



LATOSKY INSPECTION & ENVIRONMENTAL SERVICES, LLC
INSPECTION REPORT

Pittsburgh, PA

PART ONE

BACKGROUND DATA

Date of Inspection:.....

Date of Report:.....

Property Location:.....

Age of home:..... Greater than 100 years

Time Inspection Started:.....

Time Inspection Completed:.....

Outside Temperature at Time of Inspection: 85 Degrees F.

Weather Conditions at Time of Inspection: Dry

Previous Days Weather Conditions:..... Dry

Inspector Name:..... Scott Latosky

Client:.....

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IMPORTANT NOTES

Identification of right, left, front, and back in this report is based on the view from the street, facing the house. Note that this applies to all issues, both interior and exterior (unless otherwise stated).

Latosky Inspection & Environmental Services, LLC meets the requirements of the Pennsylvania Home Inspection Law that took effect on 12/20/01.

As defined in the Home Inspection Law, a material defect is a problem with a residential property or any portion of it that would have a significant adverse impact on the value of the property or that involves an unreasonable risk to people on the property. Also, as noted in the Home Inspection Law, the fact that a structural element, system, or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

Inspection report notes required by the Pennsylvania Home Inspection Law to be included in the home inspection report:

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

The results of this home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guaranty is expressed or implied.

If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a home or its other component parts, you may be advised to seek a professional opinion as to any defects or concerns mentioned in the report.

This home inspection is not to be construed as an appraisal and may not be used as such for any purpose.

PART TWO

INSPECTION RESULTS

OVERALL ASSESSMENT OF HOME: This house has some major issues that need to be addressed before the house can proceed into the future on a normal maintenance and repair cycle.

Gas Leaks

Three different natural gas leaks were found using a combustible gas meter. The leak locations were marked with green tape. Have a qualified professional plumber or mechanical contractor in to further evaluate and make the necessary repairs. Consult with the repairperson about conducting a pressure test on the entire system. This test is performed at a higher differential pressure than normal gas line pressure. Using this technique, it is possible that other leaks may be located (including leaks in joints not accessible for inspection with a combustible gas meter).

Electrical

KNOB AND TUBE WIRING

The house electrical system has much of the original knob and tube type wiring system in use. While the existence of knob and tube is not a defect in and of itself, there are several instances where knob and tube wiring is an issue and needs repair.

One of the primary issues with the wiring is that it is old and the electrical insulation on the wires could become brittle and ineffective. This could cause a hot spot in the wiring. Knob and tube wiring was often routed through wood moldings. If this wiring were to develop a hot spot its direct contact with wood would be a sure fire hazard.

There are sections of knob and tube wiring accessible in the basement and behind the panel over the wall along the top of the second floor stairs that were improperly spliced together and connected to updated electrical boxes. The wiring was not

properly connected and secured at the electrical boxes and is loose, and the work was not done in accordance with prevailing electrical standards. Knob and tube wiring was designed to be held taut through the system.

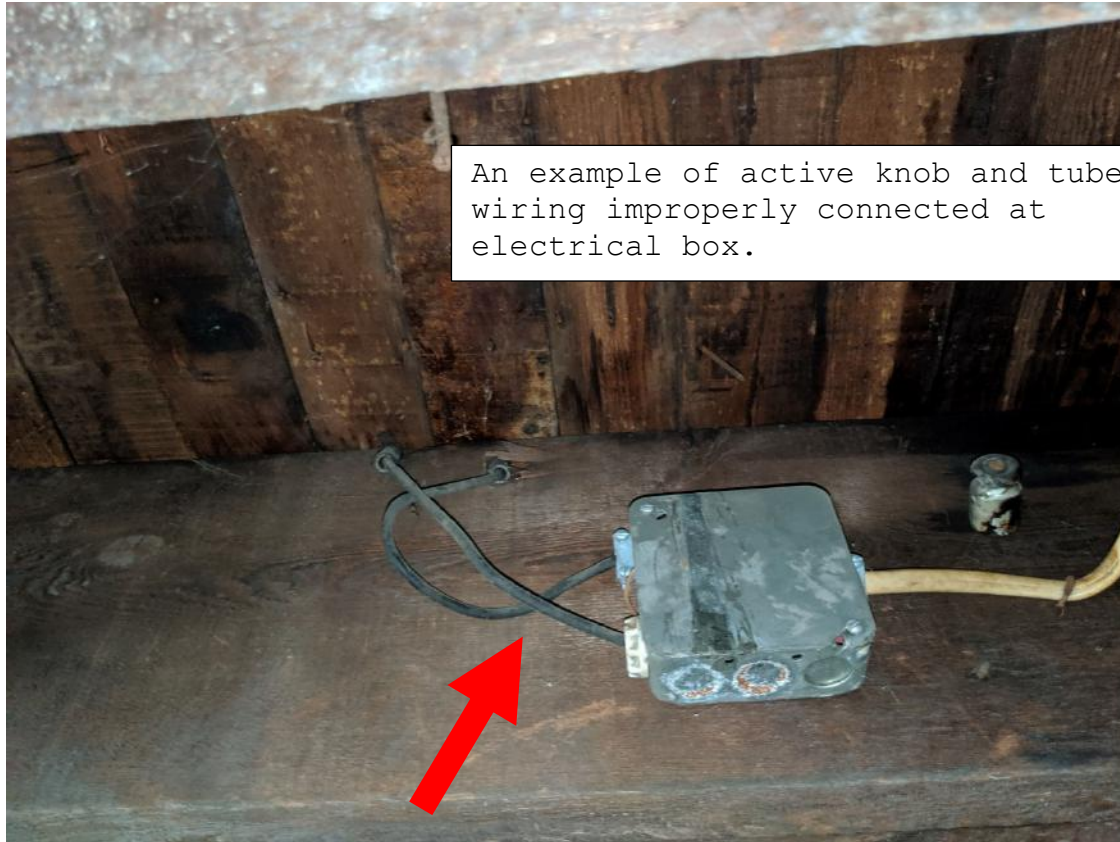
Also, improper connections can allow more current to flow through the original knob and tube wiring than originally intended and could pose an overheating safety issue.

Active knob and tube wiring has been buried in insulation in the exterior walls. Knob and tube wiring is designed to be maintained in open air space so that the electrical wire can dissipate heat and prevent damage to the wiring.

Knob and tube wiring does not support grounding. The two slot electrical outlets throughout the house that are not grounded are likely the result of the outlets being incorrectly and unsafely connected to knob and tube electrical wiring, which does not support grounding

In addition, note that some insurance companies choose not to insure houses with significant amounts of knob and tube wiring.

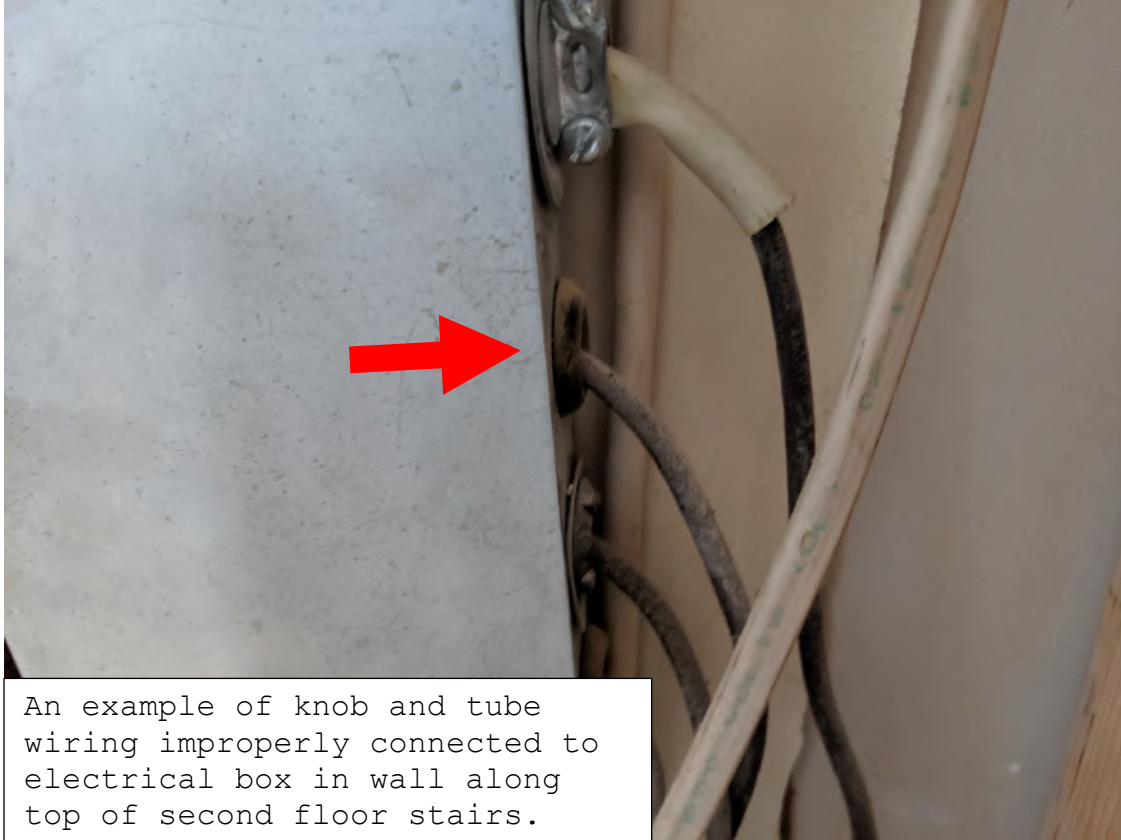
Typically, it is necessary to replace knob and tube wiring where it is an issue. It is recommended that a qualified professional electrician be called in to evaluate the electrical system and to make the necessary repairs in accordance with prevailing electrical standards to ensure a safe and working system.



An example of active knob and tube wiring improperly connected at electrical box.



An example of knob and tube wiring against wood framing behind panel along top of second floor stairs.

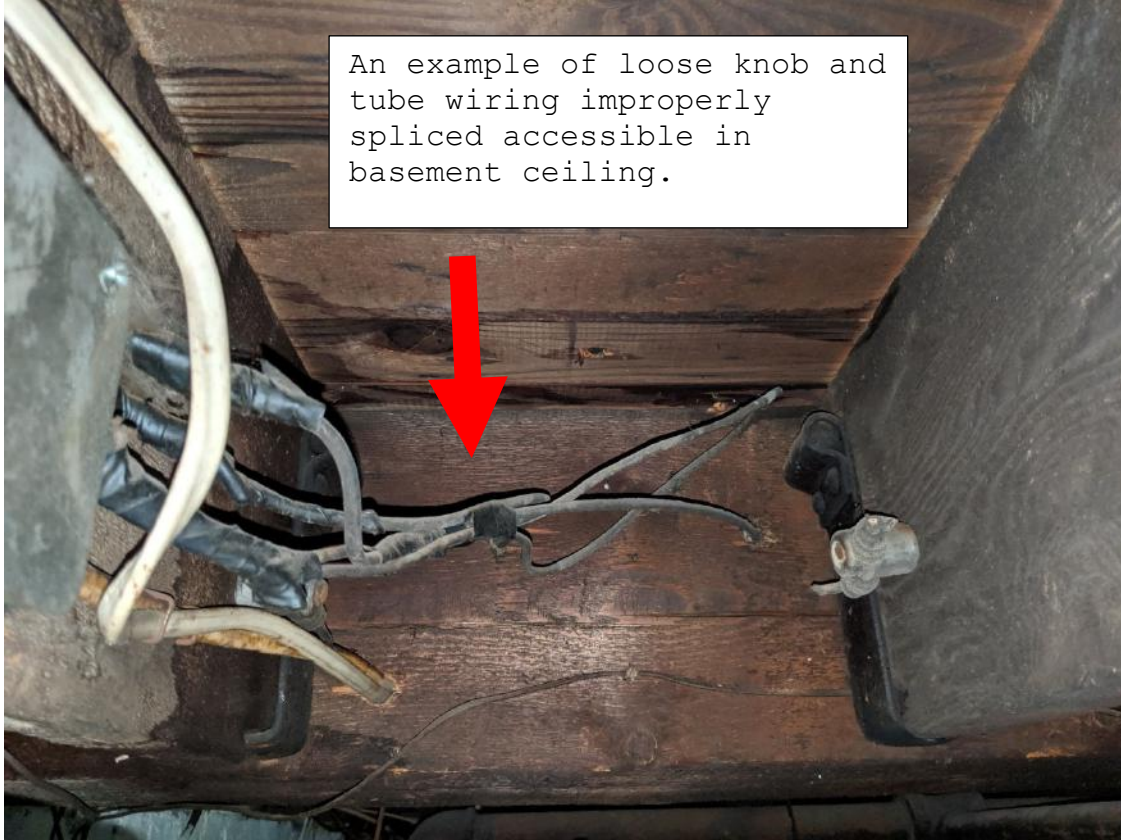


An example of knob and tube wiring improperly connected to electrical box in wall along top of second floor stairs.

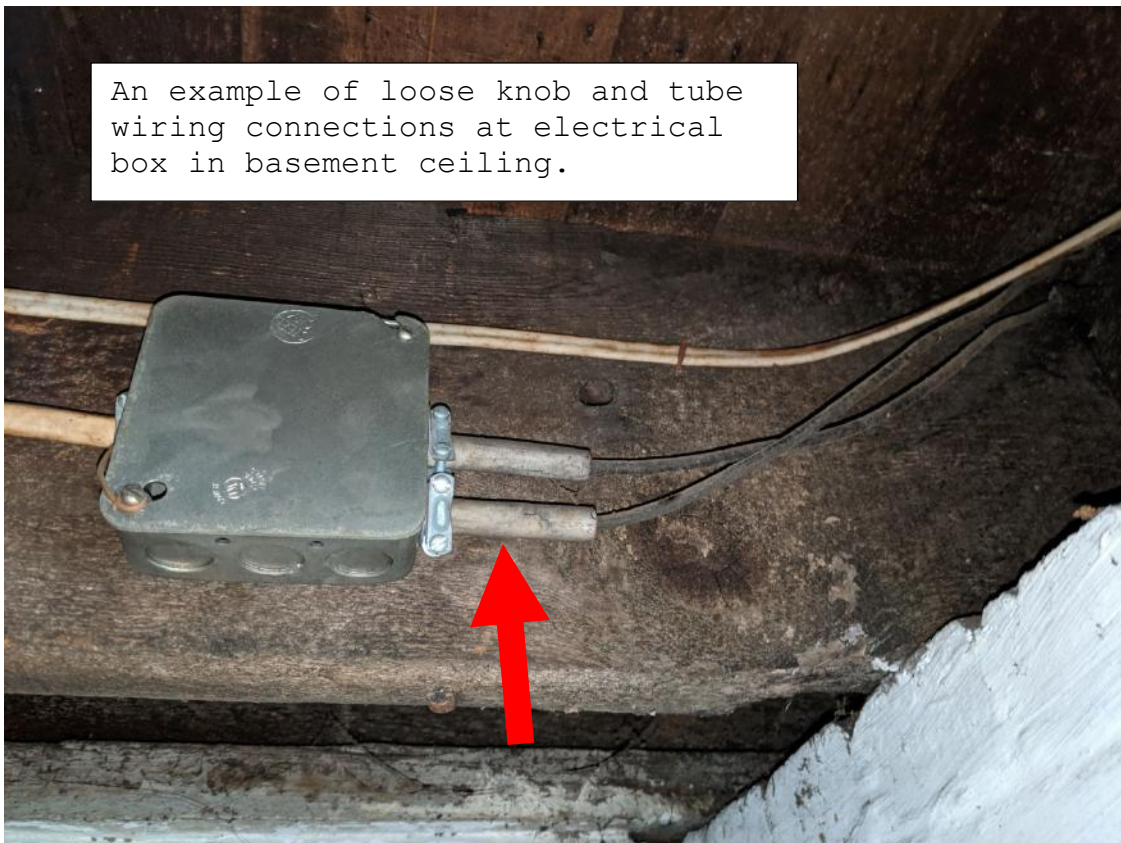


An example of knob and tube wiring routed in exterior wall with insulation.

An example of loose knob and tube wiring improperly spliced accessible in basement ceiling.

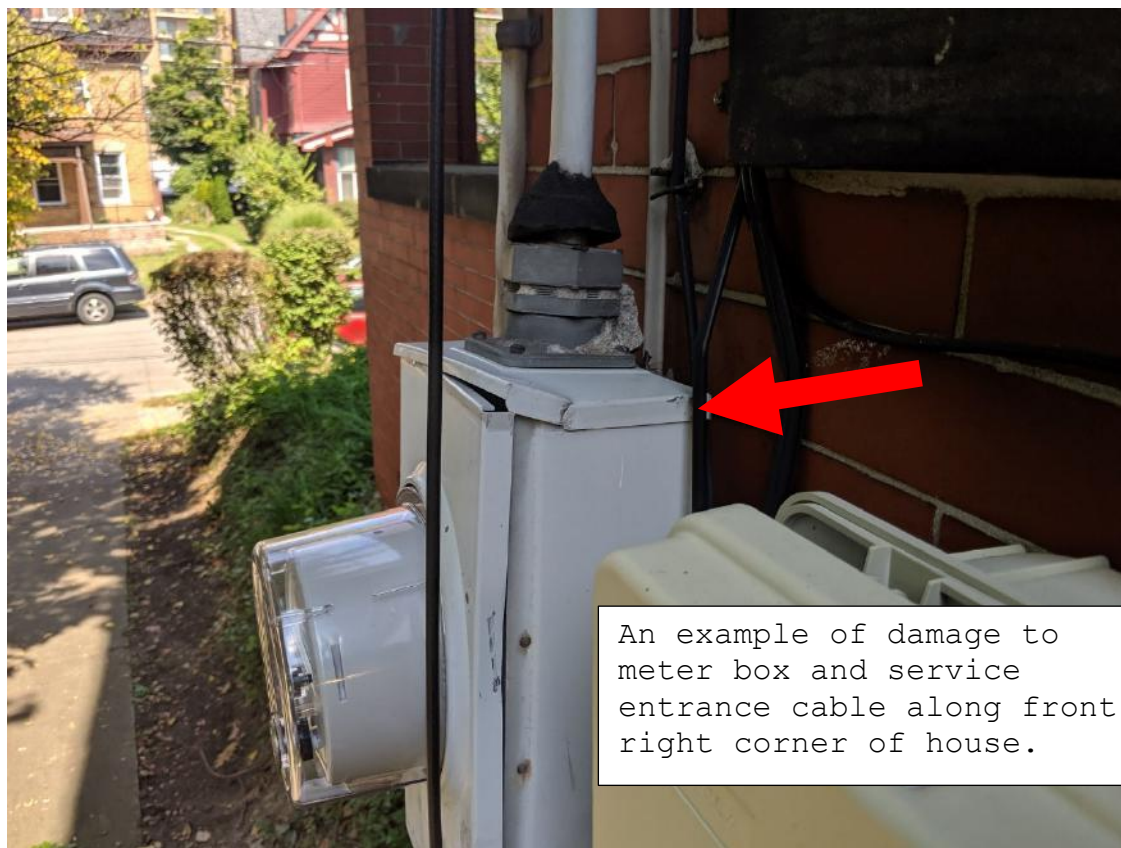


An example of loose knob and tube wiring connections at electrical box in basement ceiling.



ELECTRIC METER AND SERVICE ENTRANCE CABLE

The electric meter and service entrance cable outside along the right side of the house have been damaged. It appears that a vehicle had run into the meter and pulled it and the electrical service cable from the house. The damaged service equipment is a safety issue. Have the electrician further evaluate and replace as necessary.

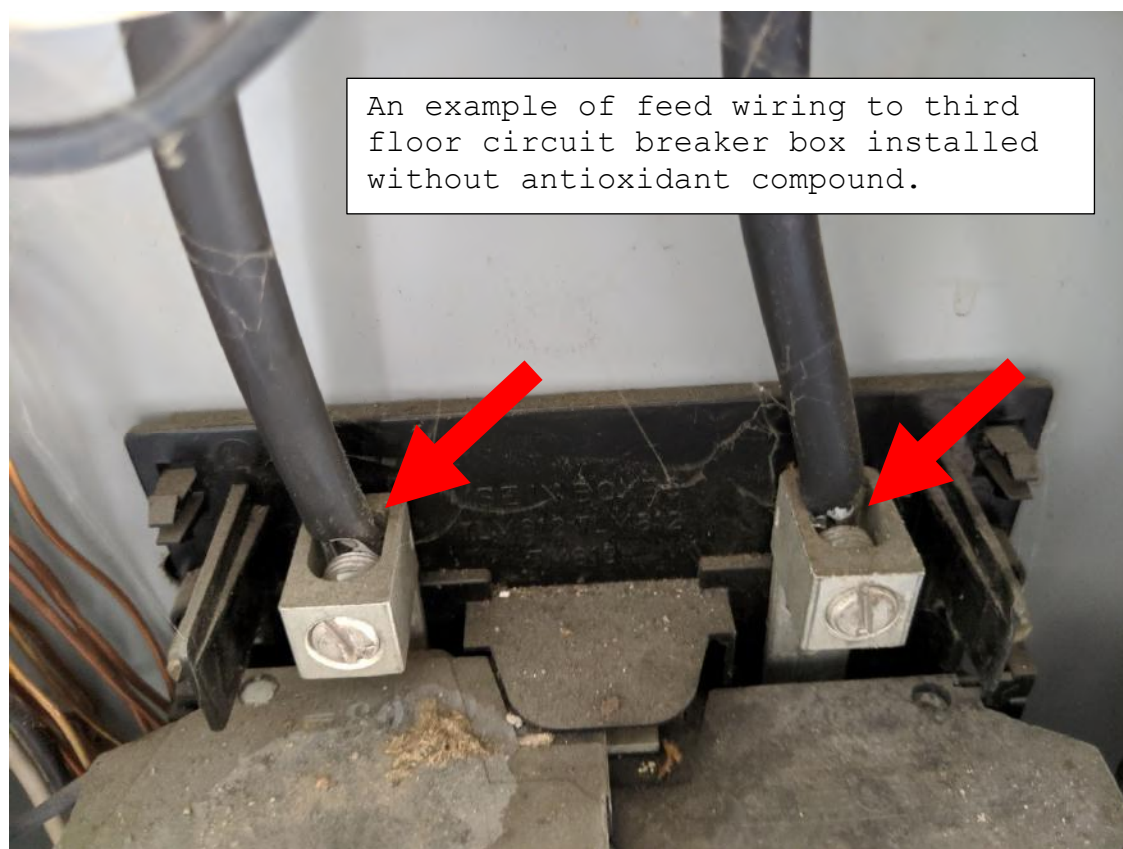


Also, have the electrician note that the electrical service drop wires are installed near a window opening along the front right corner of the house. Typical electrical standards require there be at least three feet of clearance from an openable window. Consult with the electrician and have repaired as necessary in accordance with prevailing electrical standards.

MISCELLANEOUS

The light switches on the wall in the second floor hallway bathroom are too close to the shower enclosure. This poses a potential electrocution hazard. Have the electrician further evaluate and relocate the lighting switches as necessary.

The feed wires to the third floor circuit breaker box were not installed with an antioxidant compound to ensure a good connection and prevent corrosion. Have the electrician evaluate this installation and have an antioxidant applied to these connections as necessary.



The circuit breaker box cover in the basement is improperly installed with the wrong screws and half of the screws are missing.

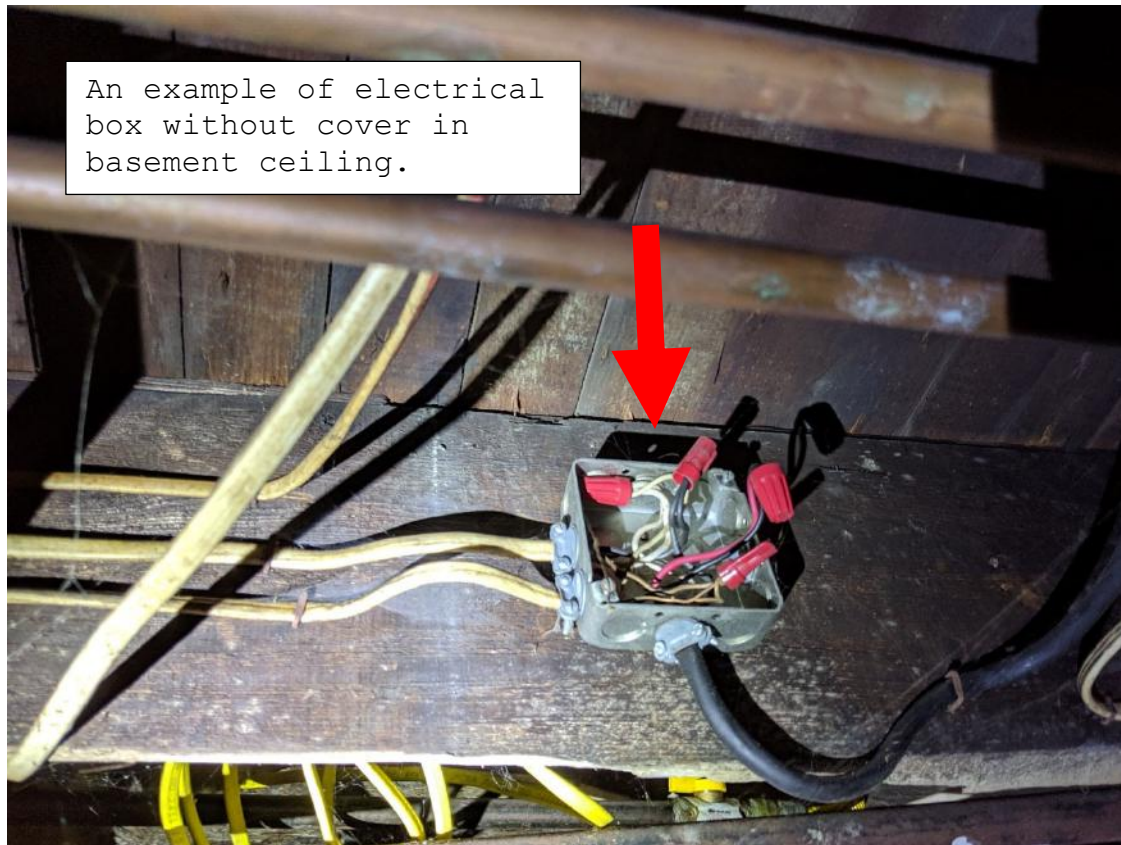
There are circuit breakers installed in the circuit breaker box subpanel that are from a manufacturer different than the panel manufacturer. Although circuit breakers that do not match may fit in the electrical panel, it likely voids any warranty for the circuit breaker box manufacture and is not permitted in accordance with prevailing electrical standards. Have the electrician evaluate and repair as necessary.

It is recommended that ground fault interrupt type receptacles be installed in potentially wet locations (such as by sinks, in the kitchen and bathrooms, outside, and in the basement), where not already installed, in accordance with prevailing electrical standards. A ground fault interrupt receptacle has test and

reset buttons and is designed to shut off the power if an electrical shock situation develops.



There are electrical boxes accessible in the basement and attic space that do not have covers. All electrical boxes should be properly fit with covers in accordance with prevailing electrical standards.

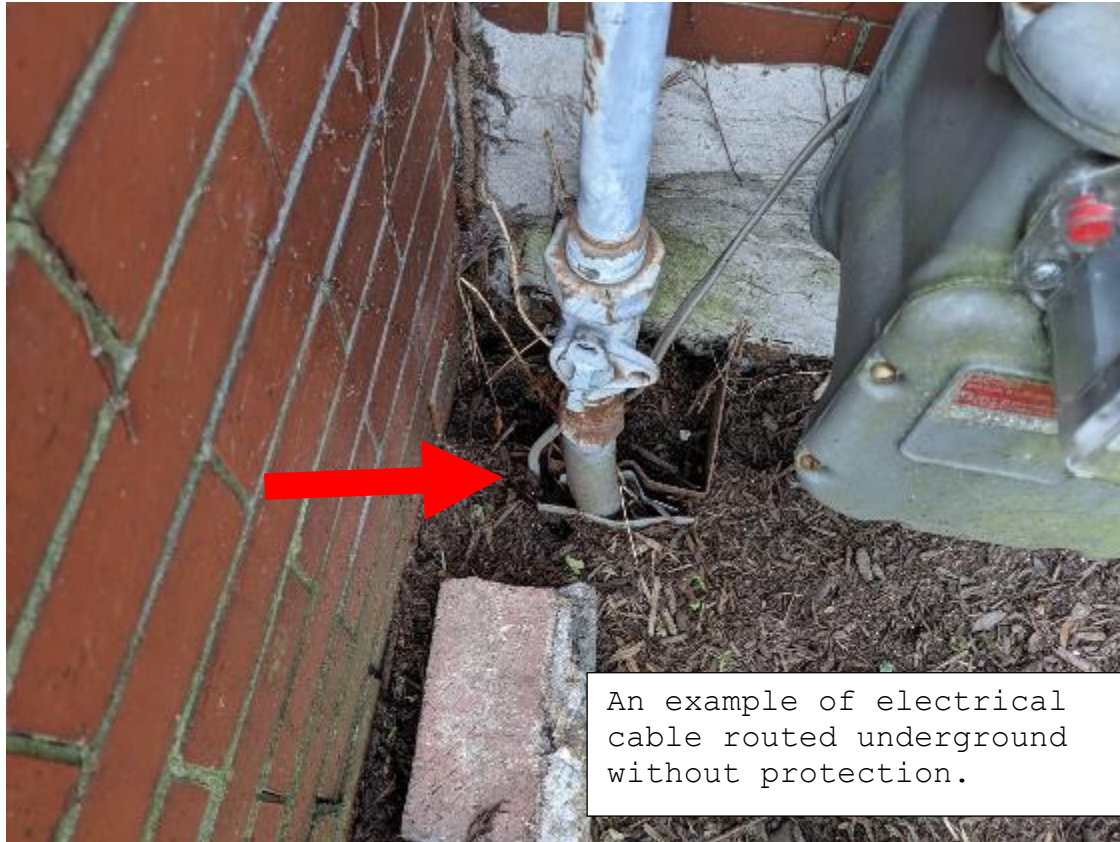


The second floor back right room front wall electric outlet did not have power when tested. Have the electrician check to make sure that this outlet is not without power because of a potentially dangerous loose electrical connection.

The third floor back room front wall electrical outlet does not have proper grounding in accordance with prevailing electrical standards. Have the electrician further evaluate and repair as necessary.

The third floor left wall electrical outlet and receptacle are loose. Have repaired this necessary to prevent a potentially dangerous loose electrical connection.

The electrical outside along the front of the house by the gas meter is not properly protected from damage where the cable is routed underground.



The electrical wiring routed outside along the right side of the house was not properly installed and sealed where it is routed through the exterior wall.

The light fixture for the ceiling fan in the second floor front left room is missing.

The electrical box cover and receptacle outside along the back of the house are loose. Have repaired as necessary to prevent a potentially dangerous loose open electrical connection.



The garage electrical system does not have updated grounded electrical. Have the electrician further evaluate and update the electrical system in accordance with prevailing electrical standards.

Corrugated Stainless Steel Tubing (CSST)

The home's fuel gas system uses corrugated stainless steel tubing (CSST). The CSST was installed without a direct connection between the CSST and electrical system for safe and proper bonding. Failure to properly bond CSST may lead to damage to the system in the event of a lightning strike. The lightning may arc to or from another metal system and create a hole in the wall of the pipe. It is recommended that a qualified professional electrician be called in to further evaluate this issue and to properly bond the CSST to the electrical system in accordance with manufacturer specifications and prevailing electrical standards. For authoritative information on corrugated stainless steel tubing fuel gas systems refer to the following websites: <http://www.csstsafety.com/index.html> & <http://www.csstsafety.com/Images/CSST-Direct-Bonding-Tech-Bulletin.pdf>

Also, note that outer protective jacket on the tubing was improperly cut back to far in the basement ceiling above the clothes washing machine and dryer and the tubing was overly bent. The inner corrugated tubing is exposed. Have a qualified professional installer in to repair as necessary in accordance with manufactures installation standards.



Heating

The hot water heater boiler did not turn on when tested with the thermostat. Have a qualified professional boiler repairperson in to further evaluate and repair as necessary.

In addition, note that the side of the boiler has rusted out apparently from the pressure relief valve along the side of the boiler leaking. The rusted through section of the boiler has been temporally patched with a piece of sheet metal. Have the boiler repairperson further evaluate integrity of this repair.

The shutoff valve located before the boiler water pressure regulating valve was improperly turned off. The pressure regulating valve should be evaluated and repaired or replaced as

necessary by the boiler repairperson to ensure proper water pressure in the boiler.

Also, note that the boiler did not have any available maintenance records. Boilers should be cleaned, serviced and safety checked on at least an annual basis.

Note that the boiler is approximately 36 years old. This puts this unit beyond its statistically expected life span of 25 to 30 years.



The third floor electric baseboard heating units were not on and working at the time of the inspection. The circuit breakers in the circuit breaker box found to be turned off.

The third floor back room does not have a heating source. A supplemental heating source will likely need installed for heating in this room.

Air Conditioning

The house does not have working air conditioning systems. The first floor air conditioning system located in the basement is not working properly. The system was operated and the change in temperature of the air being blown over the cooling coils above the furnace was measured. This change in temperature was found to be 7 to 8 degrees. A central air conditioning system that is operating properly can be expected to lower the temperature of the air by 14 to 18 degrees. Have a qualified professional HVAC repairperson in to further evaluate and repair or replaced as necessary.

In addition, the third floor air conditioning system is not in working condition. Have the HVAC repairperson further evaluate and repair or replace as necessary.

Note that the outside units of the air conditioning systems, which is where the expensive repairs usually occur, are approximately 16 years old. This puts these units beyond their statistically expected life span of 10 to 12 years.

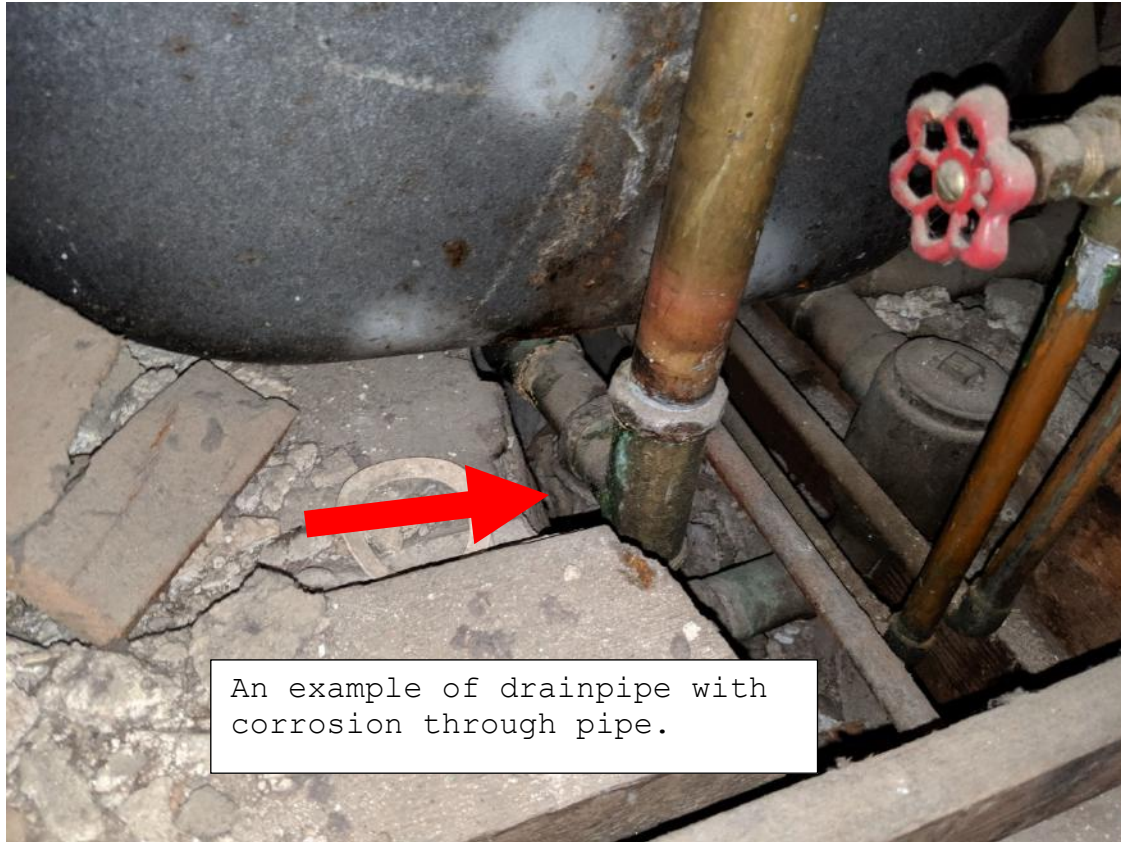
Note that the insulation on the air conditioning refrigerant line for the outdoor unit is deteriorated and missing. The missing insulation should be replaced as a necessary.



Plumbing

The bottom of the cast iron main soil stack for the upstairs plumbing along the left foundation wall in the basement has rusted. The drainpipe should be further evaluated for rusting through of the pipe by the plumber and replaced as necessary.

The drainpipe under the second floor hallway bathroom tub that is accessible in the plumbing access has corroded through. The drainpipe should be evaluated by the plumber for replacement.



An example of drainpipe with corrosion through pipe.

The expansion tank installed above the water heater in the basement is not supported. The expansion tank is installed horizontally and should proper support to prevent damage to the waterline plumbing connection. Have a qualified plumber in to make the necessary repairs in accordance with prevailing plumbing standards.

The second floor hallway bathroom tub hot and cold water control valves leak around the bases of the valves when the water is on. Have repaired or replaced as necessary to stop water from leaking behind the wall.



The second floor shared bathroom wall mounted sprayers leak around the bases of the fixtures when the water is turned on. Have repaired as necessary to prevent water from leaking behind the wall.

There are many of the waterline shutoff valves accessible in the basement ceiling that have rust and corrosion on the valves from the valves leaking. The valves were not tested but are likely not in working condition to shut off the water. Have the plumber evaluate and replace as necessary.

The kitchen sink disposal does not turn when tested. The motor appears to be seized. have the plumber further evaluate and repair or replace as necessary.

The second floor shared bathroom shower stall door leaks. The door does not close and seal properly. The flooring outside of the door has water damage from water leaking from the shower.

The outside hose faucet along the right side of the house did not have water on when tested.

The abandoned washtub and associated plumbing in the basement should be repaired or removed as necessary.

The first store bathroom faucet assembly leaks when the water is turned on. Have repaired or replaced as necessary.

The first floor bathroom tub drains slowly. Have the plumber further evaluated and repairs necessary.

Also, it appears that the first or bathroom plumbing is not properly vented. Have the plumber further evaluate and repair as necessary.

There are water stains under the second floor hallway bathroom floor from the toilet apparently leaking. Have the damage flooring and leaking plumbing repaired as necessary.

The basement floor drain cover is missing. Have the missing cover replaced as necessary.

Roofing

The house roof is covered with the original slate roof. The roof has not been maintained and the roof is in poor condition and needs repairs.

There are over a dozen slates that have slid out of place, cracked or are missing and need repaired or replaced.

The wood under the slates along the edges of the roof have been damaged by roof leaks and the wood being exposed to weather from missing slates. The damaged wood should be evaluated for replacement.

The metal flashings around the chimneys and around the plumbing vent roof penetrations have been heavily coated with tar and paint in an apparent attempt to stop leaks. This is a temporary repair at best. The tar and paint is peeling off the sheet metal and is in poor condition.

The sheet metal lining the valleys in several areas has rusted through and need repair or replacement.

The sheet metal lining the valley along the right side of the back of the house has rusted through and has been temporarily patched with caulk.

The ridge lines where the roof faces meet at peaks need to be resealed. The existing tar seal is splitting and gapping. Rainwater can enter the attic through the gaps between the slates that meet at a peak.

Passive through the roof vents have been installed around the roof and were temporarily sealed with caulk and the caulk is cracked and gapping. The vents do not appear to have been professionally installed.

The gutters were hung from the roof with hangers and exposed nails installed through the slates. The holes through the slates were sealed with tar and the tar is cracked and failing.

There are water stains on the attic ceiling and third floor back room ceiling from the roof having leaked in this area.

There are water stains on the ceiling in the second floor back left room along the exterior left wall around the chimney from leaking.

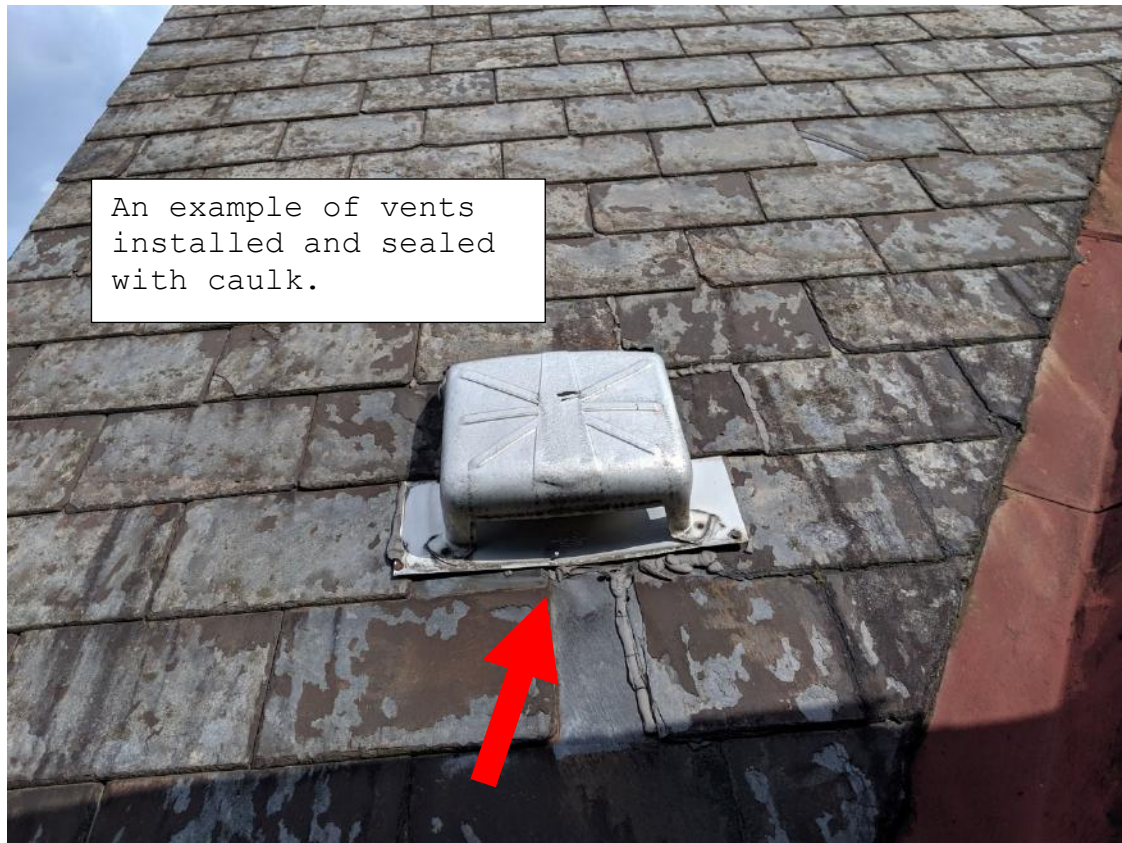
It is recommended that a qualified professional slate roofing contractor be called in for further evaluation of the roof and to provide the necessary repairs. Note the costs of repairs are expected to be significant.



An example of cracked and missing shingles.





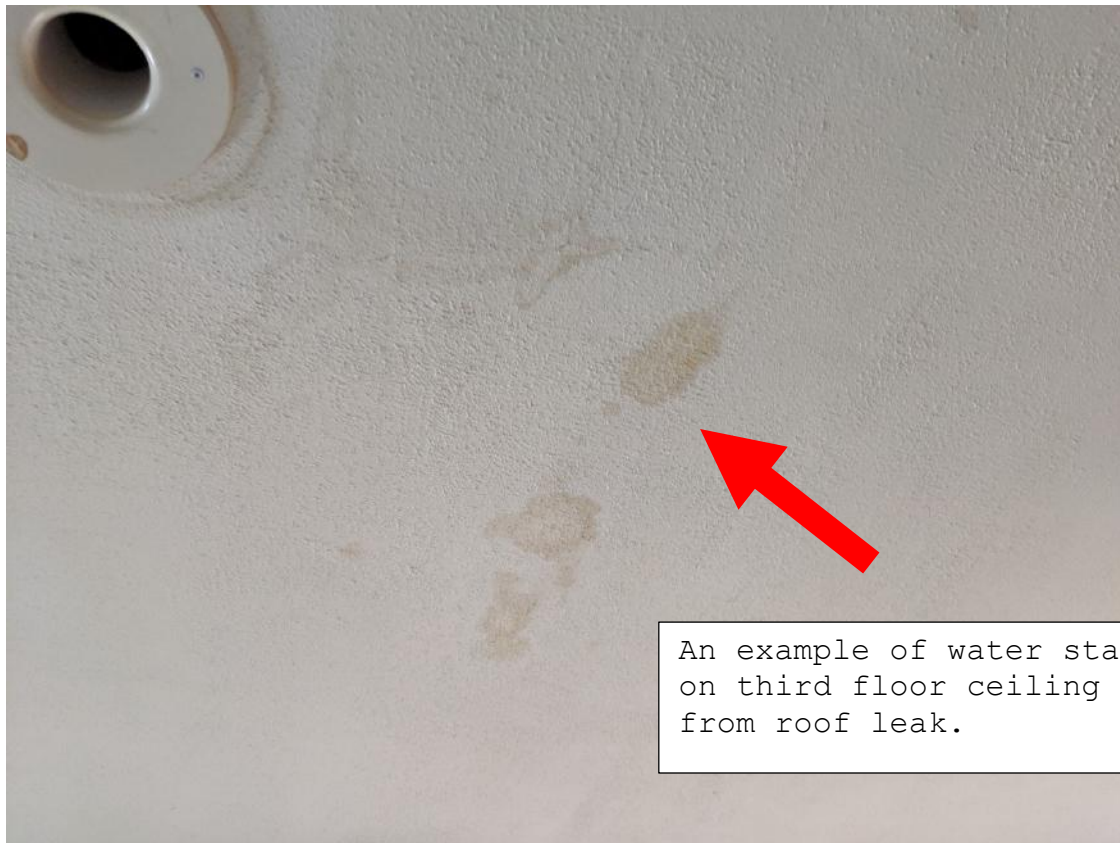




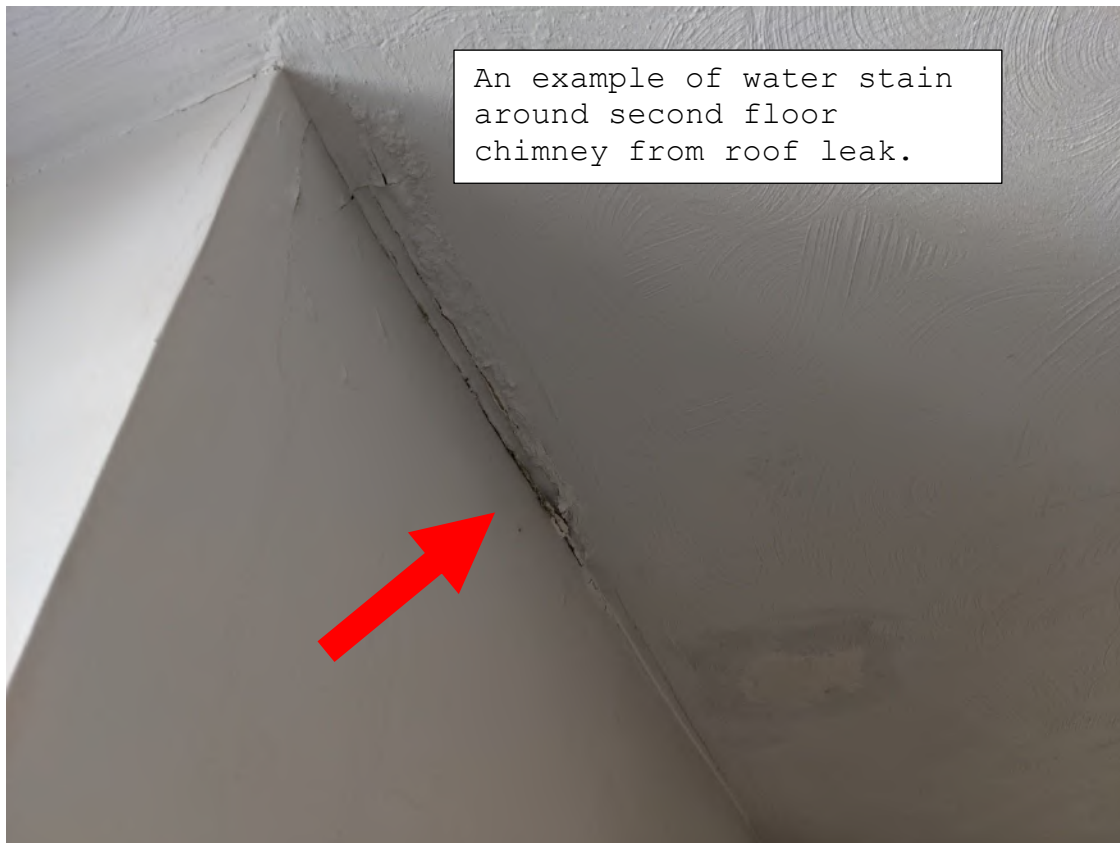
An example of gutter hanger through slate.



An example of water stain on attic ceiling.



An example of water stain on third floor ceiling from roof leak.



An example of water stain around second floor chimney from roof leak.



In addition, the roof attic space ventilation is inadequate. Proper ventilation is necessary to help keep the attic, roof and house cool in the summer months. In addition, proper ventilation is necessary to help keep the attic dry during the

winter months (when water vapor from inside the house would tend to travel into the attic and to condense on the cold surfaces). Water condensation on the attic ceiling facilitates the growth of mold. Consult with the roofer about having appropriate ventilation installed in accordance with prevailing standards.

GUTTERS AND DOWNSPOUTS

The gutters and downspouts around the house have rusted through and leak. The gutters and downspouts need replaced. Consult with the roofer about replacement. Note that the cost to replace the gutters and downspout is expected to be significant.

Also, the downspout underground drainpipe along the left side of the house has been abandoned and a temporary drainpipe extension has been added to the end of the downspout. This extension is not properly draining roof rainwater away from the house and is a primary cause of the water infiltration along the left foundation wall.







FIRST STORY AND PORCH ROOFS

The back porch roof and box gutter have failed. There are water stains on the first floor pantry room ceiling from this roof leaking. also, the sheet metal lining the box gutter has rusted through. Have replaced as necessary.

In addition, the back porch wood support column has rotted and deteriorated along the bottom of the support and the support is tilting out of place. Have a qualified professional repairperson into replace as necessary.

The front porch roof shingles were not properly flashed along the front wall of the house. The joint between the shingles and front wall of the house was temporarily sealed with caulk and the caulk is cracked and gapping. Have the roofer evaluate and repair as necessary.



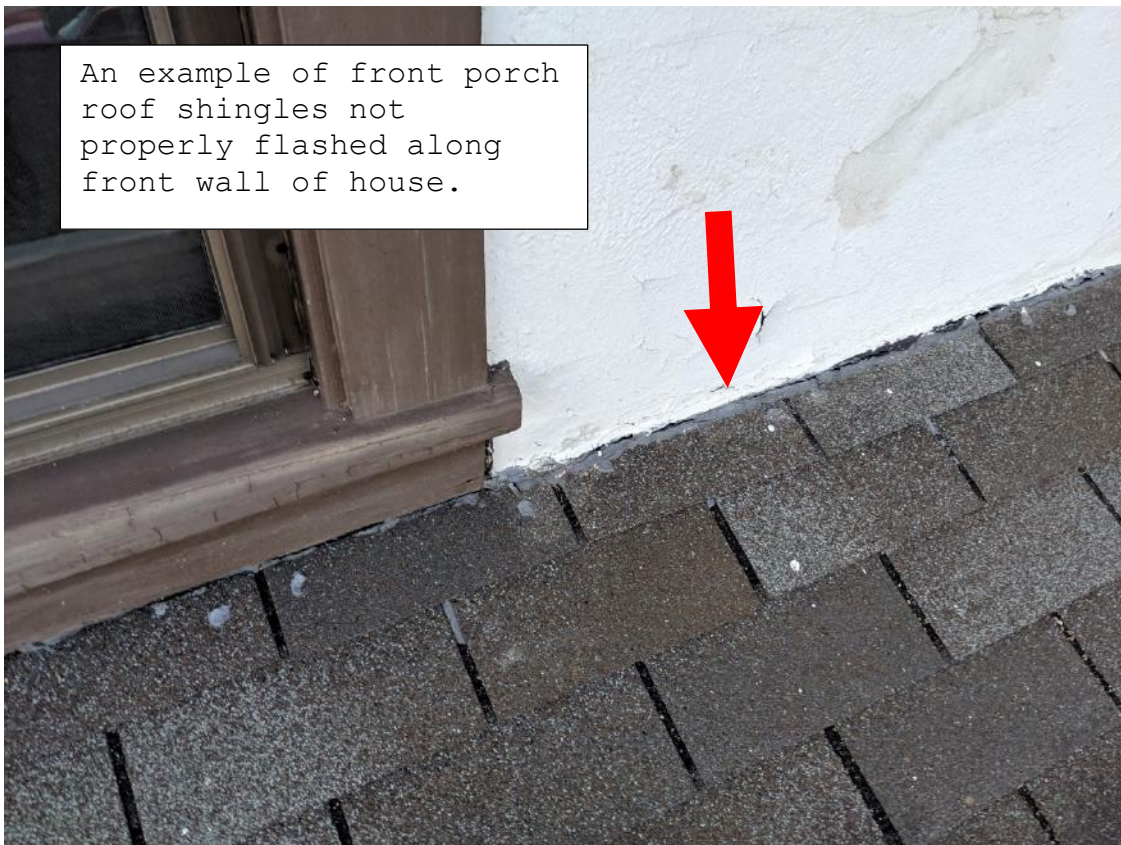
An example of water stains on first floor ceiling from roof leak.



An example of deterioration of bottom of back porch roof support column.



An example of porch roof support column tilted out of place.



An example of front porch roof shingles not properly flashed along front wall of house.

CHIMNEYS

The chimneys have areas of deteriorated and missing mortar above the roof. The deteriorated and missing mortar should be repaired and repointed as necessary by a qualified professional masonry repairperson or chimney sweep.

Also, consider having the abandoned antenna attached to the chimney removed as necessary.

GARAGE ROOF

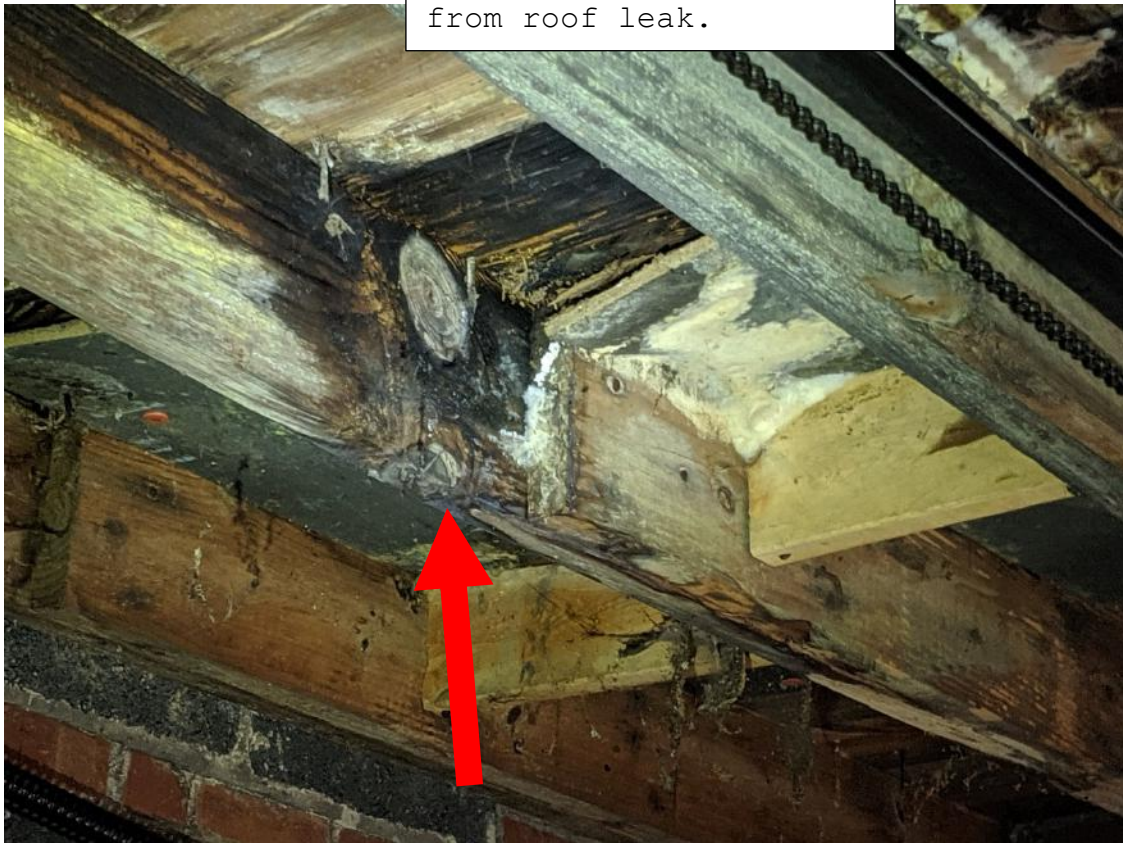
The garage roof has failed. there are holes in the roof and the roof leaks in multiple areas. There is damage to the garage roof framing from the roof leaking. The roof and the damage to the wood framing should be replaced as necessary by a qualified professional roofer.

Also, note that there is suspected mold on the garage ceiling and store items throughout the garage from excessive water infiltration from the roof leaking.





An example of damage to garage roof framing from roof leak.





Windows

The house has most of the original windows installed. Consider replacement of these for at least the following reasons:

These windows have single pane glass, which will tend to fog and freeze during cold weather.

These windows are much less efficient, even with the installed storm windows in place, than current window standards.

Both the original interior window and storm window need to be opened to open the window.

The glazing putty installed on the exterior of the original window sashes to seal and hold the glass panes in place is deteriorating on most of the windows.

Several counterweight ropes have broken and would need to be reinstalled. Counterweights hold the bottom window sash in place when the window is opened.

Many of the windows are missing locks or the windows could not be locked.

Glass in many of the windows throughout the house were found to be broken.

The window wood has not been maintained and the wood has weathered and rotted around many of the windows.

Many of the windows were stuck closed and could not be open with a modern amount of force.

The window sashes are loose in the window frames in several of the windows. The windows can be expected to be drafty.

Also, the third floor replacement window sashes do not stay up when the windows are opened. The falling sashes can cause injury and are a safety issue.

Also, note that the top sashes of a few of the third floor windows fall when the windows are unlocked. Note too that this applies to the kitchen window.

The pantry window was covered with a greasy substance. Have cleaned and checked as necessary.

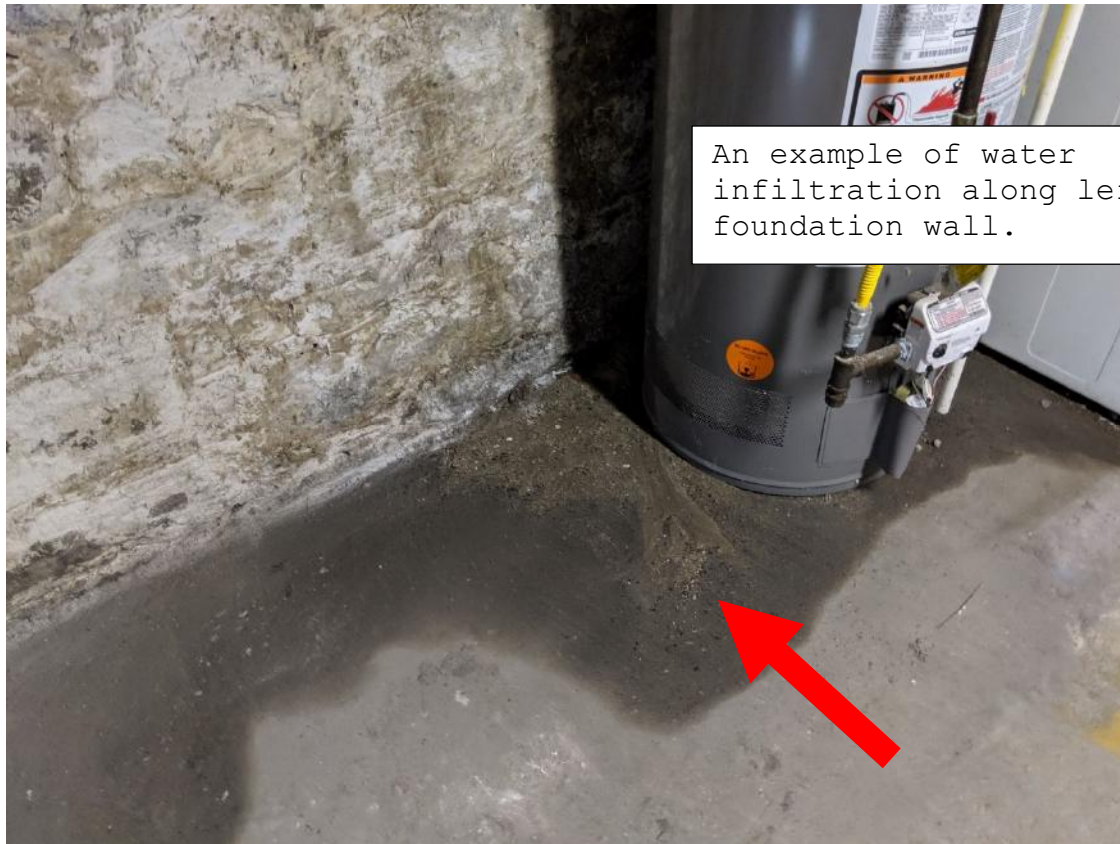


An example of loose glass and rotted wood of third floor window to be replaced.



Basement Water Infiltration

The basement gets wet from water infiltration. Water stains were found on the foundation walls around much of the perimeter of the left, back and right sides of the house. There are water stains on the floor along the left and right foundation walls. The foundation walls were checked with a moisture meter and were found to be wet.





An example of water infiltration in front right corner of basement.

Water infiltration appears to primarily be a result of the leaking gutters and downspout and the downward sloping ground not effectively directing rainwater runoff towards the house.

Traditionally, it is better to stop rainwater from leaking into a basement by directing it safely away from the house.

As a first try, have the gutters and downspouts replaced and ensure that they are properly draining away from the house. Also, have the ground along the house graded and sloped such that rainwater flows away from the house; and seal up any gaps in the foundation walls and exterior and along the driveway.

In addition, it is suggested that the dehumidifier system continue to be operated and maintained. Running a dehumidifier will reduce the volume of water that condenses on the cooler inside surfaces of the foundation walls.

If these measures do not result in a sufficiently dry basement, it is suggested that a professional waterproofing contractor be called in for an evaluation. A waterproofing contractor would

likely recommend the installation of an inside french drain system to control water infiltration issues.

Also note that there are stones in the foundation walls along the left and right side of the house that are deteriorated and need repair. Have a qualified professional masonry repair person into repair the deteriorated foundation wall stones.



Suspected Mold

A basement with this extent of dampness facilitates the growth of mold. Suspected mold growth was observed on ceiling and wall surfaces throughout the basement, especially in the basement laundry area. Molds affect individuals differently. Laboratory testing would be necessary to identify the different types of mold. Environmental Protection Agency (EPA) guidelines state that "visible mold, mold damaged materials, and moldy odors should not be present" in a healthy home. For authoritative further information regarding mold in the home, refer to the following EPA web site:

<http://www.epa.gov/iaq/molds/moldguide.html>

Generally, the EPA suggests that the mold be removed and that the water issues that cause the mold be eliminated.

Note that as is the standard of practice in the home inspection industry Latosky Inspection does not perform indoor air quality evaluation. Consult with a qualified professional indoor air quality expert as necessary.



Exterior Siding, Stucco and Brick Masonry Repair

The masonry stucco around the house has not been maintained and is in disrepair. The stucco on at the exterior of the house is cracked and has peeling paint. It is recommended that a qualified professional contractor be called into further evaluate and repair the stucco necessary.

Also, the masonry stucco below the third floor windows along the right side of the house has loosened and is bulging outward out of place. Have repaired as necessary.



An example of cracked stucco along left exterior wall to be repaired.

In addition, composition fiberboard faux stucco panels have been installed on the exterior wall along the right side of the house. The siding panels apparently had to be installed because the previous masonry stucco had failed. This siding material was not properly installed and has also failed. The fiberboard panels were not properly flashed and sealed to prevent rainwater runoff from leaking behind the siding. The siding has rotted through in several areas from water leaking behind it into the exterior walls. It is recommended that a qualified professional contractor be called in to replace the exterior siding and evaluate the extent of damage and repair as necessary.



An example of damaged composition fiberboard siding panels along right side of house.





There are areas of deteriorated and missing brick mortar joints around the house that need repair. Have a qualified masonry repairperson into repair and repoint the areas of deteriorated mortar as necessary.



An example of deteriorated and missing mortar to be repointed.

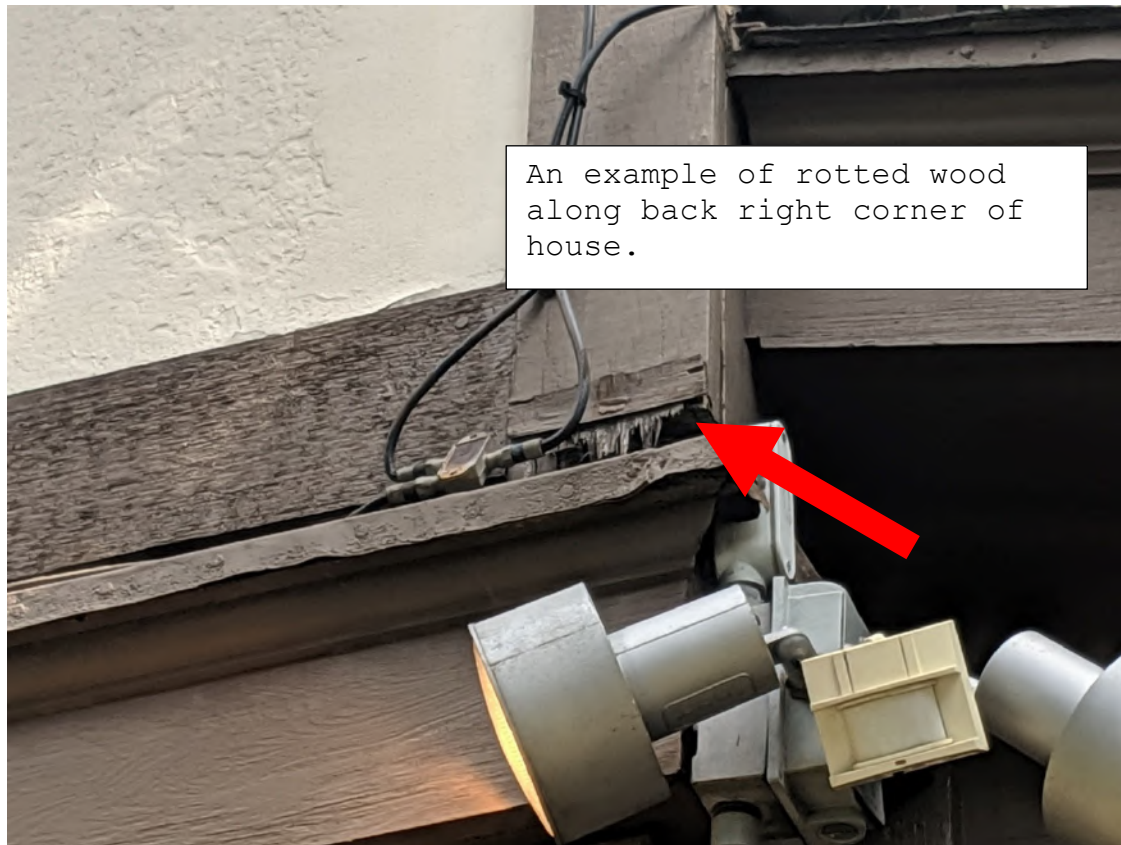
Exterior Wood and Painting

The exterior wood around the house (i.e., soffit and fascia wood, window wood, trim wood, etcetera) has not been maintained in the wood has weathered significantly. The damaged wood should be replaced, and the wood should be repainted as necessary. Have a qualified professional contractor in to repair as necessary.



An example of excessively weathered wood that has not been painted and maintained.





First and Second Floors Floor Structures

The second floor back room wall does not appear to be properly stacked above the first floor center support wall below. The wall and floor structure in this area has sag downward. There is cracking through the second floor wall perpendicular to exterior wall along the back of the house from this sagging down of the floor structure. Also, there are cracks in the first floor ceiling below. It is recommended that a qualified professional structural repairperson be called in to further evaluate this issue and to provide the necessary repairs.



In addition, note that the second floor hallway floor and first floor dining room floor below this area are also bulging upward and uneven from apparent sagging down of the floor structure.

Also, note that the beam along the back of the living room ceiling is bowing and the plaster on the ceiling and above the doorway between the two room is cracked. Have the structure further evaluated and repaired as necessary.

Basement Stairs Structure

The top of the basement stairs were attached to the ceiling wood framing with nails. The nails are loosening, and the stairs have pulled downward from there attachment to the ceiling wood framing. Have repaired as necessary to prevent a potential collapse of the stairs.



Front Porch Structure

The front porch structure has settled downward to a structurally significant extent. There are cracks through the concrete on the foundation wall stones along the front right corner of the house wall and through the brick and mortar that has resulted from this settlement. These cracked mortar joints had been repaired in the past but have cracked since being repaired. This is an indication of apparent continuing settlement. Also, the joint between the front porch roof and side wall of the house has cracked from the porch pulling away from the house structure.

It is recommended that this issue be further evaluated and repaired as necessary by a qualified professional foundation stabilization and repair contractor. The structure may need structural reinforcement with steel piers. Steel piers would be installed below the footing, down to a properly supporting layer of ground such as bedrock. After the piers are installed, the structure will be supported on the piers and not on the potentially inadequate ground currently supporting it.



An example of cracked brick mortar joints from settling of front porch structure.



An example of gap between front wall of house and porch roof from porch structure settlement.



Also, note that the wood flooring along the right side of the front porch has weathered and deteriorated. The damaged wood should be replaced as necessary.



Also, the masonry brick walls along the sides of the front porch steps have deteriorated and are tilting out of place. The walls are loose and endangered falling over. Have a qualified professional masonry repair contractor in to evaluate and repair or rebuild the walls as necessary.



An example of loose brick masonry walls along front porch steps to be rebuilt.



Deck

The deck wood along the back of the house has not been maintained and the wood has weathered and deteriorated significantly. The wood is cracked and splintering. The wood should be replaced as necessary. As discussed at the inspection, the door hatch in the deck to the basement stairway poses a potential full hazard. Have a qualified professional contractor in to replace the deck.



An example of worn out deck wood to be replaced.

Miscellaneous Garage Issues

The garage doors wood is weathered and worn. The wood has reached the end of its service life. The hardware has rusted and corroded significantly and is worn out and would need replacement. The doors should be evaluated for replacement. Note that only the center garage door could be opened.

Also, the garage door openers are not in working condition. The garage doors' openers too should be replaced as necessary.

The garage left wall window has been temporarily closed in with interior grade framing materials. The abandoned window opening should be closed with exterior grade materials.

The lintel above the garage door openings should be cleaned free of rust and repainted and sealed as necessary.



Fireplace

If the fireplaces are intended to be used, the fireplaces should be inspected by a qualified professional chimney sweep before proceeding (in accordance with the guidelines of the National Fire Prevention Association and the Chimney Safety Institute of America). This is a note regularly included in inspection reports because chimney flue and fireplace problems may not be uncovered during a standard home inspection (and because fireplace and flue problems can be expensive to resolve). Note that the gas was not on and the living room fireplace insert was not on and working during the inspection.

Miscellaneous Exterior Issues

The back porch steps do not have a handrail. Consider having an appropriate handrail installed along the steps as necessary.

The basement foundation wall window well along the left side of the house is caving in and needs rebuilt. Have rebuilt as necessary.

The wire fencing over the foundation window well along the back of the house is not structurally sound. A person could fall into the window well. Have properly covered as necessary.



The groundhog the back of the house is relatively flat with portion slope downwards towards the house. These areas encourage rainwater runoff to collect along the foundation and leak into the basement. It is recommended that a qualified landscaping contractor be called in improve the grading so that the ground is properly sloped to direct rainwater run off away from the house.

The ground along the left side of the driveway does not have a retaining wall installed to prevent the exposed ground from eroding and sliding out of place.

The right entryway door has been permanently closed in. The wood enclosing the doorway has not been maintained and has weathered.

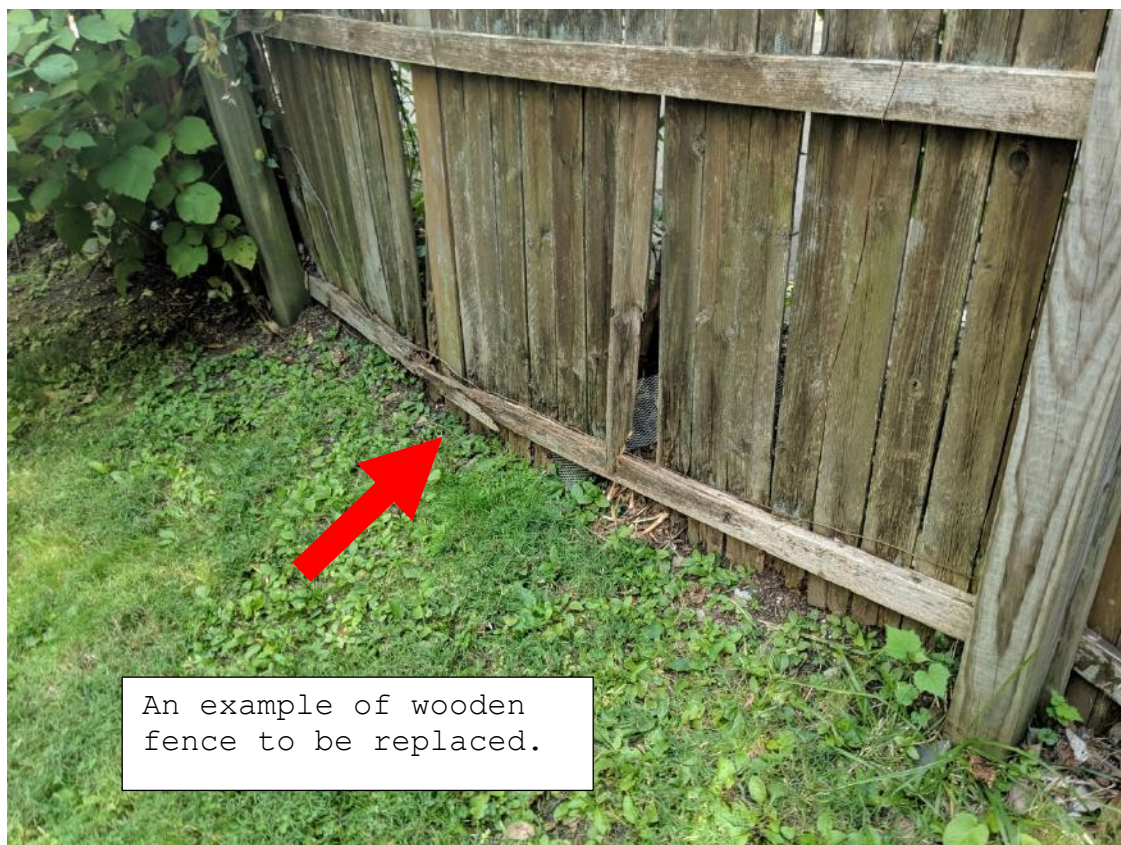
There is an open gap in the concrete walkway along the front of the house. The open gap and uneven section of concrete poses a tripping hazard. Have repaired as necessary.

The miscellaneous cracks and gaps and patches in the concrete walking areas on the property and driveway should be patched, sealed and maintained to encourage rainwater to run off the concrete areas, rather than to leak down below the concrete where the water can freeze and expand and cause further damage to the concrete or erode the underlying ground.

It is suggested that the trees over the house and garage be trimmed back or removed as necessary to limit the branches overhanging the roof. Overhanging branches drop leaves into the gutters and can cause damage to the roof if the branches fall.

The dense vegetation and vines growing up the outside of the garage should be removed. Vines can damage the exterior surfacing materials and permit easy access for insects.

The wood privacy fence along the backyard has rotted and deteriorated wood and the fence is tilting over along the left side neighboring property. Have the fence replaced as necessary.



There are rodent traps outside along the house. have a qualified professional exterminating company into further evaluate and maintain the traps.

Miscellaneous Interior Issues

The front entryway secondary door does not open. The door hardware is stuck in place. Have a qualified professional repairperson into further evaluate and repair as necessary.

The railing along the top of the third floor stairs is shorter than current railing height standards. Consider having repairs made or replace the railing in accordance with prevailing standards for improved safety.

The exposed wood flooring in the second floor rooms is worn, rough and uneven. Have a qualified professional flooring contractor into further evaluate and repair the floors as necessary.

The floor joist along the back foundation wall under the kitchen has cracked. The damage joist should be repaired as necessary by a qualified professional carpentry repairperson.

The abandoned wood in the basement floor below the concrete from partition walls that were apparently removed should be removed as necessary.

The interior glass doors do not have tempered safety glass. Consider having the glass updated with tempered safety glass in accordance with prevailing standards.

The ceiling in the third floor stairway is lower than current standards. Caution should be used with these stairs.

NOTATIONS:

Miscellaneous Notes

The clothes washing machine and dryer were not inspected.

The electrical timer by the circuit breaker box in the basement was not tested.

The front porch swing hooks were not checked for structural integrity. The security with which the hooks are attached to the structure above the front porch ceiling was not accessible for inspection.

Smoke Alarms

One of the most important fire safety devices for the home is the smoke alarm. As is a standard of practice in the home inspection industry, smoke alarms are not inspected but are considered to be the occupants responsibly to ensure that they are properly installed and working. For information regarding smoke alarms in the home, refer to the following Federal Emergency Management Agency web site:

<http://www.usfa.dhs.gov/downloads/pyfff/smkalarm.html>

Sewer Line

It is recommended that a plumber equipped with a camera on a snake perform a video inspection of the homes underground plumbing and sanitary sewer pipe from the house to the municipal sewer. Note that there were no signs of a backup during the inspection. However, running a considerable volume of water

through the pipe, as is typically done during the home inspection, will not necessarily cause of backup if the sewer line is just partially blocked or crushed. Note that repair of a damaged or clogged sanitary sewer pipe can be one of the most expensive repairs to face a homeowner. Additionally, check into the availability of sewer line back up insurance (often available from the applicable gas company).

Gas Line Replacement Insurance

The natural gas piping from the street to the house is the homeowner's responsibility. This piping has a finite life span and will eventually develop leaks. Occasionally, the gas company checks for leaks in these underground pipes. If a leak is found, the underground piping will need to be replaced by a plumber, at significant expense to the homeowner.

Home inspection companies are not equipped to perform a satisfactory check of the underground gas pipes. For this reason, Latosky Inspection & Environmental Services, LLC strongly encourages homeowners to enroll in the exterior gas piping replacement program offered by Peoples, Columbia and Equitable Gas, as a minimum. The cost for this insurance is approximately \$4 per month. Considering the cost of gas line replacement (at least \$1000), this insurance is a good deal. Note that there is usually a waiting period before the insurance becomes effective. Therefore, it is suggested that insurance be obtained as soon as possible.

Mine Subsidence Insurance

The following discussion was extracted from the Pennsylvania Department of Environmental Protection Mine Subsidence website <http://www.dep.state.pa.us/MSIHomeowners/>. Please visit this website for authoritative information regarding mine subsidence and mine subsidence insurance. "Coal has been mined underground in Pennsylvania for more than 200 years and extends throughout 43 of our 67 counties. Over one million Pennsylvania homes sit on top of old, abandoned mines. Most homeowner's policies do not cover damage caused by mine subsidence or mine water breakouts. The coverage is inexpensive and effective."

Lead Based Paint

Considering the age of the home, paint that was used in the home may contain lead. Paints manufactured prior to 1978 typically contained lead. Further information regarding lead paint can be found at the following web site:

<http://www.epa.gov/lead/pubs/leadpdfs.pdf>

It's the Law: Federal Law requires contractors that disturb painted surfaces in homes, childcare facilities and schools, built before 1978 to be certified and follow specific work practices to prevent lead contamination. Always ask to see your contractor's certifications. For more information, click this link: <http://www.epa.gov/lead/pubs/renovation.htm>

Asbestos

Considering the age of the home, building materials used in the home may contain asbestos. Many building materials contained asbestos up and into the mid 1970's and some materials manufactured today contain asbestos. Therefore, it is presumed that all buildings will have asbestos and that the only way to state that a building does not have asbestos is to test it. While most all building materials can be and are considered ACM (Asbestos Containing Material) the following materials especially are considered ACM unless sampled and proven otherwise: basement stairs floor tiles, abandoned fireplace insert. Authoritative information regarding asbestos in the home can be found at the following web site:

<http://www2.epa.gov/asbestos>

PART THREE

ISSUES REQUIRED TO BE REPORTED PER AMERICAN SOCIETY OF HOME INSPECTORS GUIDELINES:

Report signs of water penetration into the basement:

See discussion in main body of report.

Report signs of water penetration into living spaces:

See discussion in main body of report regarding roof leaks.

Report signs of abnormal or harmful condensation on home components:

See discussion in main body of report regarding suspected mold.

Report whether the garage door operator automatically reverses or stops when meeting reasonable resistance during closing:

Not working. See discussion in main body of report.

Report aluminum branch circuit wiring:

Single strand aluminum wiring, which is the type to be concerned about, was not visible.

Report Addenda

Refer to Addendum A for a description of the systems and components in the house. It is suggested that this addendum be read carefully because it contains such information as the age of the furnace versus the normal life span of a furnace.

Refer to www.latoskyinspection.com, for the "Standards of Practice" and "Scope of Inspection" documents, which describe the scope of the inspection performed (i.e., what the inspector looked for during the inspection).

Inspection Process

Latosky Inspection & Environmental Services, LLC provides the most thorough standard-scope home inspection available. We use state of the art detection equipment and we never hurry the inspection process. We use our considerable experience to try to identify even hidden problems, based on visible evidence often associated with the hidden problems.

However, it is an impossibility to detect every possible problem or blemish in the house. In order to adequately determine all problems, it would take between 3 and 4 person-days, inserting video cameras in the chimneys, moving furniture and personal articles, lifting numerous dropped ceiling tiles, looking behind insulation batts, dismantling furnaces, testing and video inspection of drains on the property, bringing in various specialists to address all aspects of the house and etcetera. The cost of such an inspection would be a minimum of a \$2000.

Instead, Latosky Inspection inspects in conformance with the widely-accepted standards of the American Society of Home Inspectors.

Latosky Inspection believes that the costs involved with performing a more thorough scope of inspection are not warranted on a usual basis. That is, the small possibility of finding additional significant problems not uncovered by the standard-scope inspection is not worth the certainty of paying close to 10 times the price of a standard-scope inspection. However, the decision to pursue a more thorough scope of inspection during the inspection period is certainly an option available to the client.

Use of Report

This report is intended for the use of the client identified in Part One and is not intended for third party dissemination. Latosky Inspection & Environmental Services, LLC accepts no responsibility if this report is relied upon by third parties (for instance, if this report is relied upon by a party not the client for a subsequent sale of this property).