



Reliable Home Inspection Service  
100 Old Kennett Rd  
Wilmington, DE 19807  
302-993-9100  
[https //www reliablehomeinspectionsservice com/](https://www.reliablehomeinspectionsservice.com/)

Printed [REDACTED]

Inspected By  
JOHN KERRIGAN

Referral Information [REDACTED]

Client Information: [REDACTED]  
[REDACTED]  
[REDACTED]

Inspected [REDACTED]

FRONT VIEW



# Inspection Summary

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## Major Defect

### GROUNDINGS

#### 0207: Decks

Uneven areas May present tripping hazards and should be used with care. No visible flashing installed.

Rotted posts noted rusted joist hangers entire deck system to be evaluated and all needed repairs made The entire deck system should be evaluated by a qualified contractor and all needed repairs should be made.





## Major Defect



Some erosion at footing

# Major Defect

## ROOF

### 0505: Roof Covering Primary Type

Damaged and missing shingles noted and exposed sheathing and roof should be evaluated and repaired

Nail heads should be sealed where exposed



Exposed sheathing noted.



## Major Defect



## COOLING

### 0706 Cooling System Coils and Fins

Some minor rust

Damaged fins noted possible cause pet urine  
Damaged exterior unit should be evaluated by a  
qualified HVAC contractor and all needed repairs  
should be made.



## Major Defect

### W. HEATER

#### 1113: Water Heater Exterior Jacket

Other =

Water leaking from the exterior of the unit at time of inspection and should be evaluated repaired or replaced



## Safety Concern

### GROUNDS

#### 0204: Steps

Cracks and some settlement noted.

Uneven areas present a tripping hazard and should be repaired.



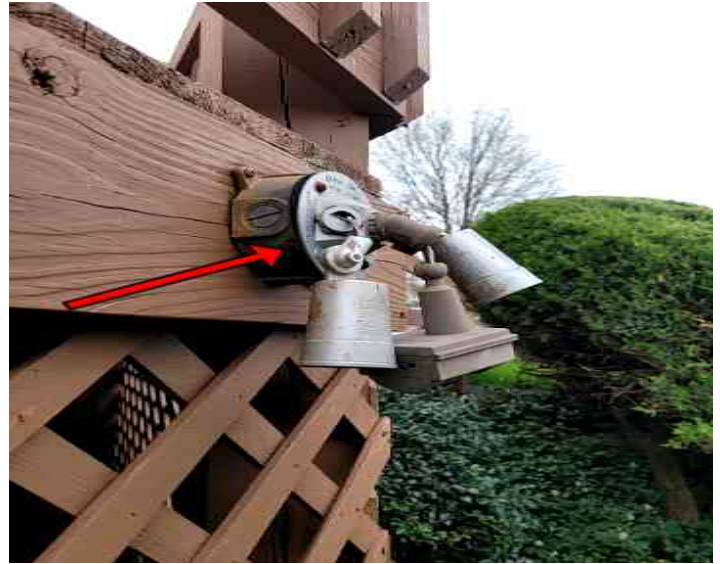
# Safety Concern

## EXTERIOR

### 0302: Outside Outlets

Damaged light fixture should be repaired

Improper splices feeding rear life





# Safety Concern

## GARAGE

### 0806: Garage Windows

One window with damage balance and one window would not work



Would not open



Damage upper balance and lower sash would not open



## Safety Concern

### GARAGE

#### 0809: Garage Electrical System

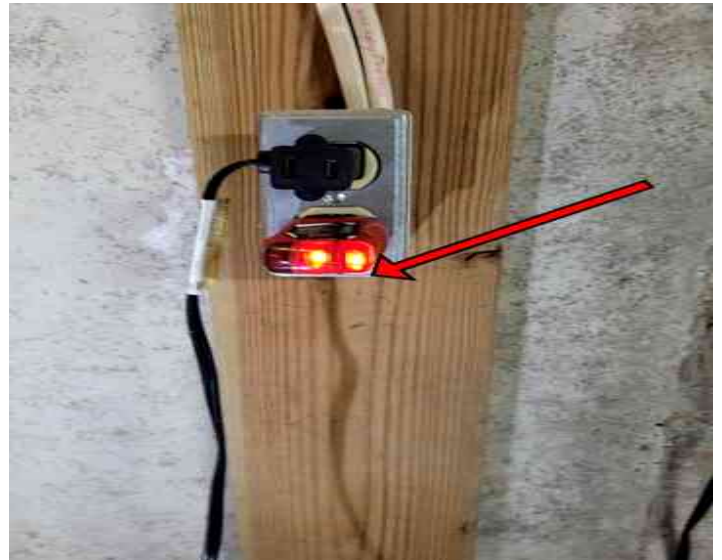
Recommend GFCI protection.



### ELECTRIC

#### 0901 ELECTRICAL SYSTEM

Basement outlets should be GFCI outlets



# Safety Concern

## ELECTRIC

### 0902: Main Electrical Service

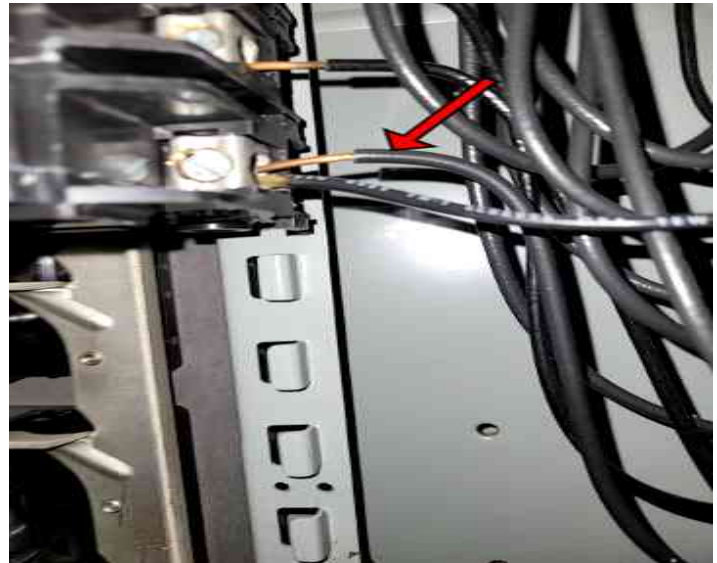
Meter box loose from wall and should be better attached



## ELECTRIC

### 0919: Electrical Defaults

Double tapping was noted and should be repaired.

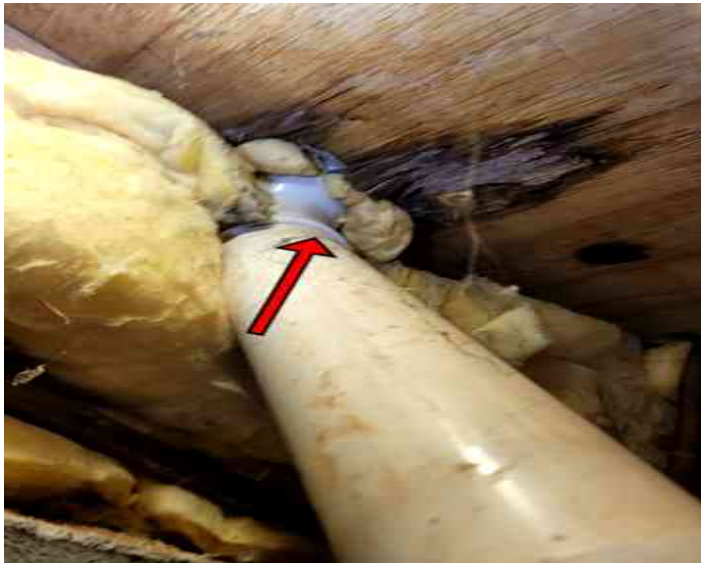




## BASEMENT

### 1510: Basement Ceiling Sub Floor Visible Primary Type

Water stains and damage noted not wet at time of the inspection and should be monitored. Some mold/mildew was noted in the lowest level and should be evaluated and cleaned by qualified personnel. As mold and mildew are not part of the home inspection the client may decide to do further evaluation to determine the extent of the problem and cost to cleanup/repair.



Water stain around plumbing pipe not wet



# Safety Concern

## KITCHEN

### 1713: Garbage Disposal

Unit will not operate when tested and is missing a proper connection at bottom for electrical



## HALF BATH

### 1804 Half Bath Receptacles

Recommend GFCI protection near water





# Safety Concern

## BATHROOM

### 1904: Bathroom Receptacles

The GFCI would not trip when tested and should be repaired. Hall bath.



## ATTIC

### 2015: Attic Chimney Flues

Some evidence of leakage at chimney and should be monitored or repaired. Not wet at the time of the inspection



# Safety Concern

## INTERIOR

### 2115: Visible Flues and DMPs

Vines and debris noted inside chimney flue and should be clean before you use it



## INTERIOR

### 2122: Windows

Missing Hardware master bedroom. some were difficult to lock. Some would not open. Some damaged balances were noted .



Missing Hardware master bedroom



## Safety Concern



Damaged balances in bay window



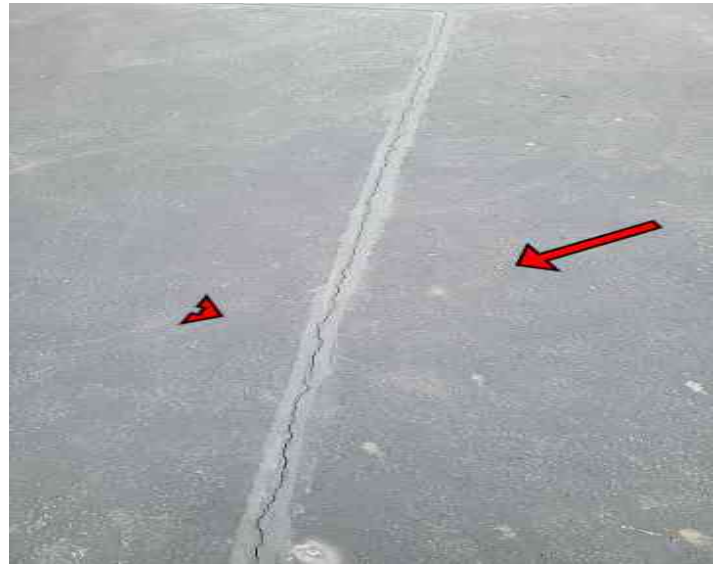
Rear right bedroom window would not lock

## Service/Repair

### GROUNDS

#### 0208: Driveway/Parking Lot

Some cracks noted.



## Service/Repair

### EXTERIOR

#### 0301: EXTERIOR

Cracks noted and loose trim at rear door and should be repaired



### EXTERIOR

#### 0308: Siding

Some wavy areas noted.

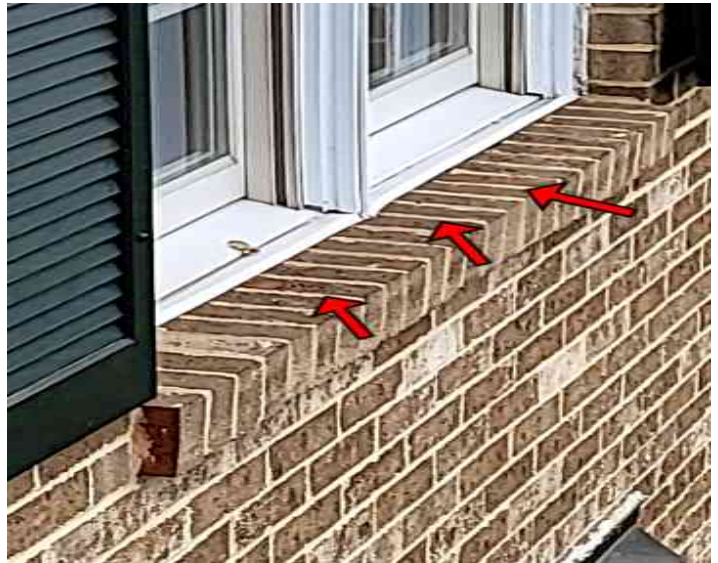




## EXTERIOR

### 0309: Masonry Walls

Gaps masonry at window should be sealed and repaired



## EXTERIOR

### 0314: Window Character Material

Some loose paint and wood rot noted.



## EXTERIOR

### 0315: Window Character Type

No counter flashing at roof above windows on front and should be monitored



## EXTERIOR

### 0318: Windows Storm\Screen

Some missing screens were noted.  
Some damaged screens





## CHIMNEY

### 0604: Chimney 1 Type

Some staining and should be monitored



### 0606: Chimney 2 Type

Missing shingles  
At base of Chimney should be repaired

## COOLING

### 0701: COOLING SYSTEM

There was a light lit on the thermostat that indicates that the heater is running in the emergency which would indicate that this is a heat pump I can find no control to switch it off of Emergency on to normal heat pump Heat and was tested in normal gas fired heat only.



## GARAGE

### 0814: Garage Doors

Opening at door should be sealed. Some dents noted



### 0918: Panel Schedule Filled in

Panel schedule Should be completed.

## PLUMBING

### 1007: Interior Water Pipes Primary Visible Type

Some discoloration was noted.



## PLUMBING

### 1010 Number of Outside Spigots

One on rear dripping at time of inspection





## BASEMENT

### 1504: Basement Foundation Walls Primary Visible type

Some cracks and water penetration.



## BASEMENT

### 1506 Basement Floor

Some mud stains were noted and indicate water entry



## Service/Repair

### HALF BATH

#### 1812: Toilet Bowl and Tank

The toilet is loose at the base and should be repaired.



### BATHROOM

#### 1916: Bath Showerhead

Other =

Removed in hall bath. Leaks in master



## Service/Repair



## INTERIOR

### 2116: Closets/ Interior Doors

Door would not close properly



Right front bedroom

## Monitor/Maintain

## GROUNDS

### 0203: Walks

Cracks and some settlement noted.

### 0304: Exposed Foundation Primary Visible Type

Some cracks noted.

### 0306: Soffit\Fascia

Some loose paint and wood rot noted.



## Monitor/Maintain

### 0307: Grading

Soil should be sloped away from house to improve drainage.

### 0310: Trim Work

Some loose paint and wood rot noted.

### 0320: Caulking

Caulking should be improved.

### 0404: Gutter Type

Gutters should be cleaned regularly to prevent rot and roof damage.

### 0408: Splash Blocks

Better Splash blocks or run off drains should be added.

### 0609: Chimney Top

Some cracks noted in chimney top.

### 0704: Cooling System 1 Approx. Age

Unit very old and extended life should not be expected.

### 0804: Garage Fascia/Soffit

Some loose paint and wood rot noted.

## PLUMBING

### 1001: PLUMBING

Filtration/Water treatment systems not part of the home inspection.



### 1011: Type of Outside Spigots

Unprotected hose connections should be shut off and drained before first freeze each year.

**1105: Water Heater 1 Approx. Age**

Unit old and extended life should not be expected.

**2009: Attic Insulation Thickness**

Suggest adding more Insulation R-30 is suggested.

**2104: Interior Walls**

Typical drywall flaws were noted.

**2105: Interior Ceilings**

Typical drywall flaws were noted.

## Inspection Definition/Limitation

### GUTTERS

**0407: Runoff Drains**

Location and condition of underground drains unknown.

**0603: Access Restricted**

Could not view interior of chimney due to cap, caps are not removed as part of the home inspection.

**0608: Flue Lining**

Unable to view interiors of chimneys due to caps.

**0711: Differential Temp 1**

Outside temp. was too low and unit could not be safely tested. Operating A/C units below 60 degrees or heat pumps in the cooling mode below 65 degrees can damage the compressor, thus, the unit was not tested at time of inspection.

**1009: Interior Waste/Vent Pipes Primary Visible Type**

Most piping concealed supply and drain.

**1308: Heat Exchanger Visual**

Even when great care is taken to inspect heat exchanger visual most of it is not accessible and some problems may not be visible.

**1512: Basement Insulation Visible Primary Type**

Insulation limits inspection.

**1718: Range Oven**

Self cleaning if on stove not part of inspection and will not be tested.

## Inspection Definition/Limitation

### 2002: Attic Accessibility

Attic inspection limited by low head room, insulation if installed and other factors such as no access etc.

## INTERIOR

### 2101: INTERIOR ROOMS

Hatch nailed shut in bedroom and was not removed



### 2111: Interior Cooling Source

The outside temperature was too low to safely test Cooling Mode.

### 2112: Interior Cabinets and Shelving

Access limited by heavy storage.



# Inspection Definition/Limitation

## 2201: Inspection Description/limitation

### DEFINITION/LIMITATION

#### INSPECTION DEFINITION/LIMITATION

Report Definitions/Limitations - Definitions of inspection opinions or areas that the inspection is limited.

Satisfactory - An item in normal operation, or serviceable condition, but may show normal wear.

Monitor/Maintain - An item that will require immediate maintenance and should be carefully monitored to avoid larger problems.

Service/Repair - An item in need of repair or maintenance, the expected cost of which should be at a level less than that of a major defect, at the time of inspection. Also noted, may be some inaccessible items or items not working.

Safety Concern - An item that affects the safety of the occupants of the home, and is in need of immediate repair.

Major Defect - An item that is currently broken and will have a substantial monetary value to repair, or needs evaluation to determine the cost of a likely expensive repair.

Home inspectors are generalist and are not experts in any specific field, and further evaluations are often needed. Qualified experts should be chosen carefully, and should be allowed to thoroughly inspect the entire suspect system and not be limited to specific areas sighted in the home inspection. Throughout this report, the age of the appliances, roofs, etc. if stated, are approximate. It is not possible to be exact, but an effort is made to be as accurate as possible based on the visible evidence where accessible. When any item in the report is reported to be "Satisfactory", the meaning is that it should give generally satisfactory service within the limits of its age and any defects or current problems noted during the inspection. Please read the information printed on each page and call us for an explanation of any aspect of the report that you do not fully understand. Once you have settled on the inspected property, please call our office with any questions related to the home or its maintenance for the time that you own the property. The "Whole House Inspection" is conducted according to the standards set by The American Society of Home Inspectors (ASHI) for the purpose of identifying major deficiencies that might effect your decision whether to purchase. Unfortunately, we cannot take away all the risks of home ownership. Although Service/Repair items may be mentioned, this report does not attempt to list them all. It is important for you to understand exactly what your professional inspector is able to do for you, and what the limitations are in his inspection. The inspection is of readily accessible areas of the building and is limited to visual observations only. The inspector may not move furniture and personal property or dismantle any appliances aside from removing covers on heaters, electrical panels etc. An inspection is intended to assist in evaluating the overall condition of a building and its components based on observations of the apparent condition the date of the inspection. The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist. Your home inspector is not a licensed structural engineer or other contractor whose license authorizes the rendering of a technical analysis of the structural integrity of a building or its other component parts. You may be advised to seek a licensed engineer or contractor's opinion as to any defects or concerns mentioned in this report. This report is not a guarantee or warranty, expressed or implied. There are warranty programs that may be obtained to insure you against failure of some of the major systems of the house. These warranties do not, however, cover all the inspected items included in the report, and you should read the documents provided with these warranty programs carefully. Home buyers, after occupying the home, sometimes overlook important information and warnings contained in their reports. This can result in failure of equipment or other damage, which could have been prevented if the inspector's advise, and recommendations had been followed. It is important for the client to attend the inspection. The report is a fine tool, but does not replace the opportunity to ask questions directly and every effort should be made to attend the inspection. After occupancy, all homes will have some defects that may not be identified in the inspection report. If a problem occurs of which you feel our inspectors' report did not give you sufficient warning, call our office. A phone consultation may be helpful to you in deciding what corrective measures to take, and the inspector may be able to advise you in assessing proposals offered by contractors for possible defects. Unless prior consultation occurs, we cannot assist you further.



# INSPECTION DEFINITIONS/LIMITATION

## Inspection Description/limitation

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# Inspection Report Details

## GROUNDS

**Monitor/Maintain** 0203: Walks - Concrete

Cracks and some settlement noted.

**Safety Concern** 0204: Steps - Concrete

Cracks and some settlement noted. Uneven areas present a tripping hazard and should be repaired.

**Major Defect** 0207: Decks - P.T. Wood

Uneven areas May present tripping hazards and should be used with care. No visible flashing installed. Rotted posts noted rusted joist hangers entire deck system to be evaluated and all needed repairs made The entire deck system should be evaluated by a qualified contractor and all needed repairs should be made.

**Service/Repair** 0208: Driveway/Parking Lot - Asphalt

Some cracks noted.

## EXTERIOR

**Service/Repair** 0301: EXTERIOR - General Comment

Cracks noted and loose trim at rear door and should be repaired

**Safety Concern** 0302 Outside Outlets Sample Number Tested

Damaged light fixture should be repaired Improper splices feeding rear life

**Satisfactory** 0303: Type of Building - Frame, Brick Veneer

**Monitor/Maintain** 0304: Exposed Foundation Primary Visible Type - Brick

Some cracks noted.

**Monitor/Maintain** 0306 Soffit\Fascia Aluminum, Wood

Some loose paint and wood rot noted

**Monitor/Maintain** 0307: Grading - Inadequate

Soil should be sloped away from house to improve drainage.

**Service/Repair** 0308 Siding Vinyl



## EXTERIOR

Some wavy areas noted.

**Service/Repair** 0309: Masonry Walls - Brick

Gaps masonry at window should be sealed and repaired.

**Monitor/Maintain** 0310: Trim Work - Wood

Some loose paint and wood rot noted.

Satisfactory 0311: Entry Doors - Metal

Satisfactory 0312: Storm Doors - Aluminum

Satisfactory 0313: Patio Doors - Sliding

**Service/Repair** 0314: Window Character Material - Wood

Some loose paint and wood rot noted.

**Service/Repair** 0315: Window Character Type - Double Hung

No counter flashing at roof above windows on front and should be monitored

Satisfactory 0316: Additional Windows - Mixed Windows

Satisfactory 0317: Glass - Insulated

**Service/Repair** 0318: Windows Storm\Screen - MFG Screens

Some missing screens were noted. Some damaged screens

Satisfactory 0319: Weather Stripping - Rubber\Vinyl, Metal, Fiber\Felt

**Monitor/Maintain** 0320: Caulking - Windows, Doors, Siding Ends, Penetrations

Caulking should be improved.

## GUTTERS

Satisfactory 0402: Inspected From - Ground, Roof

Satisfactory 0403: Access Restricted - Not Restricted

**Monitor/Maintain** 0404: Gutter Type - Aluminum

Gutters should be cleaned regularly to prevent rot and roof damage.

Satisfactory 0405: Downspout Type - Aluminum

## GUTTERS

0406 Sealed Downspouts Some

0407 Runoff Drains Plastic

Location and condition of underground drains unknown.

0408 Splash Blocks Concrete

Better Splash blocks or run off drains should be added

## ROOF

0502: How Inspected - Walk on Roof

0503: Roof Access Restricted - Not Restricted

0504: Roof Style - Gable

0505: Roof Covering Primary Type - Fiberglass asphalt shingle

Damaged and missing shingles noted and exposed sheathing and roof should be evaluated and repaired. Nail heads should be sealed where exposed.

0506: Approx. Age - 10 thru 15

0507: Number of Layers - 1

0508: Roof Ventilation System - Ridge

0509: Flashing - Aluminum

0510: Valleys - Asphalt

0511: Plumbing Vents - PVC

0512: Skylight - Insulate Glass

## CHIMNEY

0602 Chimney Inspected From Roof

0603 Access Restricted Cap Installed

Could not view interior of chimney due to cap, caps are not removed as part of the home inspection.

0604 Chimney 1 Type Stucco

## CHIMNEY

Some staining and should be monitored

0605: Chimney 1 Location - Fireplace

**Service/Repair** 0606 Chimney 2 Type Metal

Missing shingles At base of Chimney should be repaired

0607: Chimney 2 Location - Main

**Inspection  
Definition/Limitation** 0608: Flue Lining - Metal, Clay Tile

Unable to view interiors of chimneys due to caps

**Monitor/Maintain** 0609: Chimney Top - Cement, Metal

Some cracks noted in chimney top.

0610 Chimney Cap Rain

## COOLING

**Service/Repair** 0701: COOLING SYSTEM - General Comment

There was a light lit on the thermostat that indicates that the heater is running in the emergency which would indicate that this is a heat pump I can find no control to switch it off of Emergency on to normal heat pump Heat and was tested in normal gas fired heat only.

0702: Cooling System 1 Brand - Lennox

0703: Cooling System 1 Tonnage - 4 Ton

**Monitor/Maintain** 0704: Cooling System 1 Approx. Age - 15 plus

Unit very old and extended life should not be expected.

**Major Defect** 0706: Cooling System Coils and Fins - Clean

Some minor rust Damaged fins noted possible cause pet urine. Damaged exterior unit should be evaluated by a qualified HVAC contractor and all needed repairs should be made.

0707: Cooling System Electrical - Ext. Disconnect

0708: Cooling Lines - Insulation

0709: Condensate Drain - Plastic

**Inspection  
Definition/Limitation** 0711: Differential Temp 1 - Too Cold to Test Unit

## COOLING

Outside temp was too low and unit could not be safely tested Operating A/C units below 60 degrees or heat pumps in the cooling mode below 65 degrees can damage the compressor, thus, the unit was not tested at time of inspection

## GARAGE

0802: Garage Type - 2 Car Attached

0803: Garage Exterior Walls - Same as House

0804: Garage Fascia\Soffit - Aluminum, Wood

Some loose paint and wood rot noted.

0805: Garage Guttering - Aluminum

0806: Garage Windows - Alum Clad

One window with damage balance and one window would not work

0809: Garage Electrical System - Grounded

Recommend GFCI protection.

0810: Auto Garage Door Lift Controls - Auto Opener, Auto Safety Reverse

0811: Garage Interior Walls - Drywall\Plaster, Partially Finished

0812: Garage Interior Ceiling - Drywall\Plaster

0813: Garage Floor - Concrete

0814: Garage Doors - Overhead, Metal\Aluminum

Opening at door should be sealed. Some dents noted

## ELECTRIC

0901 ELECTRICAL SYSTEM General Comment

Basement outlets should be GFCI outlets

0902: Main Electrical Service - Underground Lateral Cable

Meter box loose from wall and should be better attached

0903 Main Electrical Service Wire Aluminum



## ELECTRIC

Satisfactory	0905: Voltage Available - 110 / 220
Satisfactory	0906: Main Electrical Distribution Panel Accessibility - Typical
Satisfactory	0907: Main Electrical Distribution Panel Location - Basement
Satisfactory	0908: Main Electrical Disconnect - Breaker
Satisfactory	0909: Main Panel - 200
Satisfactory	0911: Interior Wiring Visible Primary Type - Copper 90 percent
Satisfactory	0912: Type of Wire Visible Primary Type - Romex
Satisfactory	0913: Grounding - Driven Rod
Satisfactory	0914: Breakers in Use - Room for Expansion
Satisfactory	0917: Inspection Sticker - Main Panel
Service/Repair	0918: Panel Schedule Filled in - Not Filled Out

Panel schedule Should be completed.

Safety Concern	0919: Electrical Defaults - Main Panel
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Double tapping was noted and should be repaired.

Satisfactory	0920: Electrical Duplex Receptacles Primary Type - 3 Slotted
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## PLUMBING

Monitor/Maintain	1001: PLUMBING - General Comment
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Filtration/Water treatment systems not part of the home inspection.

Satisfactory	1002: Water Source - Municipal
Satisfactory	1003: Municipal Main Supply Size - 3/4
Satisfactory	1004: Municipal Main Supply Type - Copper
Satisfactory	1005: Main Water Shut Off - Basement
Satisfactory	1006: Main Gas Valve - Outside
Service/Repair	1007: Interior Water Pipes Primary Visible Type - Copper

## PLUMBING

Some discoloration was noted.

1008: Waste System - Other

Other = unknown

1009: Interior Waste/Vent Pipes Primary Visible Type - PVC

Most piping concealed supply and drain.

1010: Number of Outside Spigots - 2

One on rear dripping at time of inspection

1011: Type of Outside Spigots - Unprotected

Unprotected hose connections should be shut off and drained before first freeze each year.

## W. HEATER

1103: Water Heater 1 Mfg. - Bradford White

1104: Water Heater 1 Rated BTU Per Hour - 40,000 +

1105: Water Heater 1 Approx. Age - 15 plus

Unit old and extended life should not be expected.

1106: Water Heater 1 Size - 40

1107: Water Heater Fuel - Gas

1108: Water Heater Flue Pipe - Single Wall

1109: Water Heater Gas Piping - Valve On Off

1110: Water Heater Cold Water Valve - Present

1111: Temp. Pressure Relief Valve and Pipe - Present

1113: Water Heater Exterior Jacket - Other

Other = Water leaking from the exterior of the unit at time of inspection and should be evaluated repaired or replaced

## LAUNDRY

1203: Laundry Sink - Plastic

## LAUNDRY

Satisfactory	1204 Laundry Sink Faucets Tested
Satisfactory	1205 Laundry Sink Drain Trap PVC
Satisfactory	1206 Laundry Water Faucets Single Handle
Satisfactory	1207 Washer Drains Trapped Line
Satisfactory	1208 Dryer Vented Wall
Satisfactory	1209 Laundry Energy Source Gas

## FURNACE

Satisfactory	1302: Forced Air System 1 Mfg. - Lennox
Satisfactory	1303: Forced Air System 1 BTU Per Hour - 100,000 +
Satisfactory	1304: Forced Air System 1 Approx. Age - 15 plus
Satisfactory	1305: Forced Air System Energy Source - Gas
Satisfactory	1306: Hot Air System - Direct Drive
Satisfactory	1307: Heat Exchanger Flame Pattern - Pass
Inspection Definition/Limitation	1308: Heat Exchanger Visual - Pass

Even when great care is taken to inspect heat exchanger visual most of it is not accessible and some problems may not be visible.

Satisfactory	1310: Distribution System Type - Up Flow
Satisfactory	1311: Distribution System Material - Metal Duct
Satisfactory	1312: Thermostat - Programmable
Satisfactory	1313: Flue Piping - Single Walled, Double Walled
Satisfactory	1317: Filter System - Disposable

## BASEMENT

Satisfactory	1502 Basement Type Full Basement
Satisfactory	1503 Basement Access Interior Stairs
Service/Repair	1504 Basement Foundation Walls Primary Visible type Poured Concrete

## BASEMENT

Some cracks and water penetration.

**Service/Repair** 1506: Basement Floor - Cement

Some mud stains were noted and indicate water entry.

1507: Basement Bridging - Metal

1508: Basement Structural Columns Visible Primary Type - Steel

1509: Basement Structural Beams Visible Primary Type - Steel

**Safety Concern** 1510: Basement Ceiling Sub Floor Visible Primary Type - Plywood

Water stains and damage noted not wet at time of the inspection and should be monitored. Some mold/mildew was noted in the lowest level and should be evaluated and cleaned by qualified personnel. As mold and mildew are not part of the home inspection the client may decide to do further evaluation to determine the extent of the problem and cost to cleanup/repair.

1511: Basement Ceiling Joist Visible Primary Type - Conventional

**Inspection Definition/Limitation** 1512: Basement Insulation Visible Primary Type - Between Joist, Sill Plates

Insulation limits inspection.

1514: Basement Drainage - Sump Pump

## KITCHEN

1702: Kitchen Walls - Drywall

1703: Kitchen Ceiling - Drywall

1704: Kitchen Floors - Vinyl

1705: Kitchen Heating Source - Central

1706: Kitchen Cooling Source - Central

1707: Kitchen Doors Windows - Tested

1708: Kitchen Cabinets - Custom Wood

1709: Kitchen Sink - Cast Iron Porcelain



## KITCHEN

1710: Kitchen Sink Faucet - Single Lever

1711: Kitchen Sink 3rd Faucet - Sprayer

1712: Kitchen Drain and Trap - PVC

1713: Garbage Disposal - Continuous Feed

Unit will not operate when tested and is missing a proper connection at bottom for electrical

1714: Dishwasher Approx. Age - 1/5

1715: Dishwasher Mfg. - Kitchenaid

1717: Exhaust Fan Hood - Hood Ductless

1718: Range Oven - Free Standing

Self cleaning if on stove not part of inspection and will not be tested.

1719: Surface Cooktop - Gas

1720: Kitchen Wall Receptacles - GFI Protected

1721: Kitchen Switches Fixtures - Hanging

## HALF BATH

1802: Half Bath Doors and Windows - Door/ Lock

1803: Half Bath Electric Switches and Fixtures - Wall

1804: Half Bath Receptacles - Grounded

Recommend GFCI protection near water.

1805: Half Bath Walls and Ceilings - Drywall

1806: Half Bath Exhaust System - Elect Fan Attic

1807: Half Bath Heating and Cooling - Other

Other = There is no heat in half bathroom.

1808: Half Bath Sink Faucets - Single Lever

1809: Half Bath Sink Stopper - Push Pull

1810: Half Bath Sink Basin - Cast Marble

## HALF BATH

1811 Half Bath Sink Drain and Trap PVC

1812 Toilet Bowl and Tank 2 Piece

The toilet is loose at the base and should be repaired

1813: Toilet Operation - Flushes, Drains, Refills

1814: Half Bath Ventilation - Fan

1815: Half Bath Floor - Wood

1816: Number of Half Baths - 1

## BATHROOM

1902: Bathroom Doors, Windows - Door/ Lock

1903: Bathroom Electric Switches and Fixtures - Wall

1904: Bathroom Receptacles - GFCI

The GFCI would not trip when tested and should be repaired. Hall bath.

1905: Bathroom Walls and Ceilings - Drywall

1906: Bathroom Exhaust System - Window

1907: Bathroom Heating Cooling - Central Sys

1908: Bathroom Sink Faucets - Single Lever

1909: Bathroom Sink Stopper - Push Pull

1910: Bathroom Sink Basin - Cast Marble

1911: Bathroom Sink Drain and Trap - PVC

1912: Toilet Bowl and Tank - 2 Piece, Anchored

1913: Toilet Operation - Flushes, Refills, Drains

1914: Bathtub Faucets - Single Lever

1915: Bathtub Stopper - Pop Up

1916: Bath Showerhead - Other

Other = Removed in hall bath. Leaks in master

1918: Tub Wall Encl. - Ceramic

## BATHROOM

Satisfactory	1919: Bathroom Ventilation - Window
Satisfactory	1920: Bathroom Floor - Ceramic, Carpet
Satisfactory	1921: Shower Stall Walls - Ceramic Tile
Satisfactory	1922: Shower Drain - Floor Drain Stall
Satisfactory	1923: Shower Faucets - Single Lever
Satisfactory	1924: Number of Full Baths - 2

## ATTIC

<b>Inspection Definition/Limitation</b>	2002: Attic Accessibility - Access restricted
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Attic inspection limited by low head room, insulation if installed and other factors such as no access etc.

Satisfactory	2003: Attic Entry Access - Hatch
Satisfactory	2004: Attic Access Location - Bedroom
Satisfactory	2005: Attic Structural Framing Type - Conventional
Satisfactory	2006: Attic Structural Framing Spacing - 16 inches on Center
Satisfactory	2007: Attic Sheathing - Plywood
Satisfactory	2008: Attic Floor Insulation - Blown
<b>Monitor/Maintain</b>	2009: Attic Insulation Thickness - 6 inches

Suggest adding more Insulation R-30 is suggested.

Satisfactory	2010: Attic Insulation Approx. R. Value - 19
Satisfactory	2011: Attic Ventilation - Roof Vents, Power Roof Fan
Satisfactory	2012: Attic Wiring - Exposed, Covered with Insulation
Satisfactory	2013: Attic Vent Pipes - Vented Outside
<b>Safety Concern</b>	2015: Attic Chimney Flues - Metal

Some evidence of leakage at chimney and should be monitored or repaired. Not wet at the time of the inspection

## ATTIC

## INTERIOR

**Inspection  
Definition/Limitation** 2101: INTERIOR ROOMS - General Comment

Hatch nailed shut in bedroom and was not removed

2102: Interior - Living Room, Family Room, Dining Room

2103: Number of Bedrooms - 4

**Monitor/Maintain** 2104: Interior Walls - Dry Wall

Typical drywall flaws were noted.

**Monitor/Maintain** 2105: Interior Ceilings - Dry Wall

Typical drywall flaws were noted.

2106: Interior Floors - Vinyl

2107: Interior Switches - Sample Number Test

2108: Interior Fixtures - Properly Wired

2109: Interior Outlets - Three Prong Grounded

2110: Interior Heat Source - Tested

**Inspection  
Definition/Limitation** 2111: Interior Cooling Source - Not Tested

The outside temperature was to low to safely test Cooling Mode.

**Inspection  
Definition/Limitation** 2112: Interior Cabinets and Shelving - Heavy Storage

Access limited by heavy storage.

2113: Interior Fire Place 1 - Masonry

**Safety Concern** 2115: Visible Flues and DMPs - Operated

Vines and debris noted inside chimney flue and should be clean before you use it

**Service/Repair** 2116: Closets/ Interior Doors - Doors in Place

Door would not close properly

2117: Smoke Detectors - One On Each Level



## ATTIC

Smoke detectors should be checked on the day home is occupied. Its recommended and required in some areas to have one smoke detector in each bedroom and one in hall with in 15 feet of the bedroom doors and one on each of the remaining floors including basement. A CO detector should be installed on the bedroom floor these are minimums.

2119: Stairways - With Hand Railings

2120: Ceiling Fan - Sample Number Tests

2121: Skylight - No Evidence of Leakage

2122: Windows - Operated

Missing Hardware master bedroom. some were difficult to lock. Some would not open. Some damaged balances were noted .

2123: GFCI Rest - Reset

## Inspection Description/limitation

### DEFINITION/LIMITATION

#### INSPECTION DEFINITION/LIMITATION

Inspection Definition/Limitation - Definitions of inspection opinions or areas that the inspection is limited.

Satisfactory - An item in normal operation, or serviceable condition, but may show normal wear.

Major Defect - An item that is currently broken and will have a substantial monetary value to repair, or needs evaluation to determine the cost of a likely expensive repair.

Safety Concern - An item that affects the safety of the occupants of the home, and is in need of immediate repair.

Service/Repair - An item in need of repair or maintenance, the expected cost of which should be at a level less than that of a major defect, at the time of inspection. Also noted, may be some inaccessible items or items not working.

Monitor/Maintain - An item that will require immediate maintenance and should be carefully monitored to avoid larger problems.

Home inspectors are generalist and are not experts in any specific field, and further evaluations are often needed. Qualified experts should be chosen carefully, and should be allowed to thoroughly inspect the entire suspect system and not be limited to specific areas sighted in the home inspection. Throughout this report, the age of the appliances, roofs, etc. if stated, are approximate. It is not possible to be exact, but an effort is made to be as accurate as possible based on the visible evidence where accessible. When any item in the report is reported to be "Satisfactory", the meaning is that it should give generally satisfactory service within the limits of its age and any defects or current problems noted during the inspection. Please read the information printed on each page and call us for an explanation of any aspect of the report that you do not fully understand. Once you have settled on the inspected property, please call our office with any questions related to the home or its maintenance for the time that you own the property. The "Whole House Inspection" is conducted according to the standards set by The American Society of Home Inspectors (ASHI) for the purpose of identifying major deficiencies that might effect your decision whether to purchase. Unfortunately, we cannot take away all the risks of home ownership. Although Service/Repair items may be mentioned, this report does not attempt to list them all. It is important for you to understand exactly what your professional inspector is able to do for you, and what the limitations are in his inspection. The inspection is of readily accessible areas of the building and is limited to visual observations only. The inspector may not move furniture and personal property or dismantle any appliances aside from removing covers on heaters, electrical panels etc. An inspection is intended to assist in evaluating the overall condition of a building and its components based on observations of the apparent condition the date of the inspection. The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist. Your home inspector is not a licensed structural engineer or other contractor whose license authorizes the rendering of a technical analysis of the structural integrity of a building or its other component parts. You may be advised to seek a licensed engineer or contractor's opinion as to any defects or concerns mentioned in this report. This report is not a guarantee or warranty, expressed or implied. There are warranty programs that may be obtained to insure you against failure of some of the major systems of the house. These warranties do not, however, cover all the inspected items included in the report, and you should read the documents provided with these warranty programs carefully. Home buyers, after occupying the home, sometimes overlook important information and warnings contained in their reports. This can result in failure of equipment or other damage, which could have been prevented if the inspector's advise, and recommendations had been followed. It is important for the client to attend the inspection. The report is a fine tool, but does not replace the opportunity to ask questions directly and every effort should be made to attend the inspection. After occupancy, all homes will have some defects that may not be identified in the inspection report. If a problem occurs of which you feel our inspectors' report did not give you sufficient warning, call our office. A phone consultation may be helpful to you in deciding what corrective measures to take, and the inspector may be able to advise you in assessing proposals offered by contractors for correcting the problem. Please consult your inspector before you engage a contractor to examine or correct possible defects. Unless prior consultation occurs, we cannot assist you further.