

A-Z Tech

Home Inspections, Inc.

The Most Advanced Home Inspection In The World

640 Keystone Street
Greensburg, PA 15601
(724)836-0328
(724)836-1842

One Call Does It All

Home Inspection Report

Computerized for the most complete and comprehensive report available

PREPARED EXCLUSIVELY FOR:

Roger & Charlene Goebel

Property: 113 Silver Spring Trail
Greensburg, PA 15601



Only an ASHI inspector can provide you with a professional inspection that combines 42 years of nationally recognized technical standards along with a code of ethics and the very best in customer service, education and satisfaction.

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CERTIFIED INSPECTOR

ASHI Inspector

#263647

Christopher A. Thomas

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Basic Information

This report contains confidential information and is supplied solely for use by Roger & Charlene Goebel

Client Information: Roger & Charlene Goebel	
Showing Agent	Listing Agent Donna Tidwell Berkshire Hathaway 724-244-0470
 Christopher A. Thomas November 24, 2025 Date	Property: 113 Silver Spring Trail Greensburg, PA 15601

Weather: Cold & Clear, 35

Order Number: oid7382

Scope of Inspection Services

YOU ARE ADVISED TO READ THIS SCOPE OF INSPECTION SERVICES CAREFULLY. IF YOU HAVE ANY QUESTIONS, YOU SHOULD CONTACT THIS INSPECTION SERVICE IMMEDIATELY.

1. Scope of Inspection:

The scope of this inspection ("Scope") is limited to the visual examination of the safety and readily accessible portions of the structure and permanently attached kitchen appliance systems and components. No other systems, items or appliances are included in this inspection. The inspection performed is not intended as a substitute for a seller's disclosure statement.

NOTE: THE INSPECTOR IS NOT REQUIRED TO MOVE FURNITURE, CARPETING, INSULATION, OR OTHER MATERIALS OR BELONGINGS IN ORDER TO PERFORM THE INSPECTION. THIS INSPECTION DOES NOT COVER ITEMS OR CONDITIONS THAT MAY BE DISCOVERED ONLY BY INVASIVE METHODS. NO REMOVAL OF MATERIALS OR DISMANTLING OF SYSTEMS SHALL BE PERFORMED UNDER THIS INSPECTION.

2. The following is not within the scope of this inspection:

- a) Building code or zoning ordinance violations
- b) Structural integrity
- c) Geological stability or ground condition of site
- d) System design problems, functional adequacy, operational capacity, quality or suitability for a particular use of items inspected
- e) Termites, wood destroying insects and dry rot
- f) Engineering, scientific or specialized technician tests or readings or evaluations
- g) Fireplace draft
- h) Asbestos, radon, lead, mold or other environmental hazards
- i) Cosmetic items such as minor scratches, scrapes, dents, cracks, stains, soiled or faded surfaces
- j) Home warranties, system warranties and component warranties

Inspection by invasive means and reports covering some of the items (a) through (j) above, are available through this inspection service under separate direction and contract.

Inspection Standards

1. Inspection Standards:

This inspection report expresses the professional opinion of the inspector who prepared this report. The purpose of the inspection is for the customer to be informed of as many conditions as possible within the brief periods of time allotted for the inspection. Customer has no expectation of being notified of all conditions, which are not reported. This inspection service is not responsible for any condition affecting any system or component, which occurs subsequent to the inspection or is intermittent and not detectable during the inspection. This report is based on the standards of the American Society of Home Inspectors (ASHI). A copy of these standards may be obtained from this inspection service.

2. Exclusions:

Excluded is any inspection of any systems or items not included in the Inspection Report including, but not limited to, the following: any information pertaining to manufacturers' recalls of any component, detached buildings or equipment, low voltage systems, swimming pools, saunas, spa, whirlpool, and hot tub systems, electrostatic precipitators or electronic air cleaners or filters, septic systems, any component or system which is underground, private water systems or equipment, wells and well pumps, cisterns, fountains, water quality or volume, water conditioning systems, central vacuum systems, landscaping, irrigation systems, active and passive solar systems, soils or soil contaminations, security systems, and any inspection or testing for any toxic or dangerous substances including asbestos, lead or gases, radon and formaldehyde, other than gases typically used as fuel for home heating systems, or any system or item not included in the Inspection Report.

3. Report Prepared For The Customer Exclusively:

The Inspection Report is not intended for use by anyone other than the client. No third party shall have any right arising from the Inspection Report. The Client's request that this Inspection Service release copies of the Inspection Report

shall be at Client's risk with respect to the contents of this paragraph. In consideration of the furnishing of the Inspection Report to third parties, the Client shall agree to indemnify and hold harmless the Inspection Company and its inspectors for all costs, expenses, legal fees, awards, settlements and judgments in any legal proceeding brought by any third party who claims that he/she relied on representations made in such Inspection Report and was damaged thereby.

Explanation of Terms

It is important to have a clear understanding of the terms used in this inspection report. The HOME CONDITION ANALYSIS is conducted with the age of the home and the comparable condition of the neighborhood homes taken into consideration.

TERMS:

- ◇ ACCEPTABLE: Any item marked, as Acceptable appears to be in usable condition. Cosmetic blemishes and minor damage that does not significantly affect the use of the item or system may be classified as Acceptable.
- ◇ MAINTENANCE: The inspector has determined that the inspected system / item is in need of maintenance in order to prevent further damage or deterioration. Maintenance may be required to provide correct function.
- ◇ REPAIR: Items marked Repair - appear to be in need of immediate attention. Delay in maintenance or repair of the said items may result in a dramatic shortening of the life expectancy of the item, have immediate negative effect on other related systems, or be a potential safety hazard. Often action is advisable on these items prior to or shortly after moving into the home.
- ◇ N/A: Items marked N/A are not covered by this inspection report. N/A does not necessarily indicate the item does not exist, but if it exists the inspector did not or was unable to conduct any inspection of the item at this time. N/A may also indicate not accessible, not available, not addressed, not appropriate or not applicable.

Not A Warranty

There are Home Warranty programs offered through many vendors. We suggest that you discuss these options with your agent.

THIS REPORT IS NOT A WARRANTY. THIS INSPECTION SERVICE ONLY WARRANTS THAT ITS INSPECTION SERVICES WILL BE PERFORMED IN ACCORDANCE WITH THE SCOPE AND THE STANDARDS OF PRACTICE OF THE NATIONAL ASSOCIATION OF HOME INSPECTORS AND THE AMERICAN SOCIETY OF HOME INSPECTORS ONLY. THIS IS A LIMITED AND NON-TRANSFERABLE WARRANTY AND IS THE ONLY WARRANTY GIVEN BY INSPECTION COMPANY. INSPECTION COMPANY MAKES AND CLIENT RECEIVES NO OTHER WARRANTY, EXPRESS OR IMPLIED. ALL OTHER WARRANTIES, INCLUDING WARRANTIES OF MERCHANTABILITY AND FITNESS FOR PARTICULAR PURPOSE, ARE EXPRESSLY EXCLUDED. THIS STATED EXPRESS WARRANTY IS IN LIEU OF ALL LIABILITIES OR OBLIGATIONS OF INSPECTION PERFORMANCE OF THE INSPECTION AND ANY DELIVERY AND USE OF AND RELIANCE ON THE INSPECTION REPORT. CLIENT WAIVES ANY CLAIM FOR CONSEQUENTIAL, EXEMPLARY OR INCIDENTAL DAMAGES, EVEN IF INSPECTION COMPANY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

Any dispute, controversy or claim arising out of, or relating to, this agreement or breach thereof shall be submitted to final binding arbitration under the Expedited Arbitration Rules of the National Academy of Conciliators. 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 competent jurisdiction.

Mine Subsidence

Mine subsidence is a fact of life in Western Pennsylvania and is not covered by this inspection. Please contact the PA Department of Mines for an evaluation as to whether mine subsidence insurance is applicable for this property.

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 INSPECTORS COMPLIANCE STATEMENT

CLIENT INFORMATION

Client Name(s): **Roger & Charlene Goebel**
Inspection Property Address: **113 Silver Spring Trail**
Greensburg, PA 15601

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 the 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 property in accordance with the ethical standards and code of conduct or practice of that association and the Pennsylvania Home Inspection Law.

November 24, 2025

Signature



Date

Christopher A. Thomas

Inspector Name

American Society of Home Inspectors ASHI 263647

Association in which membership is held

Member No.

Supervising Inspector's Name & Member No. (if applicable)

Date

A-Z Tech Home Inspections, Inc.

Inspection Co.

640 Keystone Street, Greensburg, PA 15601

Address

(724)836-0328 / (724)836-1842

Phone / FAX

A national home inspection association 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 or 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 an ongoing condition of membership.

Inspection Findings

Note:

Any indication of repair, service or maintenance revealed in this report or verbally at the time of the inspection should be reevaluated by a qualified contractor prior to any final date as indicated in any Real Estate sales agreement. Since this inspection company does not dismantle equipment or perform invasive inspections the contractors subsequent examination may reveal additional required repairs.

Services

☒ Home inspection ☒ WDI ☐ Radon ☐ Well Flow ☐ Septic dye ☐ Bacteria ☐ HUD water test
☐ Special request

Kitchen

1) Location	Rear			
2) Floor Cover	☒ Acceptable ☐ Maintenance ☐ Repair			☐ N/A
	The floor covering in the kitchen area appears to be providing adequate protection and serviceability.			
3) Under Sink Insp.	☒ Acceptable ☐ Maintenance ☐ Repair			☐ N/A
4) Drains Appear Clear	☒ Yes ☐ No			☐ N/A
5) Stove Exhaust Fan	☒ Acceptable ☐ Repair ☐ None			☐ N/A
6) Stove	☐ Electric ☒ Gas			☐ N/A
7) All Elements Work	☒ Yes ☐ No			☐ N/A
8) Controls	☒ Acceptable ☐ Repair			☐ N/A
9) Microwave Built in	☒ No ☐ Yes			☐ N/A
10) Microwave Operational	☒ Yes ☐ No			☐ N/A
11) Oven	☐ Electric ☒ Gas			☐ N/A
12) Oven Operational	☒ Yes ☐ No			☐ N/A
13) Oven Self Cleaning	☒ Yes ☐ No			☐ N/A
14) Built in Unit	☒ No ☐ Yes			☐ N/A
15) Oven Door Fit	☒ Yes ☐ No			☐ N/A
16) Oven Ventilation	☒ Acceptable ☐ Maintenance			☐ N/A
17) Counter Tops	☒ Acceptable ☐ Maintenance			☐ N/A
18) Garbage Disposal	☒ Acceptable ☐ Repair			☐ N/A
19) Woodwork	☒ Acceptable ☐ Maintenance			☐ N/A
20) Drawers/Doors	☒ Acceptable ☐ Repair			☐ N/A
21) Dishwasher	☒ Operational ☐ Yes ☐ No ☐ Not Operational			☐ N/A
	The dishwasher appears to be working. An on/off check of the dishwasher was performed to determine if it is operational. A full cycle check is often not possible in the time allotted for this inspection; therefore, we cannot comment on the full extent of its functions.			
	☐			

Bathroom

1) Location	2 nd Floor Primary Bedroom			
2) Floor Cover	☒ Acceptable ☐ Maintenance ☐ Repair			☐ N/A
3) Basin (s)	☒ Acceptable ☐ Repair			☐ N/A
4) Basin Fixtures	☒ Acceptable ☐ Repair			☐ N/A
5) Basin Drain	☒ Acceptable ☐ Repair			☐ N/A
6) Under Sink Inspection	☒ Acceptable ☐ Maintenance ☐ Repair			☐ N/A

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7)	Shower Tub Shower	☒ Shower / Tub	☐ Tub only	☐ Stand alone	☐ N/A
8)	Shower Faucets	☒ Acceptable	☐ Repair		☐ N/A
9)	Shower Head	☒ Acceptable	☐ Repair		☐ N/A
10)	Shower/Tub Enclosure	☒ Acceptable	☐ Maintenance	☐ Repair	☐ N/A
11)	Water Resist Wall Cover	☒ Acceptable	☐ Maintenance	☐ Repair	☐ N/A
12)	Caulking Water Exposed Area	☒ Acceptable	☐ Maintenance	☐ Repair	☐ N/A
13)	Tub	☒ Acceptable	☐ Repair		☐ N/A
14)	Tub Fixtures	☒ Acceptable	☐ Repair		☐ N/A
15)	Tub/Shower Drain	☒ Acceptable	☐ Repair		☐ N/A
16)	Toilet Bowl	☒ Acceptable	☐ Repair	☐ Loose	☐ N/A
17)	Toilet Tank	☒ Acceptable	☐ Repair		☐ N/A
18)	Mildew	☒ No	☐ Yes		☐ N/A
19)	Ventilation	☒ Acceptable	☐ Repair	☐ None	☐ N/A
The bathtub faucet should be sealed against the tub surround to prevent water infiltration through the wall. ☒					

Bathroom

1)	Location	2 nd Floor Main	☐
2)	Floor Cover	☒ Acceptable	☐ Maintenance ☐ Repair ☐ N/A
3)	Basin (s)	☒ Acceptable	☐ Repair ☐ N/A
4)	Basin Fixtures	☒ Acceptable	☐ Repair ☐ N/A
5)	Basin Drain	☒ Acceptable	☐ Repair ☐ N/A
6)	Under Sink Inspection	☒ Acceptable	☐ Maintenance ☐ Repair ☐ N/A
7)	Shower Tub Shower	☒ Shower / Tub	☐ Tub only ☐ Stand alone ☐ N/A
8)	Shower Faucets	☒ Acceptable	☐ Repair ☐ N/A
9)	Shower Head	☒ Acceptable	☐ Repair ☐ N/A
10)	Shower/Tub Enclosure	☒ Acceptable	☐ Maintenance ☐ Repair ☐ N/A
11)	Water Resist Wall Cover	☒ Acceptable	☐ Maintenance ☐ Repair ☐ N/A
12)	Caulking Water Exposed Area	☒ Acceptable	☐ Maintenance ☐ Repair ☐ N/A
13)	Tub	☒ Acceptable	☐ Repair ☐ N/A
14)	Tub Fixtures	☒ Acceptable	☐ Repair ☐ N/A
15)	Tub/Shower Drain	☒ Acceptable	☐ Repair ☐ N/A
16)	Toilet Bowl	☒ Acceptable	☐ Repair ☐ Loose ☐ N/A
17)	Toilet Tank	☒ Acceptable	☐ Repair ☐ N/A
18)	Mildew	☒ No	☐ Yes ☐ N/A
19)	Ventilation	☒ Acceptable	☐ Repair ☐ None ☐ N/A
		☐	

Bathroom

1)	Location	Basement	☐
2)	Floor Cover	☒ Acceptable	☐ Maintenance ☐ Repair ☐ N/A
3)	Basin (s)	☒ Acceptable	☐ Repair ☐ N/A
4)	Basin Fixtures	☒ Acceptable	☐ Repair ☐ N/A
5)	Basin Drain	☒ Acceptable	☐ Repair ☐ N/A
6)	Under Sink Inspection	☒ Acceptable	☐ Maintenance ☐ Repair ☐ N/A
7)	Shower Tub Shower	☒ Shower / Tub	☐ Tub only ☐ Stand alone ☐ N/A
8)	Shower Faucets	☒ Acceptable	☐ Repair ☐ N/A
9)	Shower Head	☒ Acceptable	☐ Repair ☐ N/A
10)	Shower/Tub Enclosure	☒ Acceptable	☐ Maintenance ☐ Repair ☐ N/A
11)	Water Resist Wall Cover	☒ Acceptable	☐ Maintenance ☐ Repair ☐ N/A
12)	Caulking Water Exposed Area	☒ Acceptable	☐ Maintenance ☐ Repair ☐ N/A
13)	Tub	☒ Acceptable	☐ Repair ☐ N/A

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14)	Tub Fixtures	☒ Acceptable	☐ Repair	☐ N/A
15)	Tub/Shower Drain	☒ Acceptable	☐ Repair	☐ N/A
16)	Toilet Bowl	☒ Acceptable	☐ Repair ☐ Loose	☐ N/A
17)	Toilet Tank	☒ Acceptable	☐ Repair	☐ N/A
18)	Mildew	☒ No	☐ Yes	☐ N/A
19)	Ventilation	☒ Acceptable	☐ Repair ☐ None	☐ N/A
		☐		

1/2 Bath

1)	Location – 1 st Floor			
2)	Floor Cover	☒ Acceptable	☐ Maintenance ☐ Repair	☐ N/A
3)	Mildew Noted	☒ No	☐ Yes	☐ N/A
4)	Basin (s)	☒ Acceptable	☐ Repair	☐ N/A
5)	Basin Fixtures	☒ Acceptable	☐ Repair	☐ N/A
6)	Basin Drain	☒ Acceptable	☐ Repair	☐ N/A
7)	Under Sink Inspection	☒ Acceptable	☐ Maintenance ☐ Repair	☐ N/A
8)	Water Resist Wall Cover	☒ Acceptable	☐ Maintenance ☐ Repair	☐ N/A
9)	Caulking Water Exposed Area	☒ Acceptable	☐ Maintenance ☐ Repair	☐ N/A
10)	Toilet Bowl	☒ Acceptable	☐ Repair ☐ Loose	☐ N/A
11)	Toilet Tank	☒ Acceptable	☐ Repair	☐ N/A
12)	Ventilation	☒ Acceptable	☐ Repair ☐ None	☐ N/A
		☐		

Windows

1)	Window Wells	☒ Acceptable	☐ Maintenance ☐ Repair	☐ N/A
2)	Glaze / Caulking Window Pane	☒ Acceptable	☐ Maintenance ☐ Repair	☐ N/A
3)	Window Glass	☒ Acceptable	☐ Broken / Cracked	☐ N/A
4)	Windows Screens	☒ Acceptable	☐ Maintenance ☐ Repair ☐ Missing	☐ N/A
5)	Dbl. Pane Seals / Insulating Windows	☒ Acceptable	☐ Repair ☐ None	☐ N/A
A visual inspection of the windows may not disclose a deficiency which may only be evident under certain climatic conditions. At the time of this inspection all thermal window seals appeared to be acceptable. Due to the conditions which may effect these types of windows we can not determine actual condition.				
6)	Storm Windows	☐ Acceptable	☐ Repair ☐ None	☒ N/A
7)	Windows Latches/Locks	☒ Acceptable	☐ Maintenance ☐ Repair	☐ N/A
8)	Number of Windows Tested	All Possible		
		☐		

Attic

1)	Access Location	Hatch in primary bedroom closet		
2)	Access Size	☒ Acceptable	☐ Maintenance ☐ None	☐ N/A
3)	Attic Area	☒ Crawl Through	☐ Finished ☐ Storage	☐ N/A
4)	Type roof structure	☐ Rafter	☒ Truss ☐ Post & Beam ☐ Panel	☐ Other.
5)	Ventilation	☒ Acceptable	☐ Maintenance ☐ Repair	☐ N/A
6)	Structural Wood	☒ Acceptable	☐ Maintenance ☐ Repair	☐ N/A
7)	Screens	☒ Acceptable	☐ Maintenance ☐ Repair	☐ N/A
8)	Insulation	☒ Acceptable	☐ Maintenance ☐ None	☐ N/A
9)	Inaccessible Areas	☒ Clearance	☐ Cavities ☐ Cavities/Clearance	☐ None ☐ N/A
There are areas of the attic which are inaccessible due to reduced clearance, or obstruction by structural members and/or mechanical apparatus.				

10) Duct Work and Piping	☒ Acceptable	☐ Maintenance	☐ Repair	☐ None	☐ N/A
11) Attic Evaluated By	☒ Entrance	☐ Head-Shoulder	☐ N/A		

The plywood roof deck is blackened or stained. This may indicate a lack of proper ventilation in the past. It does appear that the ventilation of the area has been improved with eave and ridge vents as well exhausting the bathroom fans to the exterior. The attic was dry at the time of this inspection. Replacement of the plywood should be considered when the current roof is next replaced. ☒

Garage

1) Type	☐ Attached	☒ Detached	☐ Carport	☐ Integral	☐ N/A
2) Size	☐ 1 Car	☐ 2 Car	☐ 3 Car	☒ Other	☐ N/A
3) Garage Doors	☒ Acceptable	☐ Maintenance	☐ Repair	☐ None	☐ N/A
4) Automatic Opener	☒ Acceptable	☐ Maintenance	☐ Repair	☐ None	☐ N/A
5) Door Springs / Mounts	☒ Acceptable	☐ Maintenance	☐ Repair	☐ N/A	
6) Spring Safety Cable	☒ Acceptable	☐ Maintenance	☐ None	☐ N/A	
7) Safety Operation, Opener	☒ Yes	☐ No	☐ Repair / Adjust	☐ N/A	

The automatic garage door opener has safety features. The automatic opener safety features appear to function properly.

8) Floor	☒ Acceptable	☐ Maintenance	☐ Repair	☐ N/A
9) Plumbing	☒ Acceptable	☐ Maintenance	☐ Repair	☐ N/A
10) Electrical Services	☒ Acceptable	☐ Repair	☐ None	☐ N/A
11) Heat	☐ No	☒ Yes	☐ N/A	

The garage is heated, adding a dimension of additional usage to the area.

12) Windows	☒ Acceptable	☐ Maintenance	☐ Repair	☐ None	☐ N/A
13) Rafters / Beams	☐ Acceptable	☐ Repair	☐ N/A		
14) Foundation	☒ Acceptable	☐ Maintenance	☐ Repair	☐ N/A	
15) Fire Wall / Ceiling / Board	☐ Acceptable	☐ Repair	☐ None	☒ N/A	
16) Fire Door	☐ Yes	☐ No	☒ N/A		

☐

Basement Foundation

1) Foundation Type / Material	☒ Block	☐ Stone	☐ Tile	☐ Other	☐ N/A
2) Access (Stairs)	☒ Acceptable	☐ Maintenance	☐ Repair	☐ N/A	
3) Cracks 1/4" Separation	☒ No	☐ Yes	☐ N/A		
4) Moisture / Dampness	☒ Acceptable	☐ Minor	☐ Repair	☐ N/A	

Although the basement appeared to be dry at the time of inspection, condensation and water penetration are always a possibility. The use of a dehumidifier at a minimum is recommended.

5) Crawl Space Evaluated by	☐ Full entry	☐ Head shoulders	☐ No access	☐ Limited Access	☐ None	☒ N/A
6) Crawl space condition	☐ Acceptable	☐ Debris	☐ Moisture	☐ Ventilation	☒ N/A	
7) Exposed Ducts / Piping	☒ Acceptable	☐ Repair	☐ None	☐ N/A		
8) Sump / Drain Pump	☐ Acceptable	☐ Not tested	☐ Repair	☐ None	☒ N/A	
9) Living Area	☒ Yes	☐ No	☐ N/A			
10) Doors / Windows	☒ Acceptable	☐ Maintenance	☐ Repair	☐ None	☐ N/A	

☐

Laundry

1) Washer Hookup	☒ Yes	☐ No	☐ Repair	☐ N/A
2) Dryer Hookup	☒ Yes	☐ No	☐ Repair	☐ N/A
3) Gas Service	☒ Yes	☐ No	☐ N/A	
4) Dryer Electrical Service 220V	☒ Yes	☐ No	☐ N/A	
5) Floor Drain	☒ Yes	☐ No	☐ Repair	☐ N/A

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6)	Laundry Basin	☒ Acceptable	☐ Repair	☐ None	☐ N/A
7)	Dryer Ventilation System	☒ Acceptable	☐ Repair	☐ None	☐ N/A
8)	Floor Cover	☒ Acceptable	☐ Maintenance	☐ Repair	☐ N/A
9)	Area Ventilation	☒ Acceptable	☐ Repair	☐ None	☐ N/A
	☐				

Water Heater

1)	Location / Approx. Age	Basement / ~17 yrs			
2)	Type	☐ Gas	☐ Electric	☒ N/A	
3)	Size Main / Aux. (gal)	39			
4)	Evidence of Leaks	☒ No	☐ Yes	☐ N/A	
5)	Safety Valve	☒ Acceptable	☐ Maintenance	☐ Repair	☐ N/A
6)	Safety Valve Drain Pipe	☒ Acceptable	☐ Maintenance	☐ None	☐ N/A
7)	Installation	☒ Acceptable	☐ Repair	☐ Replace	☐ N/A
The home has an indirect water heater which heats water in conjunction with the gas boiler unit. ☒					

Heating System

1)	System Type / Location	Gas Hot Water / Basement			
2)	Manufacturers Information	Weil-McLain(date not clear)			
3)	Thermostat Condition	☒ Acceptable	☐ Maintenance	☐ Repair	☐ N/A
Verification of accurate temperature calibration of the thermostat is not within the scope of this inspection.					
4)	On / Off Check	☒ Acceptable	☐ Not Tested	☐ Repair	☐ N/A
5)	Operation Noise	☒ Acceptable		☐ Repair	☐ N/A
6)	Filter Condition	☐ Acceptable	☐ Cleaning	☐ Repair	☒ N/A
7)	Electronic Filter System	☐ No	☐ Yes		☒ N/A
8)	Vents / Returns	☒ Acceptable	☐ Maintenance	☐ Repair	☐ N/A
9)	Ducts	☐ Acceptable		☐ Repair	☒ N/A
10)	Insulation	☒ Acceptable	☐ None	☐ Repair	☐ N/A
11)	Non-Heated Living Area	None			
12)	Service Notes / Filter Size				
13)	Condition	☐ Acceptable	☐ Evaluate	☐ Repair	☒ Service
☐ N/A.					
All heating systems should be cleaned and "tuned" at least once every year.					
This system is in need of annual maintenance. Please see "Note" above.					
	☐				

Air Conditioning

1)	System Type / # of Units / Location	Compressor /1 / Rear			
2)	Manufacturer Specifications / Size	Carrier 2024			
3)	Systems Operational	☒ Yes	☐ No	☐ Not Tested	☐ N/A
4)	Service Records Noted	None			
5)	Areas Not Serviced	None			
6)	Ambient Temp at Time of Insp.	35			
7)	Air Temp. At Outlet				
The AC system was not fully tested due to lower than acceptable temperatures at the time of this inspection. ☐					

Electrical Service

1)	Service Size (Amps)	☐ Under 80	☐ 80 to 100	☒ 100 to 200	☐ Over 200	☐ N/A
2)	Service Voltage	☒ 110-220	☐ 110 only	☐ Other	☐ N/A	
3)	Over Current Devices	☒ Breakers	☐ Fuse	☐ Fuse & Breakers	☐ N/A	
Overload protection is provided by breakers for this structure.						

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4)	Service to Panel	☐ Copper	☐ Alum.	☒ Copper/Alum.	☐ Repair	☐ N/A
5)	Panel to Structure	☒ Copper	☐ Alum.	☐ Copper/Alum.	☐ Repair	☐ N/A
6)	Panel Cover	☒ Acceptable	☐ Maintenance	☐ Repair		☐ N/A
7)	Panel Cover Removed	☒ Yes	☐ No			☐ N/A
The face plate of the electrical panel was removed at one or more of the electrical panels to provide the inspector visual access for verification of existing conditions.						
8)	Panel Condition	☒ Acceptable	☐ Maintenance	☐ Repair		☐ N/A
9)	Panel / Sub Panel Location	Basement				
10)	Type of wire	☒ Romex	☐ BX	☐ Knob & Tube	☐ Mixed	☐ Other ☐ N/A
11)	Wire - Over Current Compatibility	☒ Acceptable	☐ Evaluate	☐ Repair		☐ N/A
The wiring and the over current protection devices appear to be compatible as seen from the panel (s) inspected.						
12)	Proper Receptacle Grounding	☒ Yes	☐ No			☐ N/A
13)	G.F.I Outlets	☐ Yes	☐ Pre-Date	☒ Test OK	☐ Repair	☐ N/A
The ground fault interrupters (G.F.I.) were spot tested and appear to function properly						
14)	Service Ground Verified	☒ Yes	☐ No			☐ N/A
15)	Bare (metal) Wires Visible	☒ No	☐ Yes			☐ N/A
16)	Improper Splices / Junctions	☒ No	☐ Yes			☐ N/A
17)	Improper Wire Protection / Routing	☒ No	☐ Yes			☐ N/A
18)	Double taps	☒ No	☐ Yes			☐ N/A
19)	Uncovered Splice Boxes	☒ No	☐ Yes			☐ N/A
20)	Hot Neutral Reversed	☒ No	☐ Yes			☐ N/A
☐						

Plumbing

1)	Size Service to Structure	☐ 3/4 inch	☐ 1 inch	☒ 1/2 inch		☐ N/A
2)	Structure Pipe Material	☒ Copper	☐ Plastic	☐ Galvanized	☐ Mixed	☐ Other ☐ N/A
3)	Waste Pipe Material	☐ Copper	☒ Plastic	☐ Galvanized	☐ Mixed	☐ Other ☐ N/A
4)	Plumbing Vent Material	☐ Copper	☒ Plastic	☐ Galvanized	☐ Mixed	☐ Other ☐ N/A
5)	Plumbing Vent Condition	☒ Acceptable	☐ Maintenance	☐ Repair		☐ N/A
6)	Pipe Rumble Noise	☒ No	☐ Yes			☐ N/A
7)	Surge Bangs	☒ No	☐ Minor	☐ Repair		☐ N/A
8)	Encrustation Evident	☒ No	☐ Yes			☐ N/A
9)	Hot Water Pipe Insulation	☒ No	☐ Yes			☐ N/A
10)	Evidence of Supply Leaks	☒ No	☐ Yes			☐ N/A
11)	Evidence of Drain Leaks	☒ No	☐ Yes			☐ N/A
12)	Faucets Leak	☒ None	☐ One	☐ More		☐ N/A
13)	Main Water shut off Location	Meter				
14)	Interior Water Flow	☒ Acceptable	☐ Maintenance	☐ Repair		☐ N/A
15)	Exterior Water Flow	☒ Acceptable	☐ Maintenance	☐ Repair		☐ N/A
☐						

Utility Services

1)	Electrical Service	☒ Under Ground	☐ Overhead		☐ N/A
2)	Gas Service	☐ None	☒ Natural	☐ Other	☐ N/A
3)	Gas Odors	☐ Yes	☒ No		☐ N/A
4)	Main Gas shut off Location	Meter			
5)	Overhead Service Lines	☐ Acceptable	☐ Maintenance	☐ Repair	☒ N/A
☐					

Fire Place / Wood Stove

1)	Fire Place (s) Wood Stoves (s)	☒ Acceptable	☐ Cleaning	☐ Repair	☐ N/A
There is a solid-fuel heating system/fireplace (s) in this home that appears to be in Acceptable condition. This inspection does not cover code clearances and improper installation. If additional information and certification is desired, contact this inspection service.					
2)	Exterior Chimney (s) Condition	☒ Acceptable	☐ Maintenance	☐ Repair	☐ N/A
3)	Type Fireplace	☒ Masonry	☐ Metal insert	☐ Wood stove	☐ Other ☐ N/A
4)	Flue Dampers	☒ Acceptable	☐ Maintenance	☐ Repair	☐ N/A
5)	Flue Condition	☒ Acceptable	☐ Cleaning	☐ Repair	☐ N/A
All of the flue is not visible using visual inspection protocols. Contact a qualified chimney specialist for further details.					
6)	Spark Arrester	☒ Acceptable	☐ Maintenance	☐ Repair	☐ None
☐					

Environmental Survey

1)	Asbestos Warning (1930-1980)	☐ No	☒ Yes	☐ N/A
Based on the age of this home, there is a possibility this structure may contain asbestos. Asbestos was used in hundreds of products incorporated in residential construction. Your inspection service will be glad to provide additional services and information on identifying and testing possible asbestos containing materials in accordance with the E.P.A. guidelines for this type of structure.				
2)	Visual Material Suspect Asbestos	☒ No	☐ Yes	☐ N/A
3)	Suspect Samples Taken	☒ No		☐ N/A
4)	Describe Possible Asbestos Material/Location			
5)	Mold, Mildew, Fungus	☒ Not visible	☐ Visible	☐ N/A
Even though mold, mildew and fungus may not be visible under current conditions, spores are always present. Under certain conditions the spores can grow.				
6)	Radon Warning	☒ Yes		☐ N/A
Radon gas is naturally occurring in our environment in harmless quantities. The danger occurs when the gas percolates through the ground and enters a tightly enclosed structure through fissures or cracks in a foundation. The gas can become concentrated, due to lack of ventilation. The Environmental Protection Agency and the Surgeon General recommend all homes be tested for radon. Your inspection service can provide additional information and testing in accordance with Environmental Protection Agency protocols.				
7)	Lead in Material Warning (Prior 1978)	☐ No	☒ Yes	☐ N/A
Lead base paint was in common use until about 1974, the warning is in effect for homes built prior to 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age from old paint. It is believed that the primary danger would be to small children who may somehow ingest chips of lead-based paint. Your inspection service may provide additional information and test paint samples in this structure for lead contaminate.				
8)	Lead in Water Warning	☒ No	☐ Yes	☐ N/A
☐				

Building Perimeter Exterior

1)	Visible Cracks	☒ Yes - Cracks are visible in the foundation system. Most cracks are normal and not a structural concern, due to the curing process of concrete.			
2)	Evidence of Separation over 1/4"	☒ No	☐ Yes	☐ N/A	
3)	Evidence of Differential Drift	☒ No	☐ Minor	☐ Repair	☐ N/A
4)	Site Drainage	☒ Acceptable	☐ Maintenance	☐ Repair	☐ N/A
5)	Evidence of Erosion	☒ No	☐ Minor	☐ Repair	☐ N/A
6)	Proper Clearance Earth to Wood	☒ Yes	☐ No	☐ N/A	
7)	Vegetation Clear from Structure	☒ Yes	☐ No	☐ N/A	
8)	Retaining Walls	☒ Acceptable	☐ Maintenance	☐ Repair	☐ N/A
9)	Driveway Material	☐ Concrete	☐ Asphalt	☒ Gravel	☐ Other ☐ N/A
10)	Driveway Condition	☒ Acceptable	☐ Maintenance	☐ Repair	☐ N/A
11)	Walkway Material	☐ Concrete	☐ Gravel	☒ Masonry	☐ Other ☐ N/A
12)	Walkway Condition	☒ Acceptable	☐ Maintenance	☐ Repair	☐ N/A
13)	Steps Material	☒ Concrete	☐ Masonry	☐ Wood	☐ Other ☐ N/A
14)	Steps Condition	☒ Acceptable	☐ Maintenance	☐ Repair	☐ N/A
15)	Flat Surface Material	Brick & Vinyl siding			
16)	Siding Condition	☒ Acceptable	☐ Maintenance	☐ Repair	☐ N/A
17)	Painted Surfaces	☒ Acceptable	☐ Maintenance	☐ Repair	☐ N/A
18)	Caulking Structure	☒ Acceptable	☐ Maintenance	☐ Repair	☐ N/A
19)	Eave / Soffit Areas	☒ Acceptable	☐ Maintenance	☐ Repair	☐ N/A
20)	Fascia Boards	☒ Acceptable	☐ Maintenance	☐ Repair	☐ N/A
21)	Trim	☒ Acceptable	☐ Maintenance	☐ Repair	☐ N/A
22)	Exterior Doors	☒ Acceptable	☐ Maintenance	☐ Repair	☐ N/A

Patios / Decking / Porches

1)	Deck / Porch Material	☐ Wood	☒ Concrete	☐ Other	☐ N/A
2)	Wood Deck	☐ Acceptable	☐ Maintenance	☐ Repair	☒ N/A
3)	Deck / Porch Railings	☒ Acceptable	☐ Maintenance	☐ Repair	☐ Not Needed ☐ N/A
4)	Steps / Handrails	☒ Acceptable	☐ Maintenance	☐ Repair / None	☐ Not Needed ☐ N/A
5)	Deck / Porch Foundation	☒ Acceptable	☐ Maintenance	☐ Repair	☐ N/A
6)	Wood Post / Pillars	☒ Acceptable	☐ Maintenance	☐ Repair	☐ N/A
7)	Concrete Slab	☒ Acceptable	☐ Maintenance	☐ Repair	☐ N/A
8)	Masonry Patio	☐ Acceptable	☐ Maintenance	☐ Repair	☒ N/A

Roof

1)	Cover Location / Material	☒ Shingle	☐ Slate	☐ Composition	☐ Tile	☐ Other	☐ N/A
2)	Type	☒ Pitched	☐ Combination	☐ Other		☐ N/A	
3)	Moss / Mildew	☒ None	☐ Minor	☐ Repair		☐ N/A	
4)	Debris on Roof	☒ None	☐ Minor	☐ Repair		☐ N/A	
5)	Cover	☒ 1	☐ 2	☐ More than 2		☐ N/A	
6)	Cover Material Condition	☒ Acceptable	☐ Repair	☐ Replace		☐ N/A	
7)	Ridges	☒ Acceptable	☐ Maintenance	☐ Repair		☐ N/A	
8)	Valleys	☒ Acceptable	☐ Maintenance	☐ Repair		☐ N/A	
9)	Flashing / Caulking	☒ Acceptable	☐ Maintenance	☐ Repair		☐ N/A	
10)	Vents / Covers	☒ Acceptable	☐ Maintenance	☐ Repair		☐ N/A	
11)	Gutters	☒ Acceptable	☐ Cleaning	☐ Repair		☐ N/A	
12)	Gutter Material	☐ Metal	☒ Aluminum	☐ Plastic	☐ Wood	☐ Other	☐ N/A
13)	Down Spouts	☒ Acceptable	☐ Maintenance	☐ Repair		☐ N/A	

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14) Drains Splash Blocks	☒ Acceptable	☐ Maintenance	☐ Repair	☐ N/A
15) Roof Inspect From Underside	☒ Yes	☐ No		☐ N/A
16) Exposed Rafters / Sheathing	☐ Yes	☒ No		☐ N/A
17) Light through	☒ No	☐ Yes		☐ N/A
18) Indications of Leaking	☒ No	☐ Yes		☐ N/A
19) Soft Spots	☒ No	☐ Yes		☐ N/A
20) Skylight	☒ Acceptable	☐ Maintenance	☐ Repair	☐ N/A
21) Estimated Roof Life Expectancy With Proper Care & Maintenance.	7-10 yrs			☐
22) Evaluated By	☐ Walk Surface ☒ Roof Edge ☒ Ground ☐ Not Visible ☐ N/A The roof cover was evaluated at the roof edge. The roof cover was evaluated from the ground, using visual aid.			

☐

Structure

1) Description	Two Story			
2) Date Built	~1978(exact date unknown)			
3) Type Construction	☒ Frame	☒ Brick Veneer	☐ Masonry	☐ Combination ☐ Other
4) Floor Construction	☒ Dimensional Joist	☐ Truss	☐ Wood I beam	☐ Concrete ☐ Other
5) Wall Construction	☒ Frame	☐ Steel	☐ Masonry	☐ Other
6) Ceiling Construction	☒ Dimensional Joist	☐ Truss	☐ Wood I beam	☐ Concrete ☐ Other
7) Interior Stairs	☒ Acceptable	☐ Maintenance	☐ Repair	☐ N/A
8) Stair Rails	☒ Acceptable	☐ Maintenance	☐ Repair / Missing	☐ N/A
9) Remodel/Modernization Evident	☐ No	☒ Yes		☐ N/A
10) Repairs Evident	☐ No	☒ Yes		☐ N/A
11) Insulating Rating Evident	☒ No	☐ Yes		☐ N/A
12) Insulation type	Fiberglass			
13) Smoke Detectors	☒ Acceptable	☐ Repair	☐ None	☐ N/A
	Smoke detectors should be tested once each month.			
14) Alarm/Security System	☒ None	☐ Yes		☐ N/A
15) Exterior Chimney (s) Condition	☒ Acceptable	☐ Maintenance	☐ Repair	☐ N/A
16) Type Chimney	☒ Masonry	☐ Metal	☐ Other	☐ N/A
17) Chimney liner	☒ Clay tile	☐ Metal	☐ Unlined Masonry	☐ Undetermined ☐ Other ☐ N/A
18) Furniture/Storage	☐ Average	☐ Light	☒ Vacant	☐ Heavy ☐ N/A
	The home was empty of furniture and/or storage items at the time of inspection.			

☐

General remarks and suggestions:

☐

Wood Destroying Insect Inspection Report

Notice: Please read important consumer information

on page 2.

Section I. General Information

Inspection Company, Address, & Phone

A-Z Tech Home Inspections, Inc.

640 Keystone Street

Greensburg PA 15601 (724)836-0328

Company's Business Lic. No.

BU8021

Date of Inspection

November 24, 2025

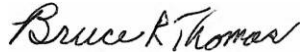
Address of Property Inspected

113 Silver Spring Trail

Greensburg, PA 15601

Inspector's Name, Signature & Certification, Registration, or Lic. #402716

Bruce R. Thomas



Structure(s) inspected:

Single Home

Section II. Inspection Findings

This report is indicative of the condition of the above identified structure(s) on the date of 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 a wood destroying insect infestation was observed.

☐ **B. Visible** evidence of a wood destroying insect infestation was observed as follows:

☐ 1. Live insects: (description & location): _____

☐ 2. Dead Insect, insect parts, frass, shelter tubes, exit holes, or staining (description & location): _____

☐ 3. Visible damage from wood destroying insects was noted as follows (description and location): _____

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.

Yes ☐ No ☐ It appears the structure (s) or a portion thereof may have been previously treated. Visible evidence of possible previous treatment:

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) _____

☐ Recommend treatment for the control of: _____

Section IV. Obstructions & Inaccessible Areas

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

☒ Basement **2,3,4,5,6,7,8,9**

☐ Crawl Space

☒ Main Level **1,3,4,6,9**

☒ Attic **5,11**

☒ Garage **1,3,4,6,7**

☒ Exterior **17**

☒ Porch

☐ Addition

☐ Other

The inspector may write out obstructions or use the following optional key:

- | | |
|-------------------------|---|
| 1. Fixed ceiling | 13. Only visual access |
| 2. Suspended ceiling | 14. Cluttered conditions |
| 3. Fixed wall covering | 15. standing water |
| 4. Floor covering | 16. dense vegetation |
| 5. Insulation | 17. exterior siding |
| 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. No access beneath | 24. Duct work, plumbing and / or wiring |

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

Attachments

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

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Form NPCA-1 is obsolete after 12/31/04

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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.

- About the inspection:** A visible 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 in valid 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, expressed or implied, related to this report unless disclosed as required by state regulations or a written warranty or service agreement is attached.
- 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.
- Obstruction 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 the 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 the 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.
- 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 grading, 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 by wood destroying insects and the need for treatment.
- Neither the inspecting company nor the inspector has had, presently has, or contemplates having any interest in the property inspected.**

Summary of Potential Concerns

In the opinion of the inspector the following items may be of concern to you in the future. This section of the report is not intended to fulfill any Real Estate agreement requirements since I have not seen and do not consult on such agreements. If you have any question as to whether the items below are a concern with respect to your agreement, please consult your Real Estate agent or Attorney.

These items are listed without reference or estimates for cost of repair.

This section is not a substitute for the rest of the report and may not contain an item that may be of concern to you that is explained further in the full report.

Note:

Any indication of repair, service or maintenance revealed in this report or verbally at the time of the inspection should be reevaluated by a qualified contractor prior to any final date as indicated in any Real Estate sales agreement. Since this inspection company does not dismantle equipment or perform invasive inspections the contractors subsequent examination may reveal additional required repairs.

Heating System

Condition

Service - All heating systems should be cleaned and "tuned" at least once every year. This system is in need of annual maintenance. Please see "Note" above.

Environmental Survey

Asbestos Warning (1930-1980)

Yes -Based on the age of this home, there is a possibility this structure may contain asbestos.

Asbestos was used in hundreds of products incorporated in residential construction. Your inspection service will be glad to provide additional services and information on identifying and testing possible asbestos containing materials in accordance with the E.P.A. guidelines for this type of structure.

Environmental Survey

Radon Warning Geographical Indication

Yes -Radon gas is naturally occurring in our environment in harmless quantities. The danger occurs when the gas percolates through the ground and enters a tightly enclosed structure through fissures or cracks in a foundation. The gas can become concentrated, due to lack of ventilation. The Environmental Protection Agency and the Surgeon General recommend all homes be tested for radon. Your inspection service can provide additional information and testing in accordance with Environmental Protection Agency protocols.

Environmental Survey

Lead in Material Warning (Prior 1978)

Yes -Lead base paint was in common use until about 1974, the warning is in effect for homes built prior to 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age from old paint. It is believed that the primary danger would be to small children who may somehow ingest chips of lead-based paint. Your inspection service may provide additional information and test paint samples in this structure for lead contaminate.

Attic

Inaccessible Areas

Clearance - **There are areas of the attic which are inaccessible due to reduced clearance, or obstruction by structural members and/or mechanical apparatus.**

Bathroom

Comment

The bathtub faucet should be sealed against the tub surround to prevent water infiltration through the wall.

Attic

Comment

The plywood roof deck is blackened or stained. This may indicate a lack of proper ventilation in the past. It does appear that the ventilation of the area has been improved with eave and ridge vents as well exhausting the bathroom fans to the exterior. The attic was dry at the time of this inspection. Replacement of the plywood should be considered when the current roof is next replaced.

Water Heater

Comment

The home has an indirect water heater which heats water in conjunction with the gas boiler unit.

Sketch or Pictures

May not be needed for this property.
(Is not to scale)



Roof



Roof



Roof



Roof



Roof



Roof



Roof



The rear of the garage is overgrown by Rhododendron bushes



Garage roof



Attic



Attic



Attic



Example of the stained or blackened roof plywood



Attic



Garage attic



Garage attic



The primary bathtub faucet should be sealed



Water heater



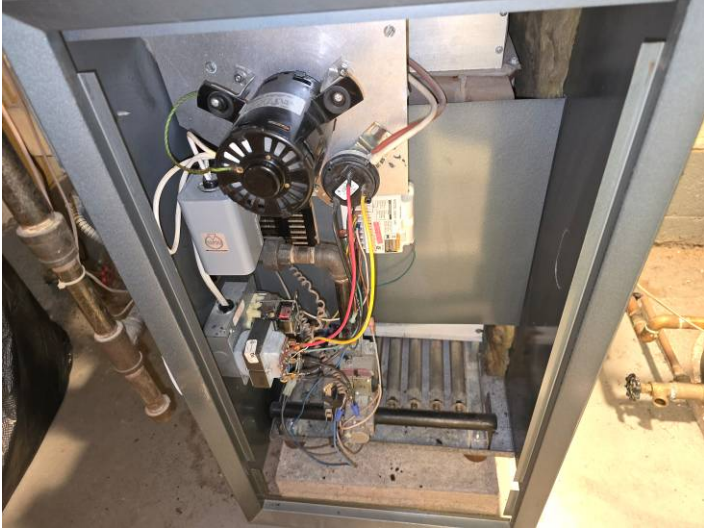
Main electric panel



Electric sub panel



Garage sub panel



Boiler



AC unit in the attic space



Garage heater



AC Compressor



Electric meter



Crawlspace



Crawlspace



Crawlspace



Rotting around the base of the archway to the rear patio



Rear view of the home.