

## Abbreviated Due Diligence Inspection

500 Chester Ave, Philadelphia  
Philadelphia, PA 19142

### Property Information

<b>Property ID</b>	500 Chester Ave, Philadelphia	<b>Inspection Date</b>	12/9/2025
<b>Template</b>	Abbreviated Due Diligence Inspection	<b>Property Floors</b>	2+ Floors
<b>Address</b>	500 Chester Ave, Philadelphia	<b>Main Floor bedrooms?</b>	1
<b>City, State, Zip</b>	Philadelphia, PA 19142	<b>2nd Floor bedrooms?</b>	3
<b>Property Type</b>		<b>Basement Present?</b>	Yes
<b>Inspector Name</b>	Blue Diamond Enterprises LLC	<b>Basement finished or unfinished?</b>	Unfinished

### Exterior

<b>Roof Type</b>	Flat (rubber or EPDM) No roof access	<b>Porch / Deck Condition</b>	Fair (minor repairs needed) Covered porch.
<b>Roof Age</b>	Unk	<b>Window Type?</b>	Vinyl, Metal
<b>Roof Condition</b>	Fair (Minor Repair or maintenance) No visible leaks	<b>Window Condition</b>	Fair (Minor Repair or maintenance)
<b>Siding Type</b>	Brick, Vinyl Rear in poor condition. No rear access	<b>Exterior Doors?</b>	Wood
<b>Siding Condition</b>	Fair (Minor Repair or maintenance)	<b>Exterior Door Condition</b>	Poor (Major repair or replacement needed) Exterior needs replacement. Does not open at all.
<b>Foundation Type</b>	Stone Needs parging	<b>Fence Present?</b>	Yes
<b>Foundation Condition</b>	Poor (Major repair or replacement needed) Needs parging. Mortar is non existent in some areas	<b>Fence Condition</b>	Poor (Major repair or replacement needed) No rear access. Condition noted visually.
<b>Porch / Deck present?</b>	Yes	<b>Lot and Grounds Condition</b>	Poor (Major repair needed) Rear yard and front concrete needs repair.

### Living Area

<b>Walls/Outlets</b>	OK need gfci in kitchen(2)
<b>Ceiling/Light</b>	OK Ceiling lights are old but in good working condition
<b>Floor/Carpet</b>	Not OK Flooring is vinyl, in good shape except for the kitchen
<b>Window</b>	OK Windows are vinyl and metal, in good working condition.

<b>Window Coverings</b>	OK
<b>Doors/Closets</b>	OK
<b>Other</b>	

### Kitchen

<b>Walls/Outlets</b>	Not OK Need Gfci (2) per code
<b>Ceiling/Light</b>	Not OK bubbling paint in ceiling
<b>Cabinets/Tile</b>	Not OK Cabinets need light repair, flooring is sagging and missing
<b>Counter Top Type</b>	Formica
<b>Range/Microwave</b>	OK No microwave

<b>Refrigerator</b>	OK
<b>Dishwasher</b>	Not Installed
<b>Disposal</b>	Not Installed
<b>Kitchen Other</b>	

### Bedroom Area

<b>Number of Bedrooms</b>	3
<b>Walls/Outlets</b>	OK Walls are all cracking or have holes in them.
<b>Ceiling/Light</b>	Not OK Lights are missing covers, ceilings are deteriorating.
<b>Floor/Carpet</b>	Not OK Mixture of carpet and vinyl. Carpets should be replaced

<b>Window/Blinds</b>	Not OK Access blocked by belongings
<b>Doors/Closets</b>	OK Doors are in good condition. Access to closets blocked.
<b>Bedroom Other</b>	Not OK Ceilings and walls need repair and paint.

### Bathroom Area

<b>Number of Bathrooms</b>	1
<b>Walls/Outlets</b>	Not OK No gfci per code.

<b>Counter Top Type</b>	Other Vanity is off the wall.
<b>Fixtures</b>	Not OK

<b>Ceiling/Light</b>	Not OK Only vanity light exists. Missing bulbs
<b>Floor</b>	Not OK Separating and missing tiles
<b>Cabinets/Mirror</b>	Not OK Worn cabinet, separating from wall

<b>Tub Enclosures</b>	Not OK Vinty installed on existing vinyl, visible discoloration on ceiling.
<b>Bathroom Other</b>	

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**Mechanical**

<b>HVAC System</b>	OK No HVAC, only boiler system to radiator heat
<b>HVAC Age</b>	Unknown
<b>Water Heater</b>	OK Older water heater, in fair condition
<b>Water Heater Age</b>	14 years
<b>Plumbing System</b>	Not OK Fair condition

<b>Plumbing - Evidence of Polybutylene, Galvanized Steel, or Lead Piping installed?</b>	Yes Steel piping to boiler system
<b>Electrical System</b>	Not OK Hanging Wires, panel not up to code
<b>Washer &amp; Dryer Hookup Present?</b>	Yes Need water box for washer hookup
<b>Dryer Hookup Type?</b>	Electric Outlets need to be secured properly

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**Other**

**Additional notes or comments**

Property is in fair condition. Repairs are needed throughout. Special attention should be paid to the kitchen flooring, lights throughout and basement walls. Electrical panel needs to be upgraded as it is rusty and not up to code. No roof access. No rear year access due to broken rear door.

Exterior / Exterior Photos



Due Diligence  
Loc: 39.9323, -75.2333

Exterior / Siding Type



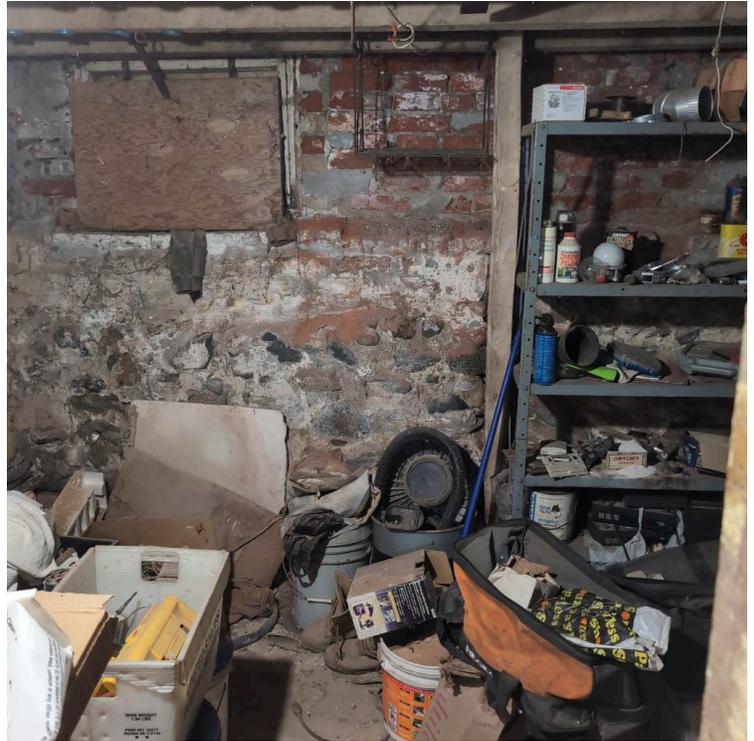
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Exterior / Foundation Type



Due Diligence  
Loc: 39.9323, -75.2332

Exterior / Foundation Type



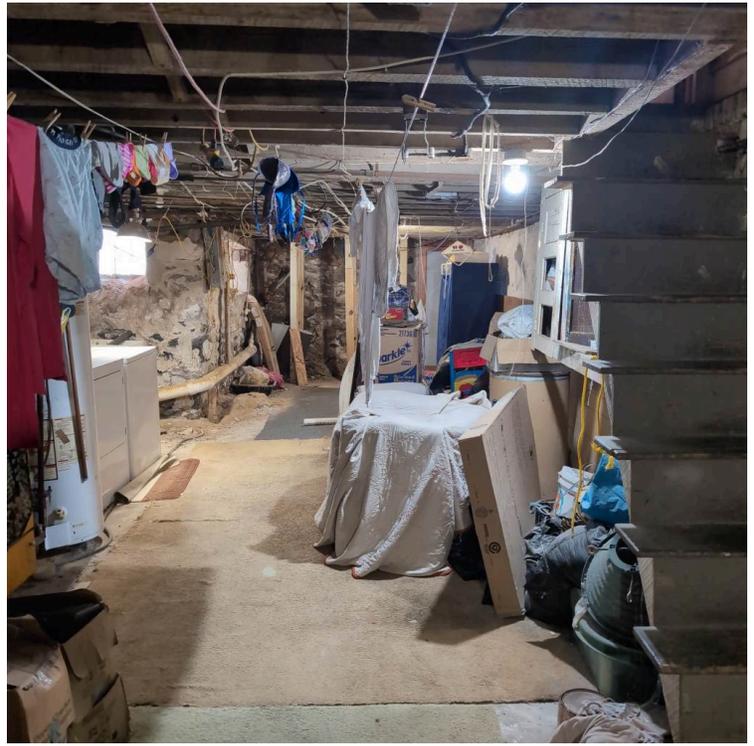
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Exterior / Foundation Type



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Exterior / Foundation Type



Due Diligence  
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Exterior / Porch / Deck Condition



Due Diligence  
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Exterior / Window Type?



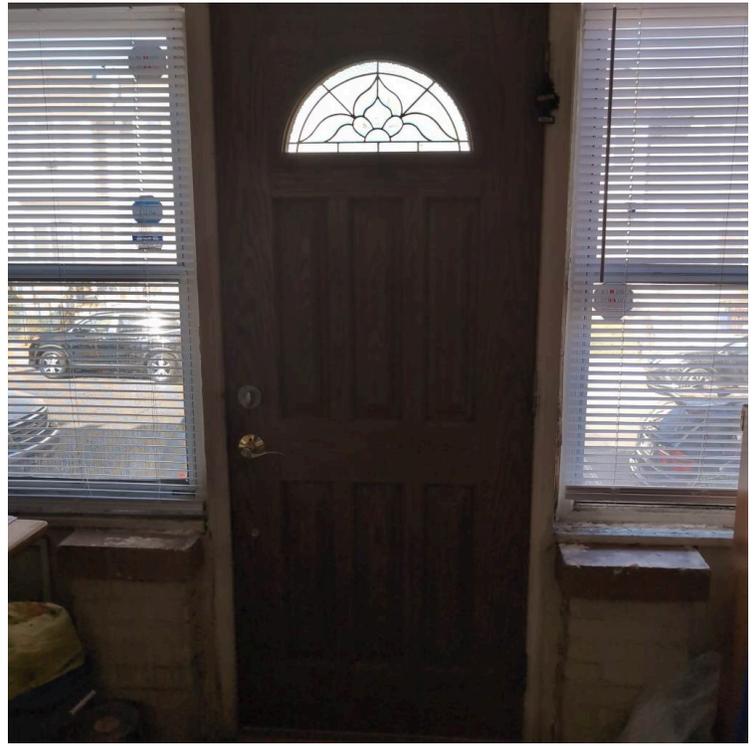
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Exterior / Window Type?



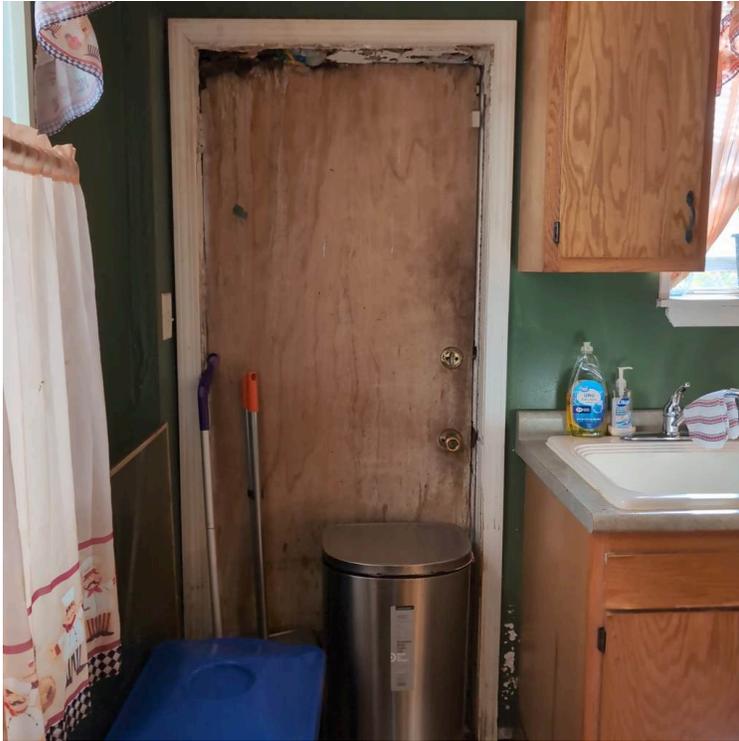
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Exterior / Exterior Doors?



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Exterior / Exterior Doors?



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Exterior / Fence Condition



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Exterior / Fence Condition



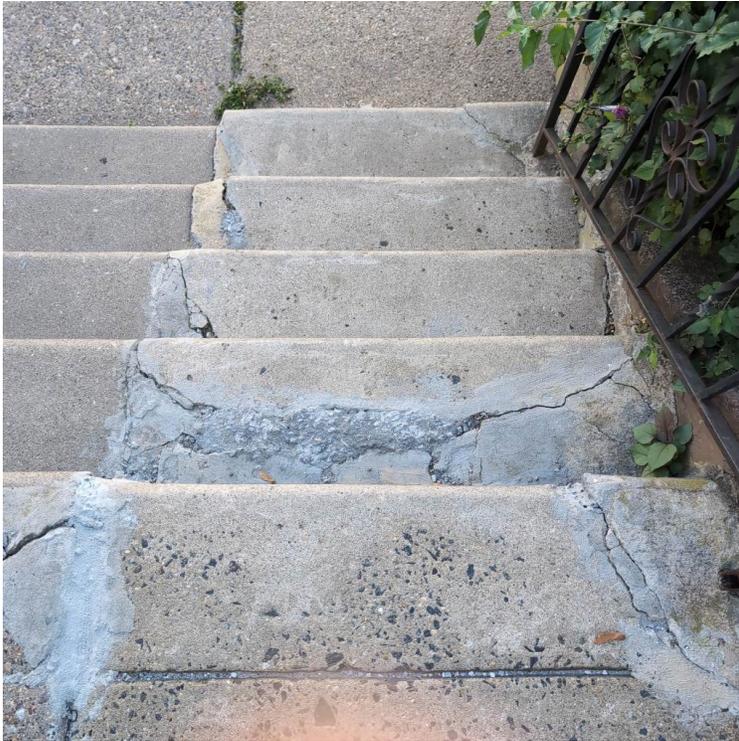
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Exterior / Lot and Grounds Condition



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Exterior / Lot and Grounds Condition



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Living Area / Living Area Photos



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Living Area / Living Area Photos



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Living Area / Living Area Photos



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Living Area / Living Area Photos



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Living Area / Walls/Outlets



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Living Area / Walls/Outlets



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Living Area / Walls/Outlets



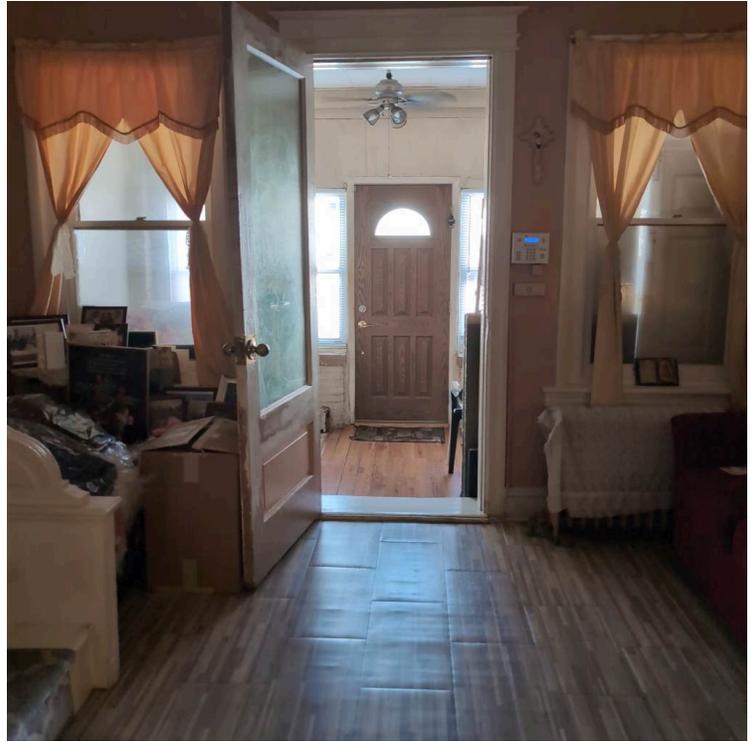
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Living Area / Walls/Outlets



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Living Area / Walls/Outlets



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Living Area / Ceiling/Light



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Living Area / Ceiling/Light



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Living Area / Floor/Carpet



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Living Area / Floor/Carpet



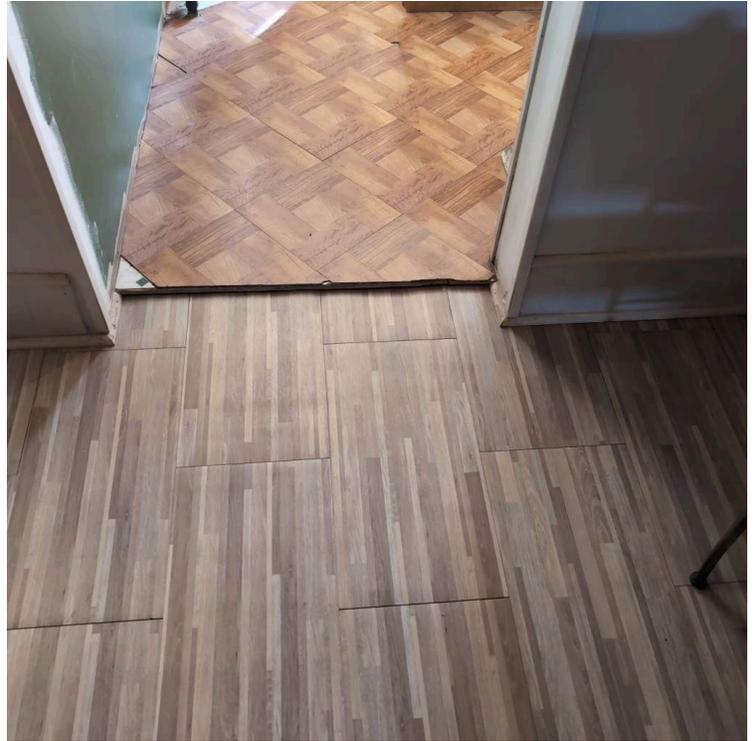
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Living Area / Floor/Carpet



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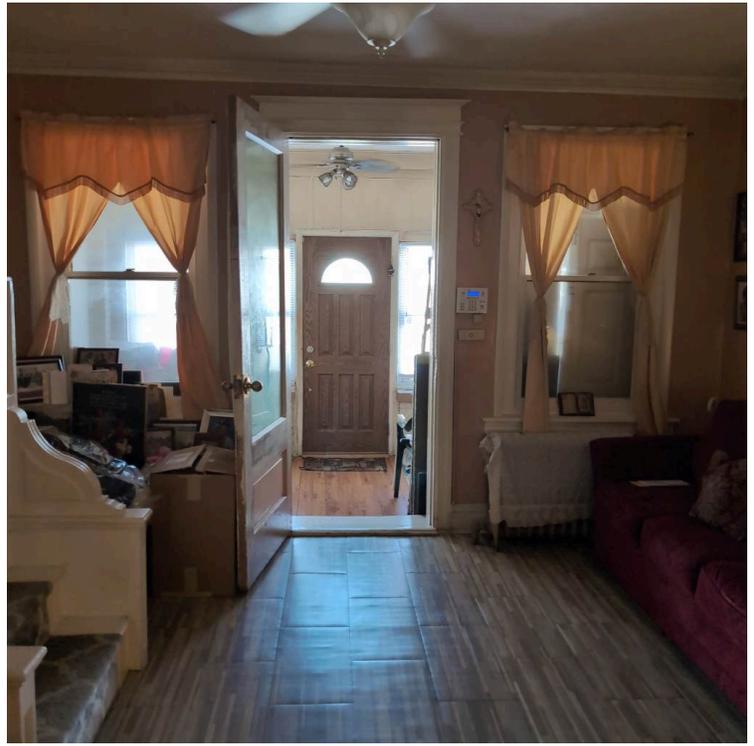
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Living Area / Window



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Living Area / Window



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Kitchen / Kitchen Photos



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Kitchen / Kitchen Photos



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Kitchen / Walls/Outlets



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Kitchen / Walls/Outlets



Due Diligence  
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Kitchen / Ceiling/Light



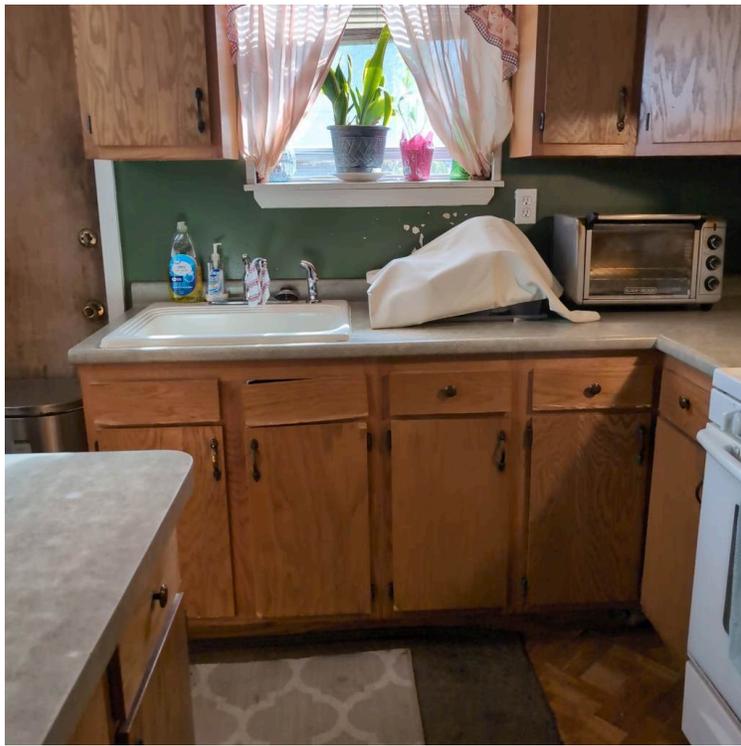
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Kitchen / Cabinets/Tile



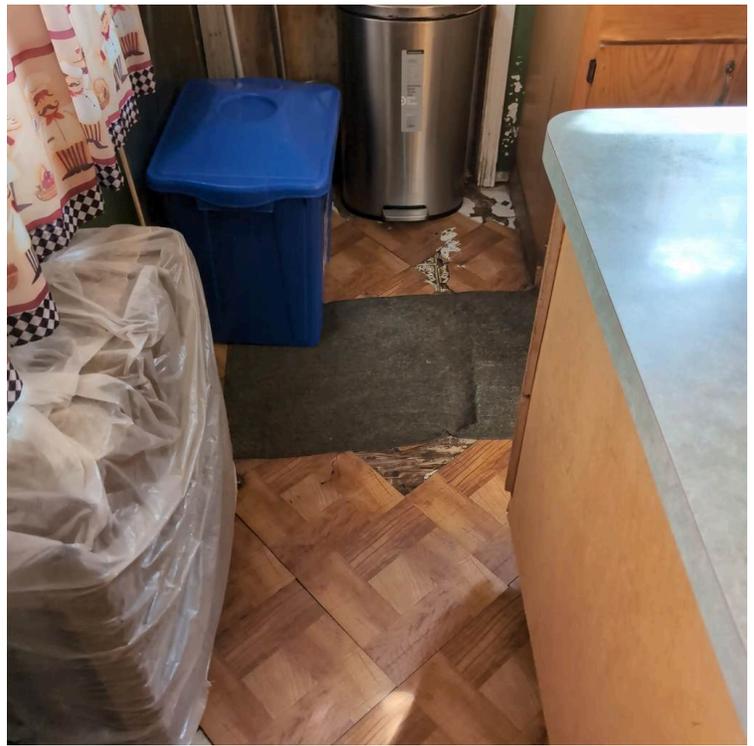
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Kitchen / Cabinets/Tile



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Kitchen / Cabinets/Tile



Due Diligence  
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Kitchen / Counter Top Type



Due Diligence  
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Kitchen / Range/Microwave



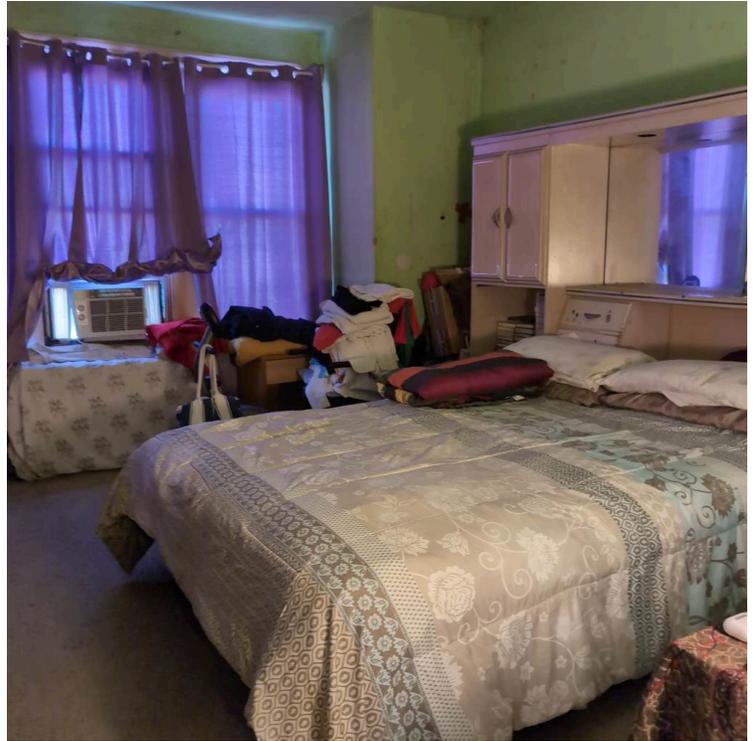
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Kitchen / Refrigerator



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Bedroom Area / Bedroom Area Photos



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Bedroom Area / Bedroom Area Photos



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Bedroom Area / Bedroom Area Photos



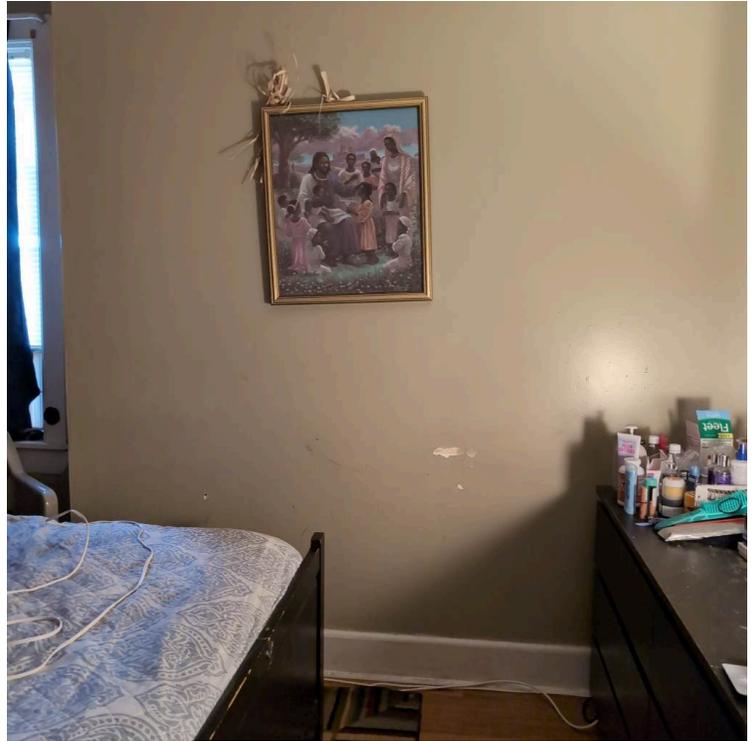
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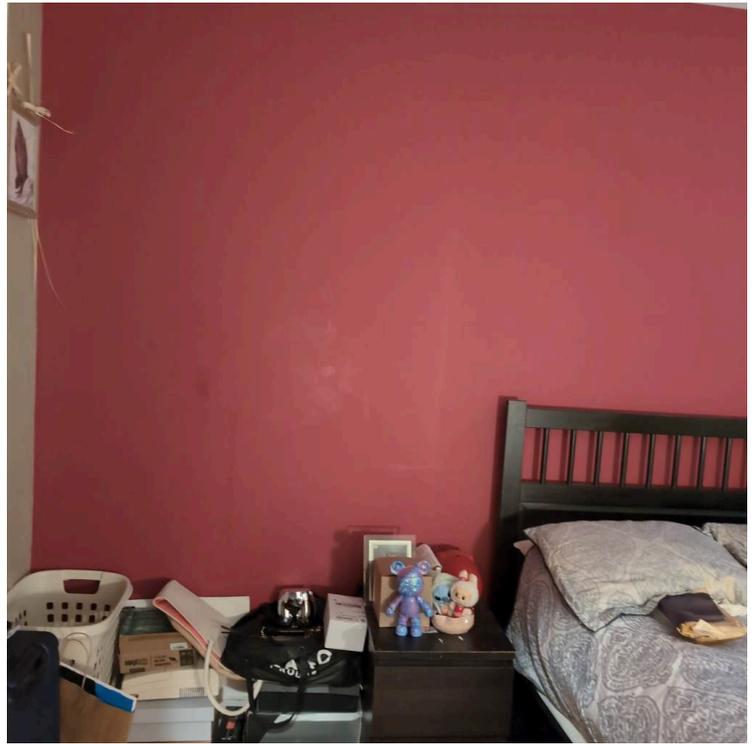
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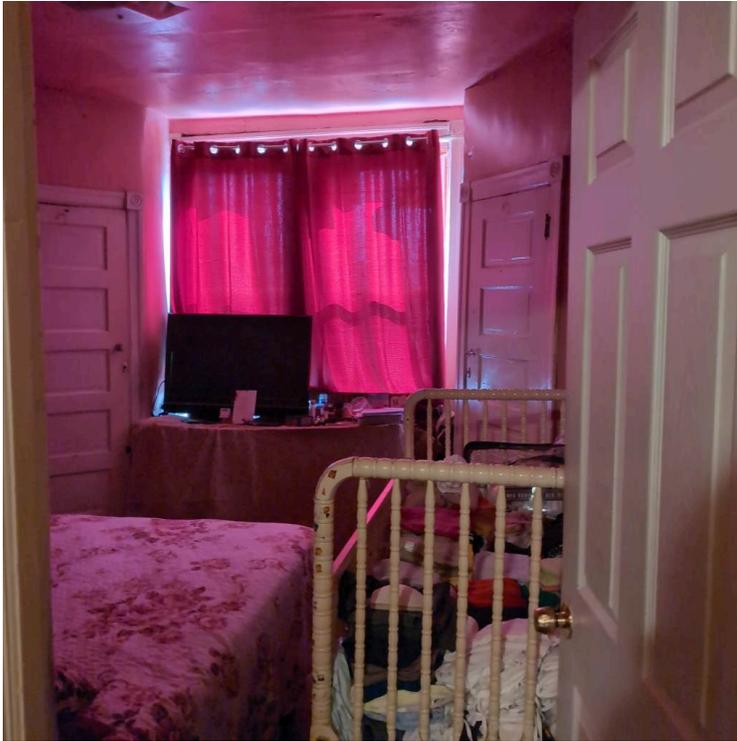
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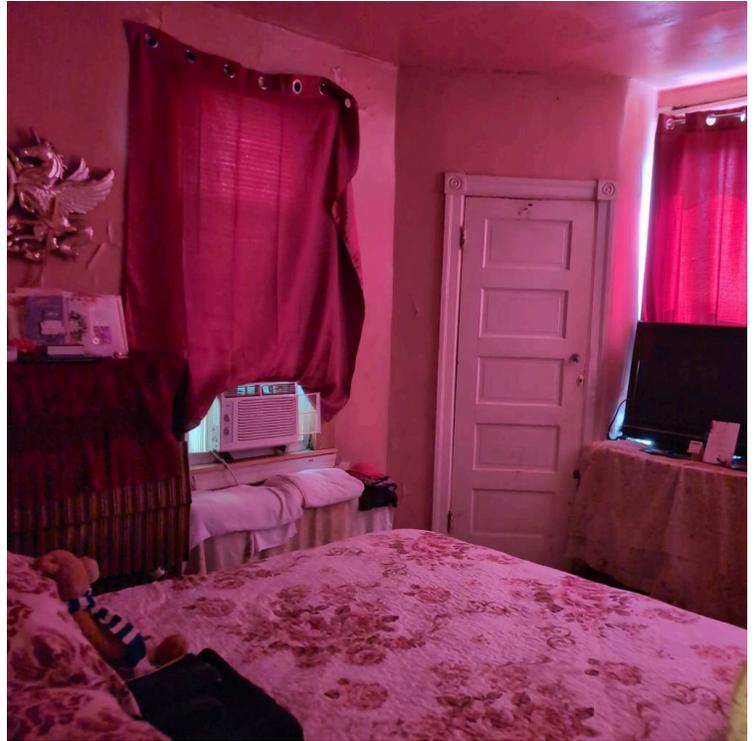
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Bedroom Area / Bedroom Area Photos



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Bedroom Area / Ceiling/Light



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Bedroom Area / Ceiling/Light



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Bedroom Area / Ceiling/Light



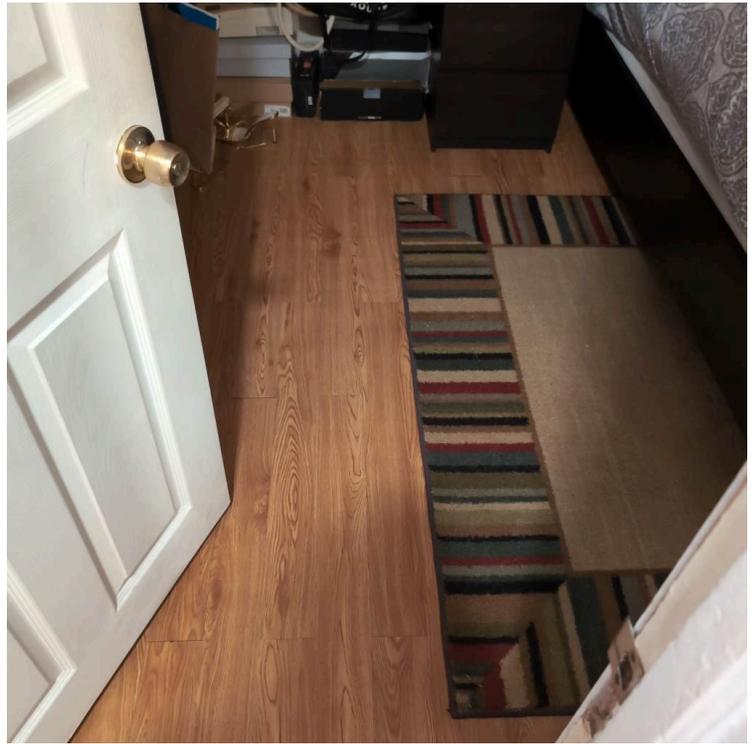
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Bedroom Area / Floor/Carpet



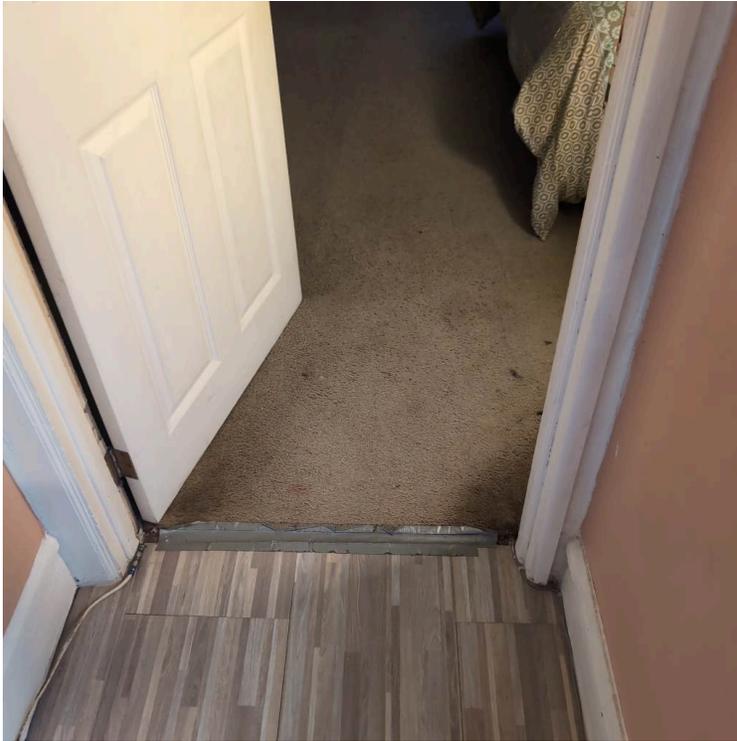
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Bedroom Area / Floor/Carpet



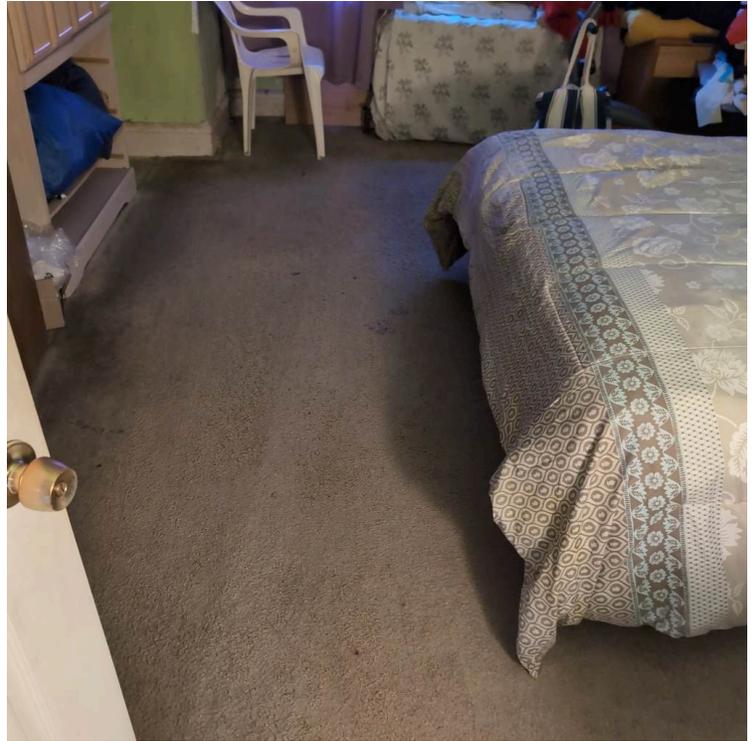
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Bedroom Area / Floor/Carpet



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Bedroom Area / Floor/Carpet



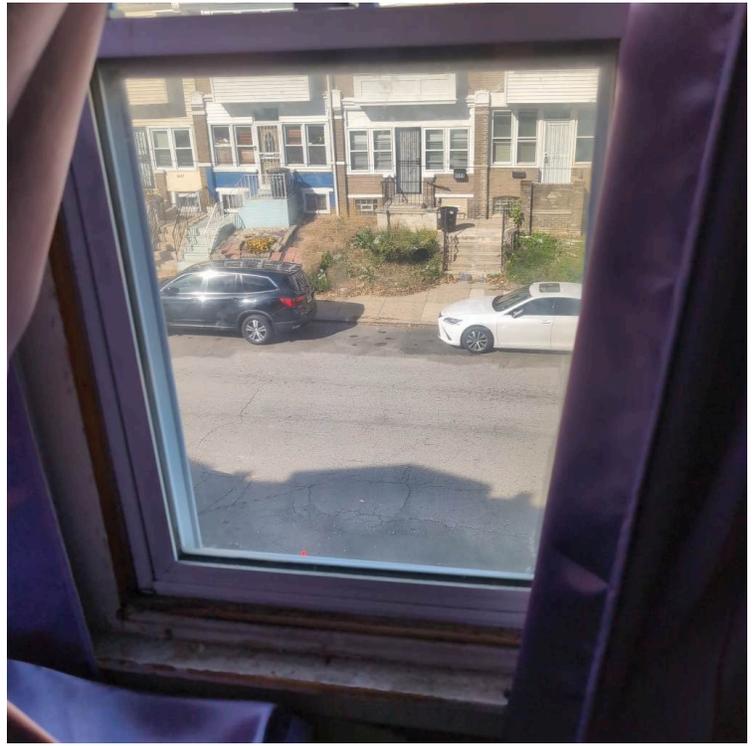
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Bedroom Area / Window/Blinds



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Bedroom Area / Window/Blinds



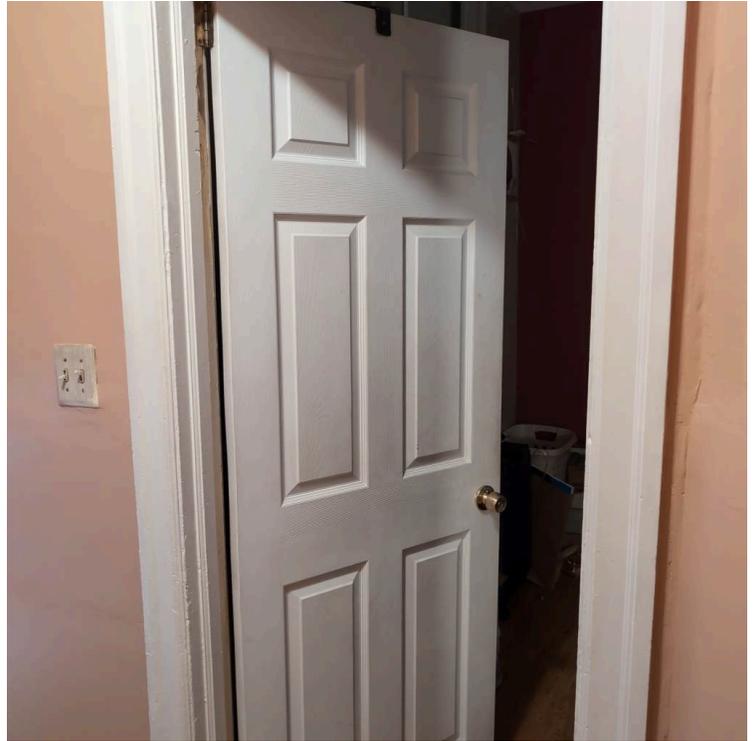
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Bedroom Area / Doors/Closets



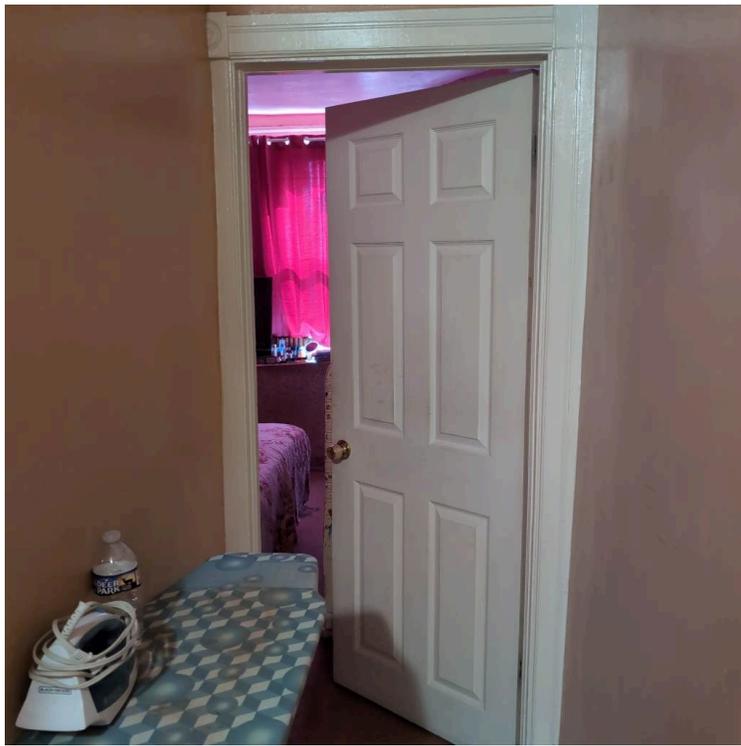
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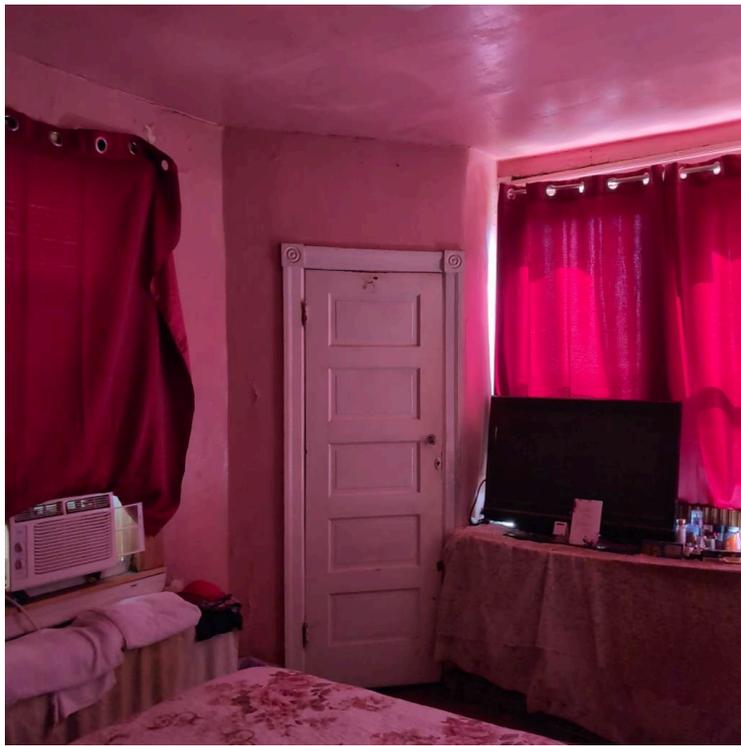
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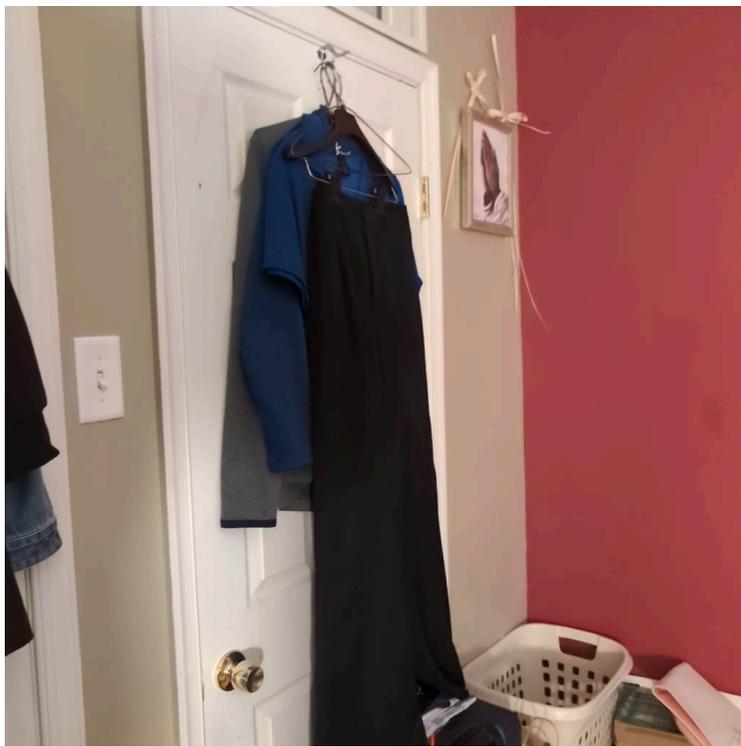
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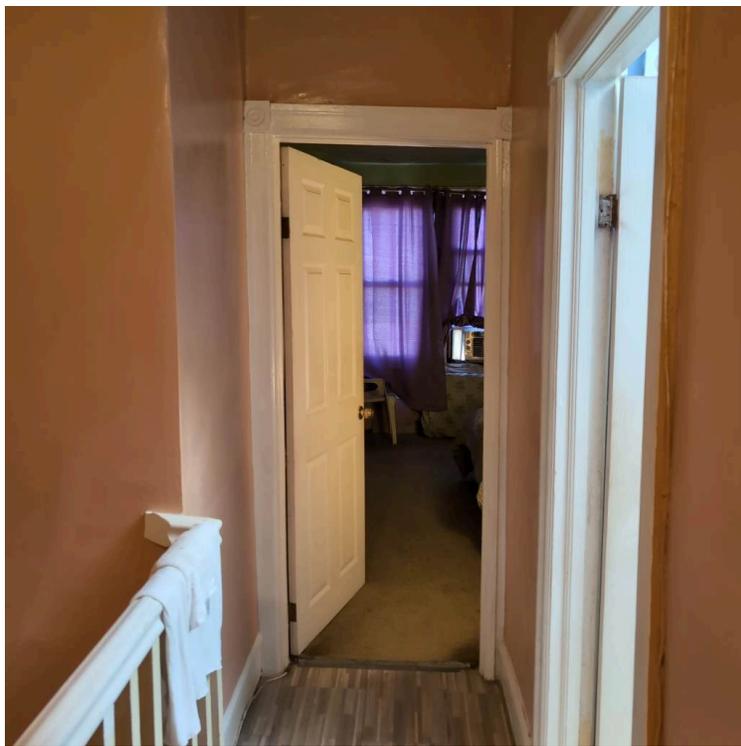
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Bedroom Area / Doors/Closets



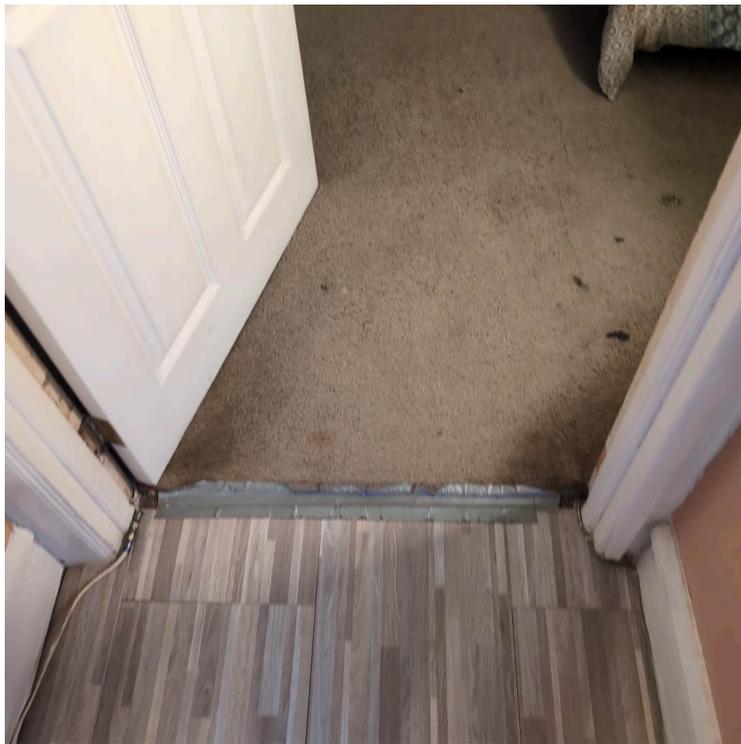
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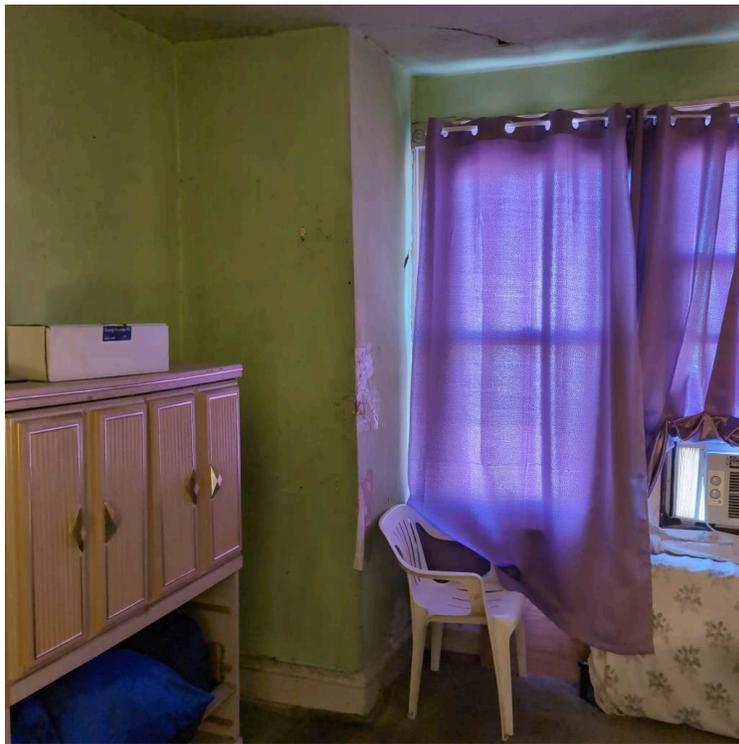
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Bedroom Area / Bedroom Other



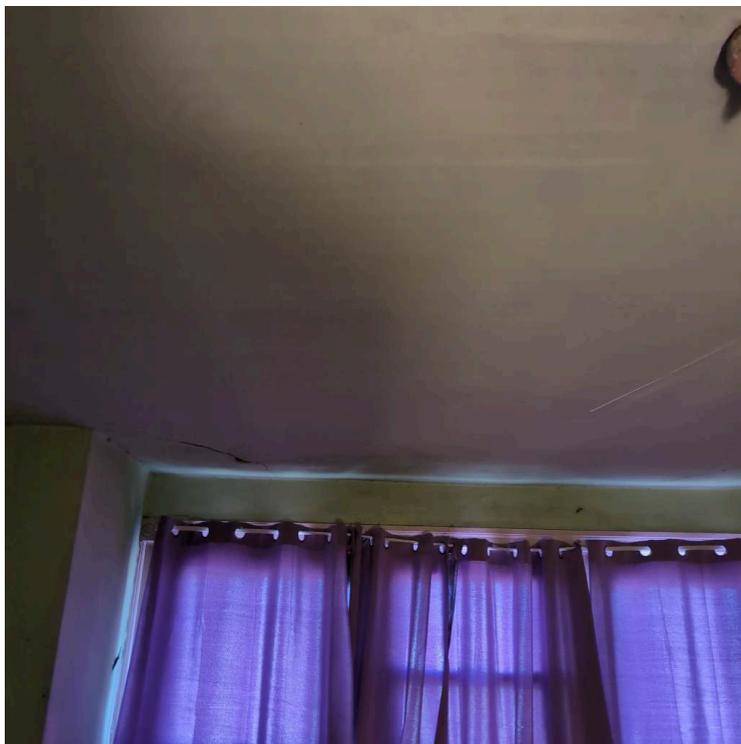
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Bedroom Area / Bedroom Other



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Bedroom Area / Bedroom Other



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Bedroom Area / Bedroom Other



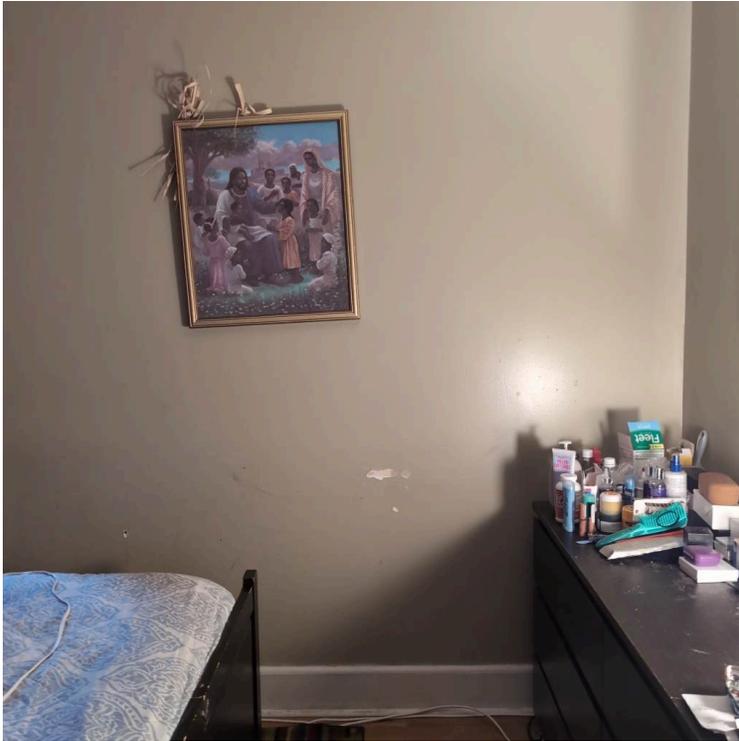
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Bedroom Area / Bedroom Other



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Bedroom Area / Bedroom Other



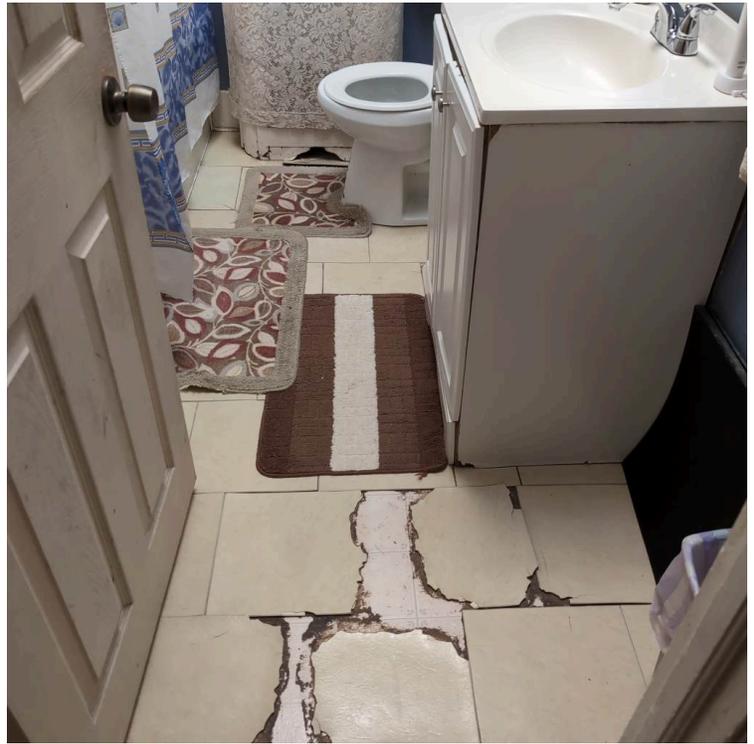
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Bathroom Area / Bathroom Area Photos



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Bathroom Area / Bathroom Area Photos



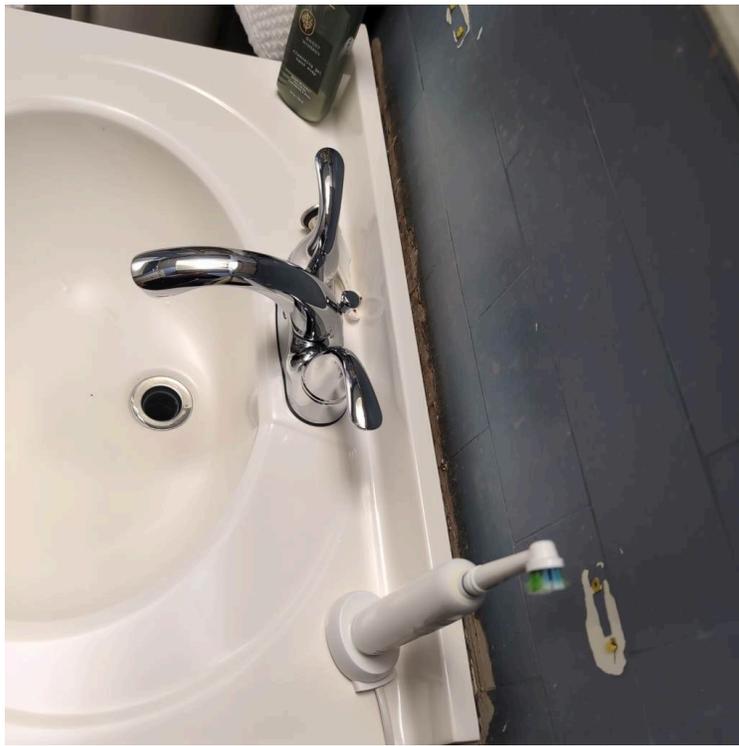
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Bathroom Area / Bathroom Area Photos



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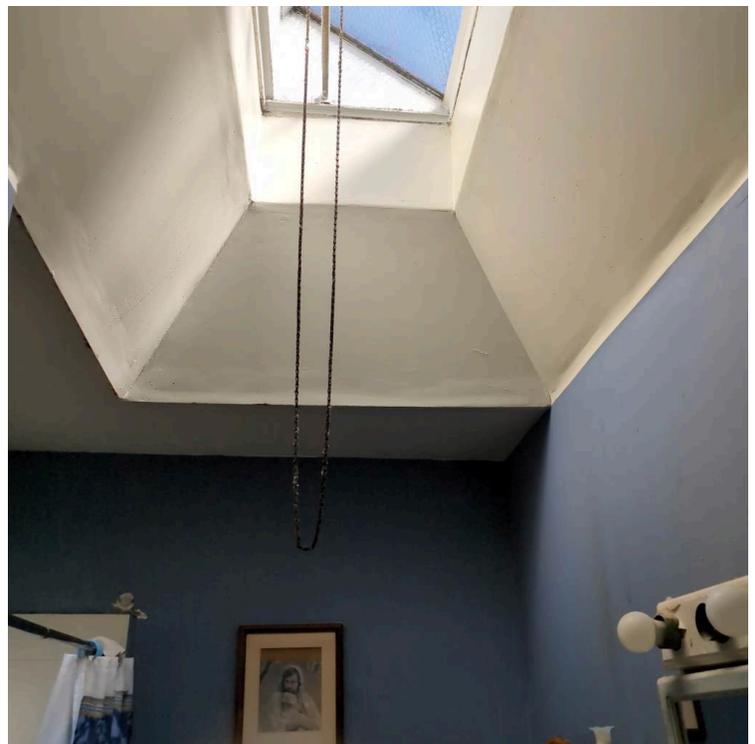
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Bathroom Area / Bathroom Area Photos



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Bathroom Area / Bathroom Area Photos



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**Bathroom Area / Walls/Outlets**



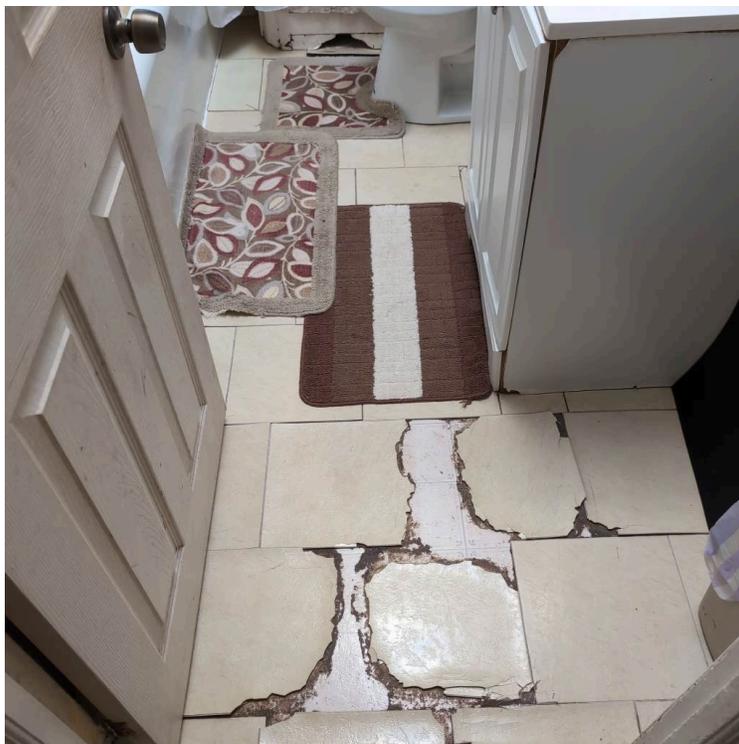
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**Bathroom Area / Ceiling/Light**



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**Bathroom Area / Floor**



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**Bathroom Area / Cabinets/Mirror**



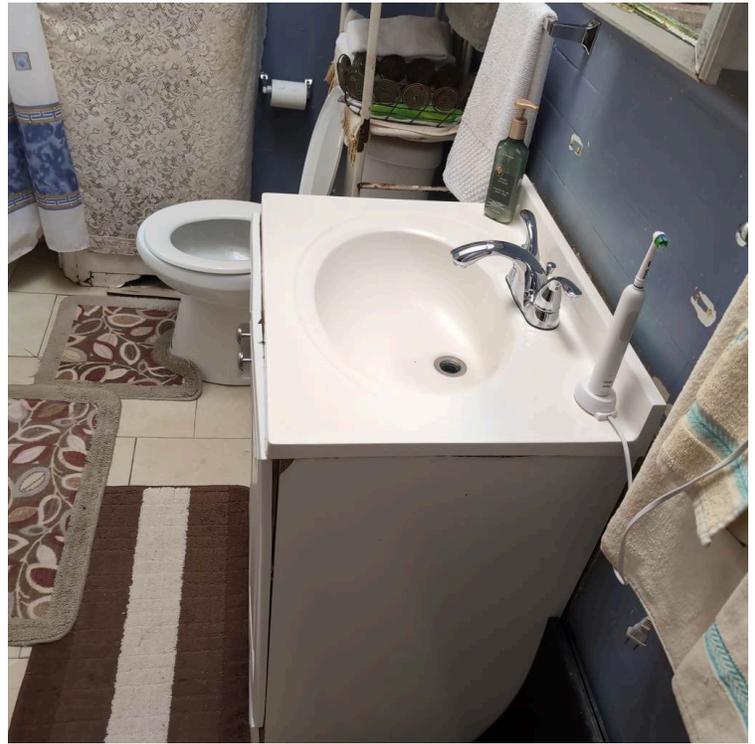
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Bathroom Area / Cabinets/Mirror



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Bathroom Area / Counter Top Type



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Bathroom Area / Fixtures



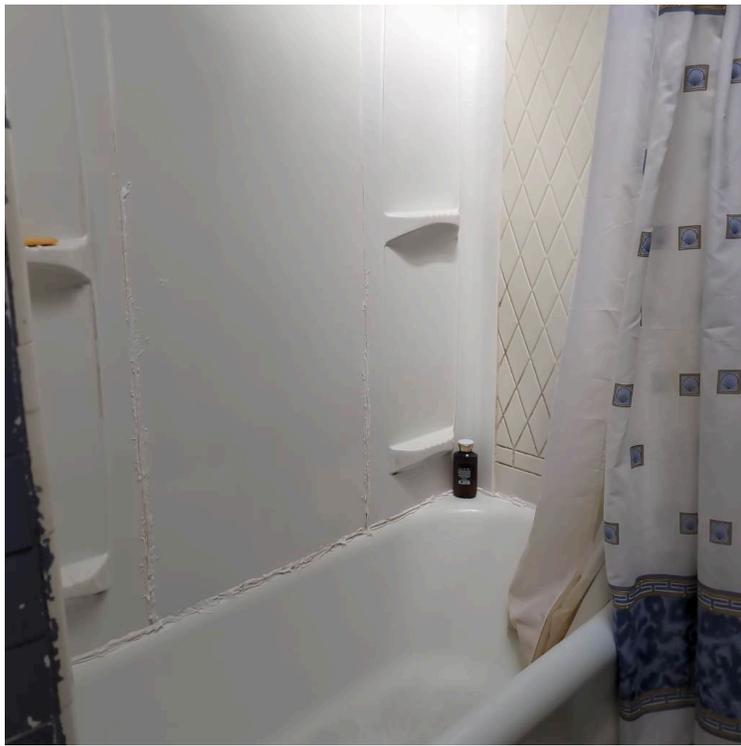
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Bathroom Area / Fixtures



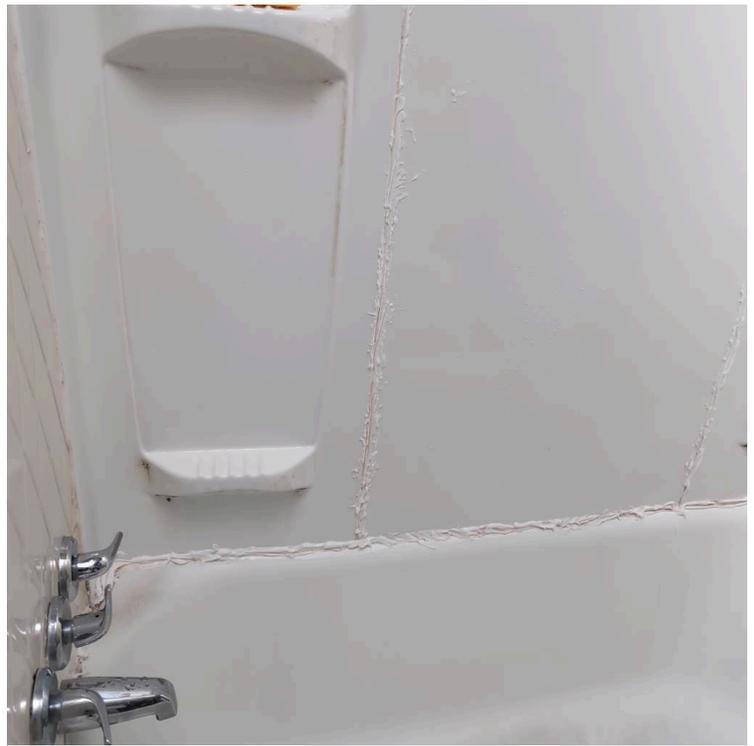
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**Bathroom Area / Fixtures**



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**Bathroom Area / Fixtures**



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**Bathroom Area / Fixtures**



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**Bathroom Area / Tub Enclosures**



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**Bathroom Area / Tub Enclosures**



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**Bathroom Area / Tub Enclosures**



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**Bathroom Area / Tub Enclosures**



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Mechanical / HVAC System



Due Diligence  
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Mechanical / HVAC Photos



Due Diligence  
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Mechanical / HVAC Photos



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Mechanical / HVAC Photos



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Mechanical / HVAC Photos



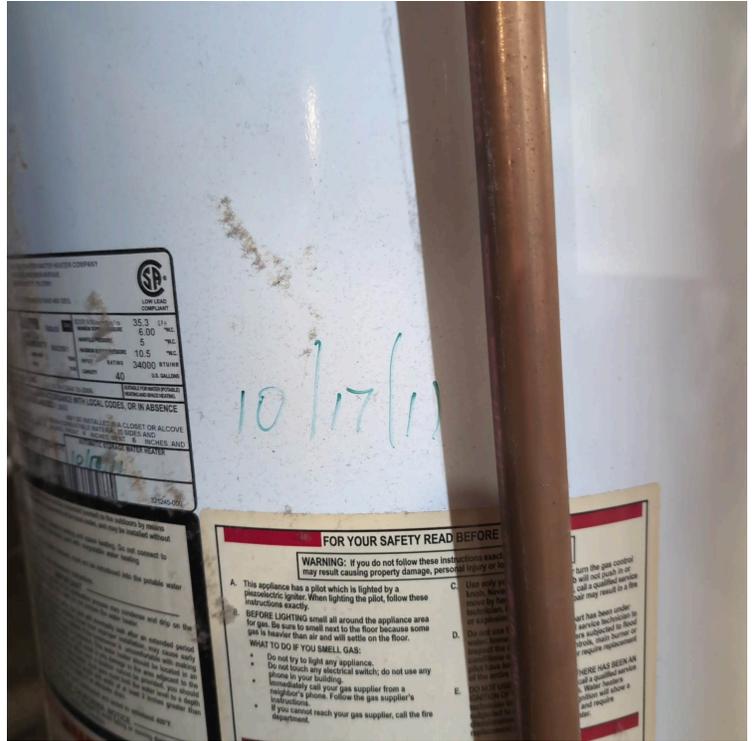
Due Diligence  
Loc: 39.9323, -75.2332

Mechanical / Water Heater Photos



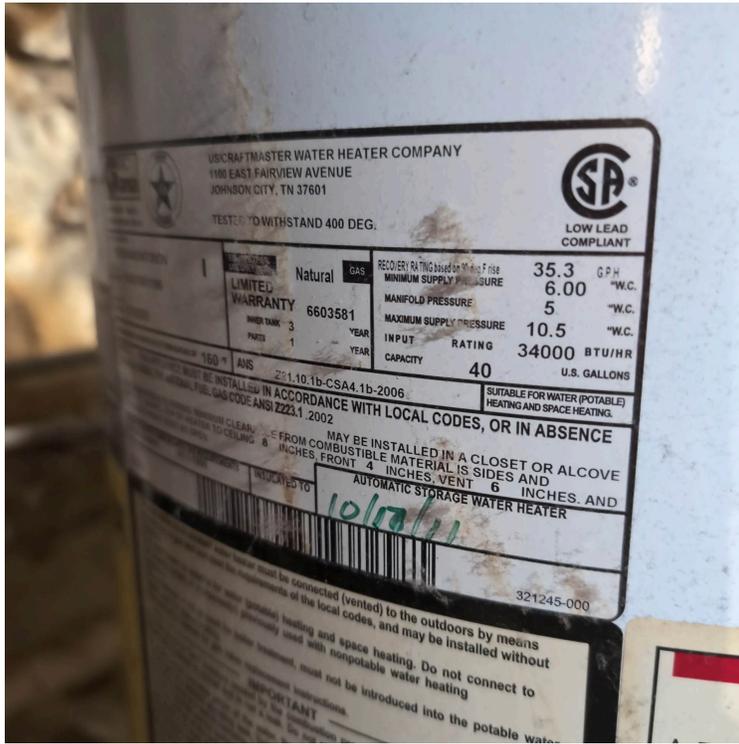
Due Diligence  
Loc: 39.9323, -75.2331

Mechanical / Water Heater Photos



Due Diligence  
Loc: 39.9323, -75.2331

Mechanical / Water Heater Photos



Due Diligence  
Loc: 39.9323, -75.2331

Mechanical / Plumbing System



Due Diligence  
Loc: 39.9323, -75.2332

Mechanical / Plumbing System



Due Diligence  
Loc: 39.9323, -75.2332

Mechanical / Plumbing System



Due Diligence  
Loc: 39.9323, -75.2332

Mechanical / Plumbing System



Due Diligence  
Loc: 39.9323, -75.2332

Mechanical / Plumbing System



Due Diligence  
Loc: 39.9323, -75.2331

Mechanical / Plumbing - Evidence of Polybutylene, Galvanized Steel, or Lead Piping installed?



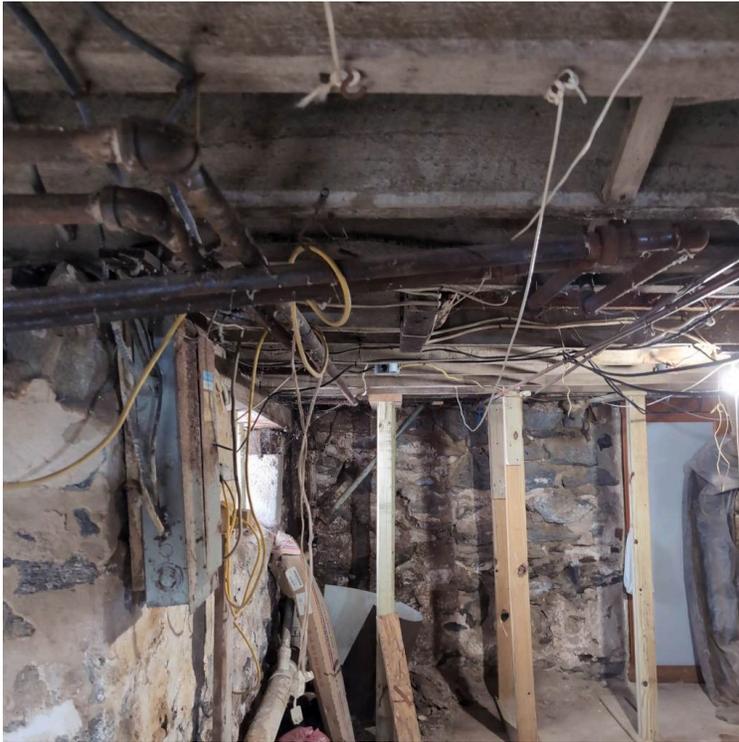
Due Diligence  
Loc: 39.9323, -75.2331

Mechanical / Plumbing - Evidence of Polybutylene, Galvanized Steel, or Lead Piping installed?



Due Diligence  
Loc: 39.9323, -75.2331

**Mechanical / Plumbing - Evidence of Polybutylene, Galvanized Steel, or Lead Piping installed?**



Due Diligence  
Loc: 39.9323, -75.2331

**Mechanical / Electrical System**



Due Diligence  
Loc: 39.9322, -75.2332

**Mechanical / Electrical System**



Due Diligence  
Loc: 39.9322, -75.2331

**Mechanical / Electrical Panel Photos**



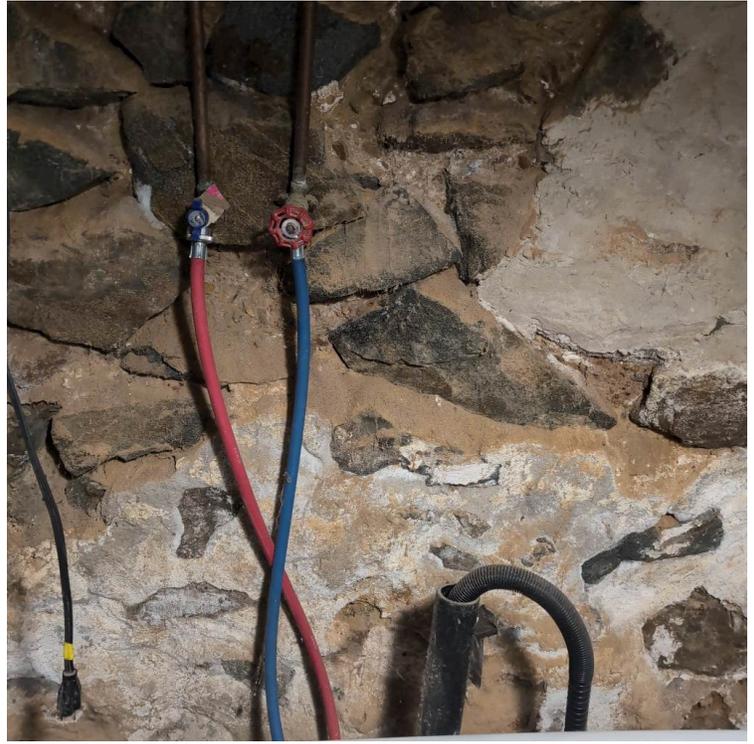
Due Diligence  
Loc: 39.9322, -75.2332

**Mechanical / Electrical Panel Photos**



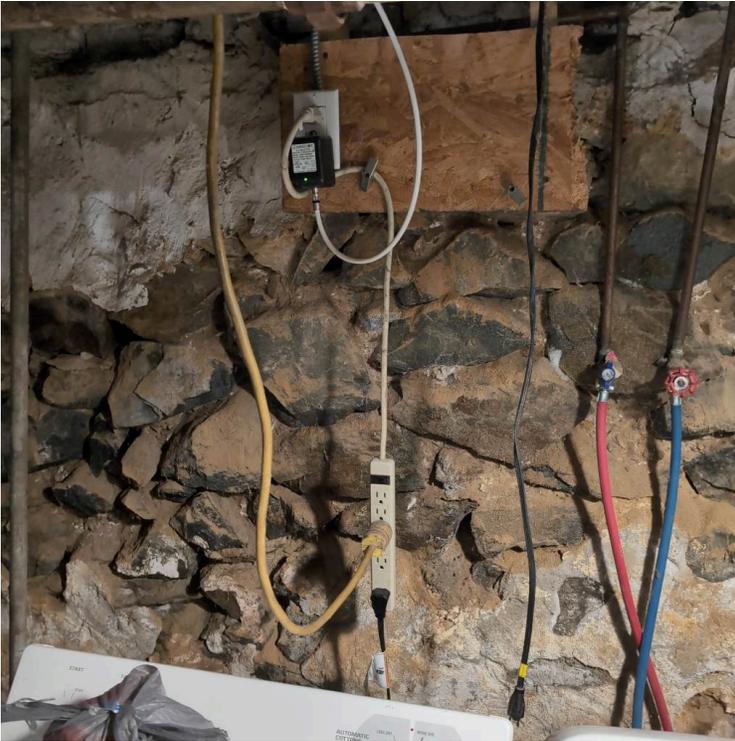
Due Diligence  
Loc: 39.9322, -75.2332

**Mechanical / Washer & Dryer Hookup Present?**



Due Diligence  
Loc: 39.9323, -75.2332

**Mechanical / Dryer Hookup Type?**



Due Diligence  
Loc: 39.9322, -75.2332