should be recommended. A treatment may also be recommended for a previously treated structure showing evidence of subterranean termites – but no activity – if there is no documentation of a liquid treatment by a licensed pest control company within the previous five years unless the structure is presently under warranty or covered by a service agreement with a licensed pest control company.
- 3. Obstructions and Inaccessible Areas:** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object, including but not limited to: moldings, floor coverings, wall coverings, siding, fixed ceilings, insulation, furniture, appliances, and/or personal possessions; nor were areas inspected which were obstructed or inaccessible for physical access on the date of inspection. Your inspector may write out inaccessible areas or use the key in Section IV. Crawl spaces, attics, and/or other areas may be deemed inaccessible if the opening to the area is not large enough to provide physical access for the inspector or if a ladder was required for access. Crawl spaces (or portions thereof) may also be deemed inaccessible if there is less than 24 inches of clearance from the bottom of the floor joists to the surface below. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee may apply.
- 4. Consumer Maintenance Advisory Regarding Integrated Pest Management for Prevention of Wood Destroying Insects.** Any structure can be attacked by wood destroying insects. Homeowners should be aware of and try to eliminate conditions which promote insect infestation in and around their structure(s). Factors which may lead to wood destroying insect infestation include: earth to wood contact, foam insulation at foundation in contact with soil, faulty grade, improper drainage, firewood against structure(s), insufficient ventilation, moisture, wood debris in crawlspace, wood mulch or ground cover in contact with the structure, tree branches touching structure(s), landscape timbers and wood decay. Should these or other conditions exist, corrective measures should be taken in order to reduce the chances of infestation of wood destroying insects and the need for treatment.
- 5. Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**



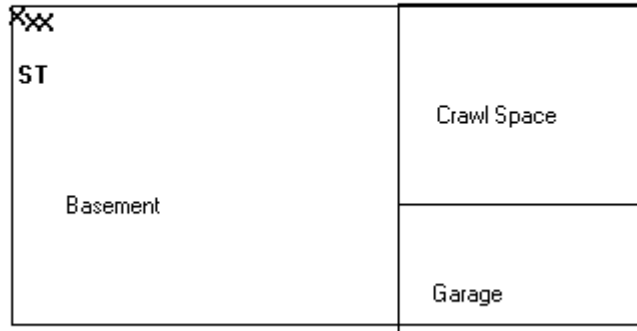
York, PA
 (717)764-1920
 Mechanicsburg, PA
 (717)766-4345
 Lancaster, PA
 (717)898-3201

INSPECTION GRAPH & REPORTS

SELLER/OWNER: George Patton
ADDRESS: 123 Pennsylvania Way
ACCOUNT #: 27534

BUYER: Steve Johnson
CITY: York
INSPECTED BY: Steve Johnson

STATE: PA **ZIP:** 17408
DATE: 9/2/2010



WOOD DESTROYING INSECT INFESTATION INSPECTION

KEY: Subterranean Termites - ST **TYPE OF CONSTRUCTION:** Crawlspace, Basement
 Existing Damage - X **TYPE OF FOUNDATION:** Hollow Block

INSPECTOR'S STATEMENT OF VISIBLE DAMAGE AND/OR WOOD DESTROYING INSECT ACTIVITY

Visible Damage / Wood Destroying Insect Activity: Old inactive termite damage to floor joist in left rear corner of basement.

HOMECHek TERMITE PROTECTION GUARANTEE

Home Qualifies for the HOMECHek Termite Protection Guarantee

STRUCTURAL INSPECTION

The visible damage due to wood destroying organisms noted on the above graph does not appear to affect the structural integrity of the area where the damage was found. The damage noted above is cosmetic in nature not structural. The inspected property appears to be structurally sound as it pertains to the visible damage found and noted on the above graph.

Scope of Inspection and Inspection Agreement: The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the CUSTOMER. It is understood and agreed that this inspection will be of readily accessible areas of the structure and is limited to visual observations of apparent conditions existing at the time of the inspection only. This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosure, which may be required by law. Neither we nor our employees, or agents assume liability or responsibility for the cost or repairing or replacing any unreported defects or deficiencies, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. Homechek is not responsible for repairs of damages disclosed or hidden damage which may exist in concealed or inaccessible areas as of the date of this report. **ARBITRATION:** Any dispute concerning the interpretation of this agreement or arising from this inspection and report, except one for the inspection fee payment, shall be resolved informally between the parties or by binding arbitration conducted in accordance with the rules of a recognized Arbitration Association except that the parties shall select an arbitrator who is familiar with the wood destroying organism inspection industry. The Arbitrator shall conduct summary judgment motions and enforce full discovery rights as a court would as provided in civil proceeding by legal code. It is understood and agreed that should we and/or our employees, or agents be found liable for any loss or damages resulting from a failure to perform any of its obligations, including but not limited to negligence, breach of contract, or otherwise, then the liability of Homechek and/or our employees, or agents shall be limited to a sum equal to the amount of the fee paid by the CUSTOMER for the Inspection and Report. Acceptance and understanding of this agreement are hereby acknowledged: send back a signed copy of this agreement in the Homechek envelope provided.

Signed: *George Patton* **Date:** 9/5/2010

Signed: *Steve Johnson* **Date:** 9/5/2010

Company Representative: *Steven Johnson* **Date:** 9/2/2010



Report Number: 27534 Client: Steve Johnson
Property Address: 123 Pennsylvania Way, York, PA 17408
Weather Conditions: Sunny Temperature: 80 degrees
Approximate Age of Home: 25 years Approx. Age of Onlot Water Treatment System: #1 25 years #2 years
Inspector: Steve Johnson A.S.H.I. #: 115821 Date of Inspection: 9/2/2010 Time In: 9:00am Time Out: 1:00pm

ONLOT WASTEWATER TREATMENT SYSTEM INSPECTION AGREEMENT (PLEASE READ CAREFULLY)

By Signing This Agreement You May Be Losing Valuable Rights

Homechek, and/or our employees, or agents agree to conduct an inspection for the purpose of informing the CUSTOMER of major deficiencies in the condition of the Onlot Water Treatment System of the property. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the CUSTOMER. Third parties that utilize the contents of this report for their own use, do so at their own risk, and assume all risks and liabilities of such action. The written report will contain the following only:

- Onlot Wastewater Treatment System

Homechek has provided the customer with an important information package outlining how to care for a Onlot Wastewater Treatment System. It is important that the customer read and understand the information in this package.

SCOPE OF INSPECTION

The scope of the inspection and report is a limited visual inspection of the Onlot Wastewater Treatment System of the home to identify and deficiencies listed in the report, which may be in need of immediate major repair. It is understood and agreed that this inspection will be of readily accessible areas of the building and is limited to visual observations of apparent conditions existing at the time of the inspection only. Latent and concealed defects and deficiencies are excluded from the inspection; equipment, items and systems will not be dismantled. Maintenance and other items may be discussed, but they are not part of our inspection. The report is not a compliance inspection or certification for past or present government codes or regulations of any kind. Your inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade. If your inspector recommends consulting other specialized experts, client must do so at client's expense. This is not a warranty, guarantee, insurance policy or substitute for real estate transfer disclosure, which may be required by law. The report may not be relied upon by the customer beyond the actual date this inspection was conducted. Neither we nor our employees, or agents assume liability or responsibility for the cost or repairing or replacing any unreported defects or deficiencies, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature. Homechek is not responsible for repairs of damages disclosed or hidden damage which may exist in concealed or inaccessible areas as of the date of this report. Homechek does not do any destructive testing of the Onlot Wastewater Treatment System to include but not limited to unearthing or dismantling of the septic tank, distribution box, absorption field, or any other portion of the Onlot Wastewater Treatment System. Homechek does not view inside any of the Onlot Wastewater Treatment Systems waste lines with any kind of camera or visual equipment for functionality. Our Onlot Wastewater Treatment System Inspection consists of preliminary information form to be answered by the owner of the property, drawing a rough property sketch, viewing inside the septic tank(s) if it is accessible, a dynamic flow test, a dye test (if necessary) and probing the absorption field.

OUTSIDE THE SCOPE OF INSPECTION

Any area, which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, or any other thing is not included in this 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. This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosure, which may be required by law.

NOTICE TO CUSTOMER(S):

It is understood and agreed to by both parties that Homechek, and/or our employees, agents are not an insurer and are not insuring the property inspected against defects or the future condition of this property, its structural components, or its various plumbing, mechanical and/or electrical systems. Virtually every home will have some flaws or defects not identified in the report. We can reduce your risk in purchasing, but we can't eliminate it nor do we assume it. Homechek, and/or our employees, agents do not perform any kind of maintenance and/or repairs to any of the system(s) inspected on the day of the inspection and are not liable for there future performance. It has been explained to me/us that Homechek, and/or our employees, agents are not insurers and does not provide a home warranty, however, there are HOME WARRANTY PROGRAM'S available through 3rd party groups at an extra cost to me/us. If you are concerned about the current and/or future performance of this property, its structural components, or its various plumbing, mechanical and/or electrical systems, **Homechek, and/or our employees, agents strongly recommends that you purchase a HOME WARRANTY thru a 3rd party.**


The property, its structural components, or its various plumbing, mechanical and/or electrical systems may be in good condition when examined, but the condition may change thereafter. As part of the inspection agreement the customer(s) agrees to do a "pre-closing walk-through examination" of the property 48-72 hours prior to closing to insure that its structural components, or its various plumbing, mechanical and/or electrical systems originally inspected are still functional. If a problem is discovered during the "pre-closing examination", it should be addressed at that time. The customer(s) failure to conduct a "pre-closing examination" voids any future responsibility of Homechek, and/or our employees, agents.

ARBITRATION: Any dispute concerning the interpretation of this agreement or arising from this inspection and report, except one for the inspection fee payment, shall be resolved informally between the parties or by binding arbitration conducted in accordance with the rules of a recognized Arbitration Association except that the parties shall select an arbitrator who is familiar with the Onlot Wastewater Treatment System inspection industry. The Arbitrator shall conduct summary judgment motions and enforce full discovery rights as a court would as provided in civil proceeding by legal code.

LIMITED LIABILITY:

It is understood and agreed that should we and/or our employees, or agents be found liable for any loss or damages resulting from a failure to perform any of its obligations, including but not limited to negligence, breach of contract, or otherwise, then the liability of Homechek and/or our employees, or agents shall be limited to a sum equal to the amount of the fee paid by the CUSTOMER for the Inspection and Report. In the event that customer should commence a legal action against Homechek and/or its employees, or agents said defendant(s) shall be entitled to the reimbursement of reasonable legal fees in successfully defending the action.

Acceptance and understanding of this agreement are hereby acknowledged. One signature binds spouses, et als, etc.


Signed: 

Date: 9/5/2010

Signed:

Date:

Company Representative:



Date: 9/2/2010

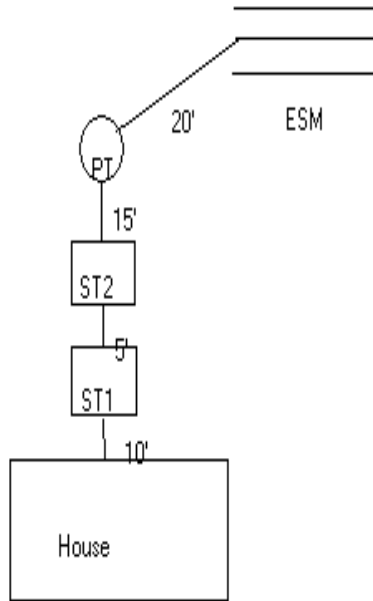
"All Onlot Wastewater Treatment System Inspections are performed in accordance with the
Pennsylvania Septage Management Association "

Cover Page

Onlot Wastewater Treatment System Sketch

Diagram/Sketch of the property you have inspected. Indicate the following:

- Property Lines (PL) • Public Street/Road (PS/PR) • Structure(s) served by onlot system(s)
- Septic Tank (ST) • Aerobic Tank (AT) • Pump Tank (PT) • Seepage Pit (SP) • Liquid on Surface (LOS)
- Absorption Area (AA) • Cesspool (CP) • Elevated Sand Mound (ESM) • At Grade Systems (AGS)
- IRSIS (show perimeter of all spray fields) • Chlorinator (tablet - T; liquid - L)
- Filters (label sand filters: free access FASF; buried BSF; commercial filters: Zabel (Z); Ecoflo (E))



Inspector's Signature:


Javier Johnson

Date: 9/2/2010

Property: 123 Pennsylvania Way, York, PA17408

ONLOT WASTEWATER TREATMENT SYSTEM INSPECTION

System History

- **Age of Onlot Wastewater Treatment System:** 25
- **Types of systems currently being used:** Sandmound
- **Dwelling is currently occupied**
- **The number of bedrooms in the dwelling:** 4
- **Most recent number of people to occupy the dwelling:** 4
- **The system(s) has been pumped and cleaned out**
- **The last time system(s) was pumped and cleaned:** 9/1/2008
- **The typical pumping/cleaning frequency:** Every 3 years
- **All of the treatment and pumping main access ports(manhole/16"-24" covers) are above ground or dug out**
- **All washing machines, all gray water lines and all other water-discharging appliances discharge to a treatment tank**
- **Date (MM/DD/YYYY)**
- **Owner's Signature:**  9/4/2010

System Type(1)

- **Elevated Sand Mound**

An elevated sand mound system consists of a house sewer, septic tank, a possible second tank, a pump tank, and an above ground (elevated sand mound) leaching or absorption system. The house sewer brings waste to the septic tank where solids are separated from the liquid by settling and flotation. Bacterial action breaks down the sewage. Sewage liquid (effluent) is carried to the pump tank where it is pumped up into the elevated sand mound. The liquid effluent is equally distributed to all parts of the above ground (elevated sand mound) leaching or absorption field system.

How Inspected(1)

- **Viewed inside septic tank through main man hole(s)**
- **Probed absorption field**

Probing the drain or leach field is major portion of the onlot wastewater treatment system inspection. Probing the field helps in finding if any effluent is coming up through the field.

- **Dynamic flow test**

The dynamic flow test usually consists of running the house plumbing (toilet(s), bathtub(s), shower(s), laundry (s), and sink(s)) through the system.

Condition(1)

Condition: • Appears Functional

- Pump tank alarm appears functional

Pump tank alarms are installed for use in elevated sand mound systems. A pump tank alarm is designed to alert the home occupant(s) that the pump tank is not functioning.

Inspectors Statement(1)

- **Onlot Wastewater Treatment System is in satisfactory working order.**

The current onlot wastewater treatment system currently installed was found to be in satisfactory working order and no indication of a malfunction of any type was present upon visual inspection on the date it was inspected. Our company has not been retained to warrant or guarantee the proper functioning of the system for any period of time in the future. Because of the numerous factors which may effect the proper operation of a onlot wastewater treatment system as well as the inability of our company to supervise or monitor the use or maintenance of the system, this report shall not be construed as a warranty by our company that the system will function properly for any particular occupant and our company **DISCLAIMS ANY WARRANTY**, either expressed or implied, arising from the inspection of the onlot wastewater treatment system or this report. This is not an inspection of the plumbing nor are we ascertaining any impact the system may be having on the ground water. It is strongly Suggested that the future occupant(s) have the onlot wastewater treatment system inspected and pumped regularly (at least once a year) as part of proper maintenance.

Pumping Information

- **Date & time treatment tank(s) pumped: (MM/DD/YYYY HH:MM AM/PM)** 9/5/10 10:00am
 - **# of gallons pumped:** 1500
 - **Name of pumping company** Stinky's Septic Company
 - **Treatment Tank Type:** Concrete
 - **Number of compartments** 3 tanks (1000/500/300)
 - **Capacity (gallons)** 1500
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CERTIFIED RADON REPORT

Whole House • Termite • Septic • Water • Radon • Lead Based Paint

Date: 9/2/2010

EPA RMP/STATE ID #: 1630

Monitor Test #: 1234567

Test Performed For: Steve Johnson

Property Inspected: 123 Pennsylvania Way, York, PA 17408

Licensed HOMECEK™ Radon Inspector:

Placed By: Steve Johnson Retrieved By: Steve Johnson

Homechek, Inc.

1529 Rodney Road

York, PA 17404-9716

Phone: (717) 764-1920

Fax: (717) 764-1812

Test Location: 801 - Basement

Test Started: 9/5/2010 9:00am

Test Ended: 9/7/10 9:00am

Test Duration: 48

AVERAGE RADON CONCENTRATION: 3.5 pCi/L

Since all homes have some level of Radon Gas, the following is provided as a frame of reference to help you understand the results of your test:

1. A reported result of less than 4.0Ci/L is below the present maximum recommended levels by State and U.S. Federal Authorities and follow-up measurements are probably not needed.
2. A result of greater than 4.0pCi/L is above the present recommended level and the EPA recommends corrective action be taken.

Our Radon Measurement Company cannot accept responsibility for financial or health consequences of subsequent action or inaction by the client or its representatives based upon the above results. This Radon test only provides the results for the period covered during the measurement. While every effort was made to maintain optimum quality control and EPA Protocol during the testing period, neither Homechek, Inc. nor its inspectors provide any warranty, expressed or implied, for the consequences of erroneous test results. There can be some uncertainty with any measurement due to statistical variations, extreme weather changes, operation of the building, and other factors. Homechek, Inc. and its inspector shall not be liable under any change or claim for losses, claims, charges, fees, demands, expenses, or damages resulting from a radon test.

The Radon Certification Act requires that anyone who provides any radon-related service or product to the general public must be certified by the Pennsylvania Department of Environmental Protection. You are entitled to evidence of certification from any person who provides such services or products. You are also entitled to a price list for services or product offered. All radon measurement data will be sent to the Department as required in the Act and will be kept confidential. If you have any questions, comments, or complaints concerning persons who provide radon-related services, please contact HomeChek, Inc. and/or the Department at the Bureau of Radiation Protection, Department of Environmental Protection, P.O. Box 8469, Harrisburg, PA 17105-8469, (717) 783-3594; or (800)237-2366.

Inspection certified by:

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Tel: (717) 766-4345
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