



Reliable Home Inspection Service
100 Old Kennett Road
Wilmington, Delaware 19807
877-993-9100
www.reliablehomeinspectionsservice.com

[REDACTED]

Inspected By:
John Kerrigan

Referral Information:
N/A

ASHI # 102225

[REDACTED]
[REDACTED]
[REDACTED]
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[REDACTED]

FRONT VIEW PHOTO



Inspection Summary

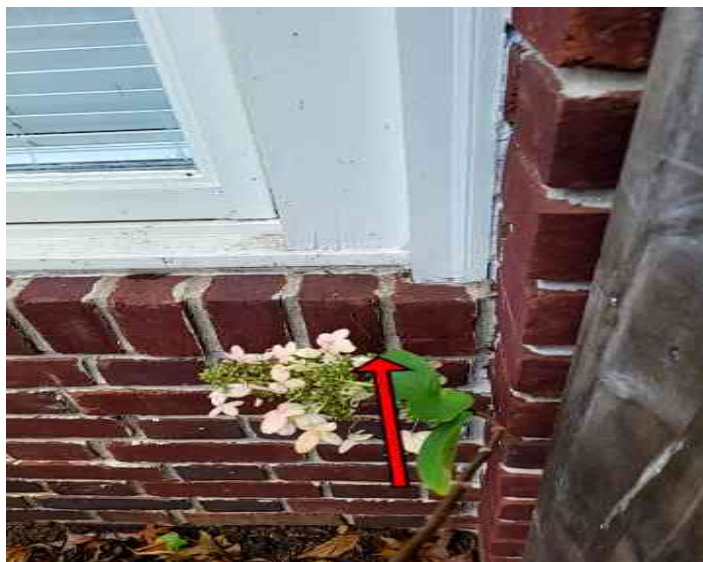
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Major Defect

EXTERIOR

1: Trim Work

Some loose paint and wood rot noted. Some putty and filler noted All exterior wood products should be evaluated by a qualified contractor and all needed repairs should be made.



Major Defect



Some rot noted in window

GROUNDS

2: Retaining Wall

Stuccoed masonry Some cracks noted and should be repaired A large brick retaining wall along the edge of the property has loose mortar and some damage. Ownership of wall should be determined and wall should be evaluated by a qualified structural contractor or engineer and all needed repairs should be made.



Major Defect



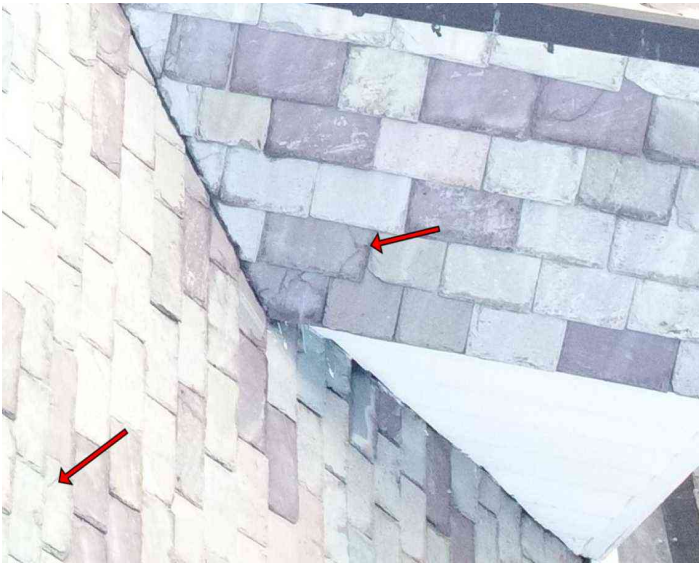
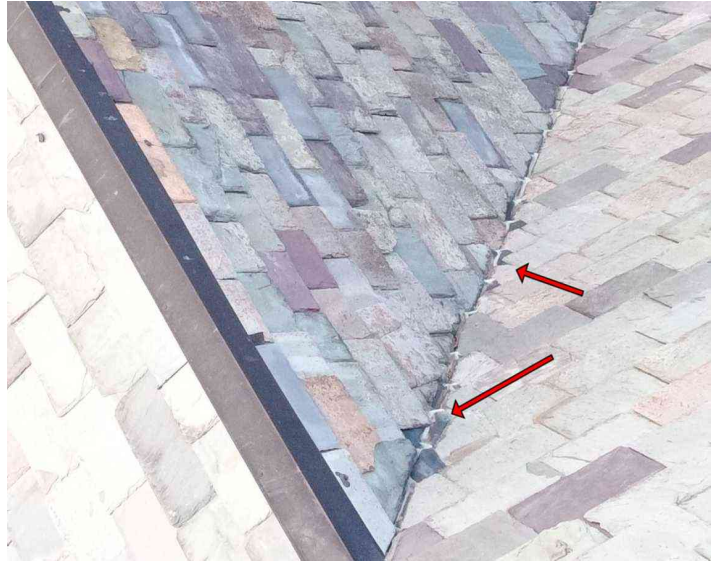
ROOF

3: Roof Covering Primary Type

Slate roofs are not walked as part of home inspection due to possible damage to roofing. Cracked and damaged slates noted and repairs noted. Some asphalt patch noted at the valleys and slate laying in gutter and The entire roof system should be evaluated by a qualified roofing contractor and all needed repairs should be made. Roof is old and annual maintenance should be expected along with repairs. Exposed nails noted. Patchwork noted.



Major Defect



Asphalt patch on roof system over garage

Major Defect



BOILER

4: Boiler System Distribution Type

Active leaks noted in the heating system entire heating system should be evaluated and all repairs made Some asbestos-like material in poor condition was noted on pipes. some heating devices worked and some did not heat and should be evaluated by a qualified heating contractor and all needed repairs should be made.



Major Defect



BOILER

5: Boiler Pressure Controls

Rusted out tank and should be evaluated and repaired with the rest of system



Major Defect

BOILER

6: Boiler System Distribution Material Primary Visabl

Rusted damage and leaking areas and entire system should be evaluated and repaired.



BOILER

7: Boiler System Circulator Zone Number

Some rust and damage at pumps and fittings and should be repaired.



Major Defect

BASEMENT

8: Basement Ceiling Joist Visible Primary Type

There was termite damage some rot noted to framing. The entire structural condition should be evaluated by a structural contractor or engineer and any needed repairs should be made.



Termite damage noted floor joist near heating equipment

INTERIOR

9: Interior Outlets

Outlet an exercise area not working and should be repaired



Major Defect

INTERIOR

10: Interior Heat Source

Actively leak noted in master bedroom



INTERIOR

11: Windows

Some loose paint and some wood rot large number windows would not open some missing screens all should be repaired. noted third floor small room small bedroom third floor would not open window. Windows not operating properly in second floor bedroom. Some loose paint in minor rot on windows some would not open Bad gear boxes missing screens and rot and all windows should be evaluated and repaired and made to work and rot repaired.



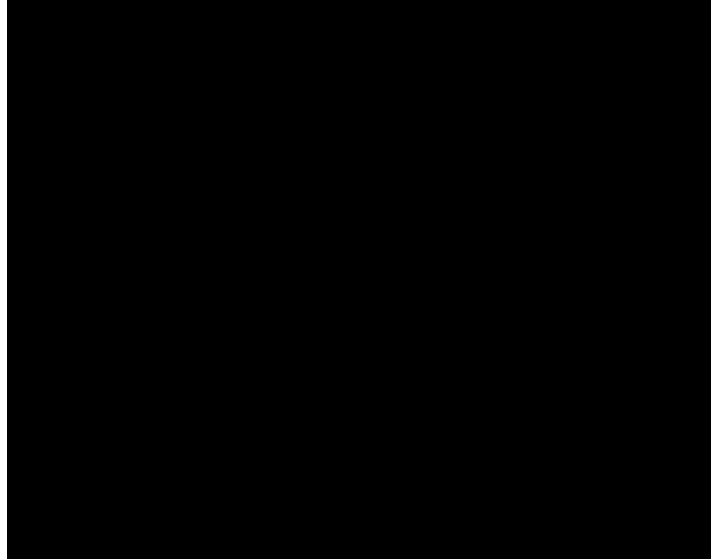
Major Defect



Major Defect



Bad gearbox on porch window



Safety Concern

GROUNDS

12: Walks

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



Safety Concern

ELECTRIC

13: ELECTRICAL SYSTEM

Unused wires should be made safe. Missing plate noted and should be repaired. Improper wiring needed to fixture above drop ceiling in basement



Unused wires in crawl space should be made safe



Safety Concern



14: Inspection Sticker

No panel sticker in main panel and should be inspected. No panel sticker in sub- panel and should be inspected.

PLUMBING

15: Water Source

No bonding jumper was noted and it should be replaced.



16: WATER HEATER

Water temperature set at 135 on a water heater and should never be above 125 for scalding

Safety Concern

CRAWL SPACE

17: Crawl Space Ceiling Sub Floor

Some mold/mildew was noted in the crawl space 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 damage noted to the sheathing.



Insulation limits inspection in crawl space

HALF BATH

18: HALF BATH

No sink to wash hands for basement toilet and should be repaired. Rot to the doorway lower bath.



Safety Concern



19: Half Bath Receptacles

No Outlet in first-floor half bath

20: Attic Structural Framing Spacing

Some mold/mildew was noted in the attic 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. Some stains not wet at the time of the inspection.

ATTIC

21: Attic Wiring

Missing box covers in attic and should be repaired.



Safety Concern

ATTIC

22: Attic Exhaust

Vent should be extended out side to help prevent moisture build up.



23: Smoke Detectors

Smoke detectors should be checked on the day home is occupied Today it is suggested and required in some areas to have one smoke detector in each bedroom and one in the hall within 15 feet of bedroom doors and a carbon monoxide detector on bedroom floor and one smoke detector on each remaining level in including basement Smoke detectors should be checked on the day home is occupied.

Service/Repair

EXTERIOR

24: Window Character Material

Some loose paint and wood rot.



25: Flashing

Asphalt patch used as flashings will require maintenance.

Service/Repair

CHIMNEY

26: Chimney 1 Type

Some damage Brick damage discoloration chimney should be sealed and monitored for future damage



CHIMNEY

27: Chimney 2 Type

Some discoloration and should be monitored and sealed



Service/Repair

GARAGE

28: GARAGE

Vines should be removed from the exterior of the building



GARAGE

29: Garage Windows

Some missing hardware and one of the windows in the garage but not lock all should be repaired



Service/Repair



GARAGE

30: Garage Roof Framing Style

Some remove framing garage and should be monitored



Service/Repair

GARAGE

31: Garage Doors

Damage note to the door frame and should be repaired



PLUMBING

32: Interior Waste/Vent Pipes Primary Visable Type

Most piping concealed supply and drain. The clean outs have been disturbed and may indicate drain problems. PVC piping under cast piping and hanger should be added to support weight



Service/Repair



LAUNDRY

33: LAUNDRY

Removed laundry sink and valves should be capped.



34: BOILER

Limited make up air noted and should be repaired

Service/Repair

BASEMENT

35: BASEMENT

Damaged clean out and evidence of water penetration and should be repaired



BASEMENT

36: Basement Floor

Some mud stains were noted and indicate water entry.



37: Crawl Space Foundation Walls

Some cracks and water penetration noted. loose and missing mortar noted.

38: Crawl Space Floor Vapor Barrier

Cardboard in crawl space should be removed

Service/Repair

BATHROOM

39: Bathroom Doors, Windows

Master bathroom door will not latch one door remove from master closet. Window in the third floor would not open.



Master closet door would not close properly

Service/Repair

BATHROOM

40: Bath Showerhead

Leak noted in hall bath second floor



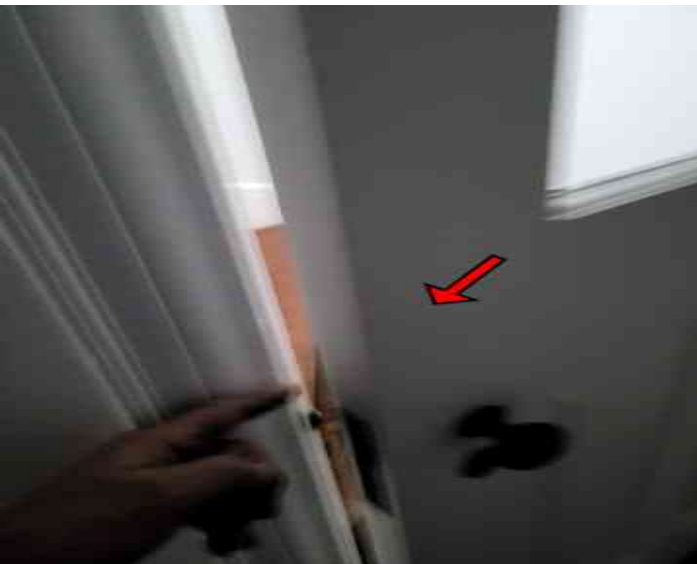
INTERIOR

41: Closets

Missing doors should be replaced. Some doors would not close properly.



Service/Repair



Store removed on third floor and should be replaced



Monitor/Maintain

EXTERIOR

42: Soffit\Fascia

Some loose paint and wood rot noted.

43: Grading

Soil should be sloped away from house to improve drainage.

44: Weather Stripping

Poorly sealed areas were noted.

45: Caulking

Caulking should be improved.

GROUNDS

46: Driveway/Parking Lot

Some cracks noted.



Monitor/Maintain



Drain should be better patched and sealed around

47: Gutter Type

Gutters should be cleaned regularly to prevent rot and roof damage. Some dents and some mixed areas between copper and aluminum

48: Attic Insulation Thickness

Recommend more insulation should be installed

49: Interior Walls

Typical drywall flaws were noted.

50: Interior Ceilings

Typical drywall flaws were noted.

51: Interior Floors

Some sloping areas noted and some damage noted and should be monitored

Inspection Definition/Limitation

GUTTERS

52: Runoff Drains

Location and condition of underground drains unknown. Abandoned drain noted and reason unknown.

53: Access Restricted

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

Inspection Definition/Limitation

54: Flue Lining

Unable to view interiors of chimneys due to caps/ hight.

55: 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.

56: Differential Temp 2

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.

57: 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.

58: Basement Ceiling Sub Floor Visible Primary Type

Mostly concealed

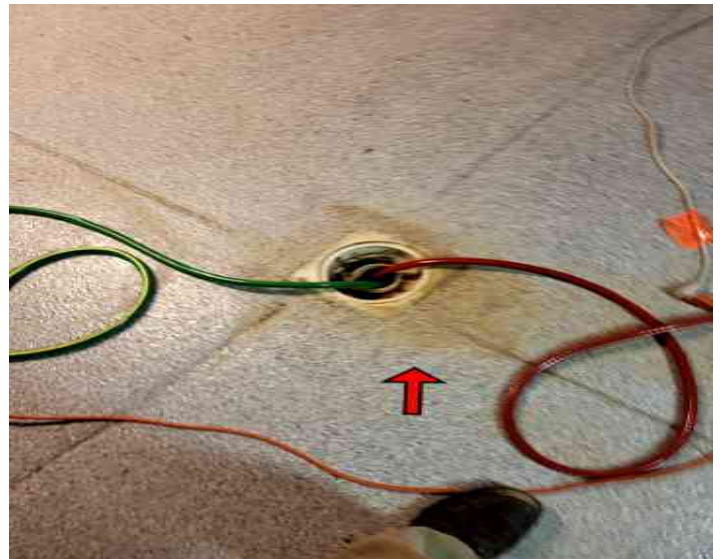
59: Basement Wall Finish

Limited inspection all tiles were not removed. Inspection limited by finished areas.

BASEMENT

60: Basement Drainage

Covers for movie time inspection reason unknown



Inspection Definition/Limitation



61: Crawl Space Insulation

Insulation limits inspection.

62: Range Oven

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

63: Attic Accessibility

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

64: Interior Cooling Source

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

65: Interior Cabinets and Shelving

Access limited by heavy storage.

Inspection Definition/Limitation

66: 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 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.

INSPECTION DEFINITIONS/LIMITATION

[Inspection Description/limitation](#)

DEFINITION/LIMITATION

INSPECTION DEFINITION/LIMITATION

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Inspection Report Details

EXTERIOR

Satisfactory	Outside Outlets - Sample Number Tested
Satisfactory	Type of Building - Frame, Masonry
Satisfactory	Exposed Foundation Primary Visible Type - Stone
Monitor/Maintain	Soffit\Fascia - Wood

Some loose paint and wood rot noted.

Satisfactory	Masonry Walls - Brick
Major Defect	Trim Work - Wood

Some loose paint and wood rot noted. Some putty and filler noted All exterior wood products should be evaluated by a qualified contractor and all needed repairs should be made.

Monitor/Maintain	Grading - Inadequate
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Soil should be sloped away from house to improve drainage.

Satisfactory	Entry Doors - Wood Solid Core
Satisfactory	Storm Doors - Aluminum
Service/Repair	Window Character Material - Wood

Some loose paint and wood rot.

Satisfactory	Window Character Type - Double Hung
Satisfactory	Additional Windows - Vinyl Clad Casement, Mixed Windows
Satisfactory	Glass - Single Pane, Insulated
Satisfactory	Windows Storm\Screen - MFG Screens
Monitor/Maintain	Weather Stripping - Rubber\Vinyl, Metal

Poorly sealed areas were noted.

Monitor/Maintain	Caulking - Penetrations, Windows, Doors
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Caulking should be improved.

GROUND
S

Safety Concern
Walks - Concrete

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

Satisfactory
Steps - Brick

Satisfactory
Patio - Pre Cast Cement

Monitor/Maintain
Driveway/Parking Lot - Asphalt

Some cracks noted.

Major Defect
Retaining Wall - Other, Brick

Stuccoed masonry Some cracks noted and should be repaired A large brick retaining wall along the edge of the property has loose mortar and some damage. Ownership of wall should be determined and wall should be evaluated by a qualified structural contractor or engineer and all needed repairs should be made.

Satisfactory
Hand Rail - Steel

GUTTERS

Satisfactory
Inspected From - Ground

Satisfactory
Access Restricted - Not Restricted

Monitor/Maintain
Gutter Type - Aluminum, Copper

Gutters should be cleaned regularly to prevent rot and roof damage. Some dents and some mixed areas between copper and aluminum

Satisfactory
Downspout Type - Aluminum, Copper

Satisfactory
Sealed Downspouts - Most

Inspection Definition/Limitation
Runoff Drains - Cast Iron

Location and condition of underground drains unknown. Abandoned drain noted and reason unknown.

ROOF

Satisfactory
How Inspected - Drone

Satisfactory
Roof Access Restricted - Type of Material

Satisfactory
Roof Style - Flat, Gable

ROOF

Major Defect Roof Covering Primary Type - Metal, Slate

Slate roofs are not walked as part of home inspection due to possible damage to roofing Cracked and damaged slates noted and repairs noted some asphalt patch noted at the valleys and slate laying in gutter and The entire roof system should be evaluated by a qualified roofing contractor and all needed repairs should be made roof is old and annual maintenance should be expected along with repairs Expose Nails in Patchwork noted

Satisfactory Approx. Age - 30 plus

Satisfactory Number of Layers - Unknown

Satisfactory Roof Ventilation System - None

Service/Repair Flashing - Asphalt, Aluminum, Galvanized

Asphalt patch used as flashings will require maintenance.

Satisfactory Plumbing Vents - Cast Iron

CHIMNEY

Satisfactory Chimney Inspected From - Drone

Inspection Definition/Limitation Access Restricted - Cap Installed

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

Service/Repair Chimney 1 Type - Brick

Some damage Brick damage discoloration chimney should be sealed and monitored for future damage

Satisfactory Chimney 1 Location - Fireplace, Main

Service/Repair Chimney 2 Type - Brick

Some discoloration and should be monitored and sealed

Satisfactory Chimney 2 Location - Fireplace

Inspection Definition/Limitation Flue Lining - Clay Tile

Unable to view interiors of chimneys due to caps/ hight.

Satisfactory Chimney Top - Cement

Some cracks noted in chimney top.

CHIMNEY

 Satisfactory

Chimney Cap - Steel

COOLING

 Satisfactory

Cooling System 1 Brand - Other

Other = luxaire

 Satisfactory

Cooling System 1 Tonnage - 3 Ton

 Satisfactory

Cooling System 1 Approx. Age - 4

 Satisfactory

Cooling System Coils and Fins - Clean

 Satisfactory

Cooling System Electrical - Ext. Disconnect

 Satisfactory

Cooling Lines - Insulation

 Satisfactory

Condensate Drain - Plastic

**Inspection
Definition/Limitation**

Differential Temp 1 - Too Cold to Test Unit

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.

 Satisfactory

Cooling System 2 Brand - Other

Other =Luxaire

 Satisfactory

Cooling System 2 Approx. Age - 2

 Satisfactory

Cooling System 2 Tonnage - 3.5 Ton

**Inspection
Definition/Limitation**

Differential Temp 2 - Too Cold to Test Unit

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

Service/Repair

GARAGE - General Comment

Vines should be removed from the exterior of the building

 Satisfactory

Garage Type - 2 Car Attached

GARAGE

Satisfactory Garage Exterior Walls - Same as House

Satisfactory Garage Fascia\Soffit - Wood

Satisfactory Garage Guttering - Aluminum

Service/Repair Garage Windows - Alum Clad

Some missing hardware and one of the windows in the garage but not lock all should be repaired

Service/Repair Garage Roof Framing Style - Hip

Some remove framing garage and should be monitored

Satisfactory Garage Roof Framing Type - Conventional

Satisfactory Garage Electrical System - GFCI

Satisfactory Auto Garage Door Lift Controls - Auto Opener, Electronic Eye, Auto Safety Reverse

Satisfactory Garage Interior Walls - Unfinished

Satisfactory Garage Interior Ceiling - Unfinished

Satisfactory Garage Floor - Concrete

Service/Repair Garage Doors - Overhead, Metal\Aluminum

Damage note to the door frame and should be repaired

ELECTRIC

Safety Concern ELECTRICAL SYSTEM - General Comment

Unused wires should be made safe. Missing plate noted and should be repaired. Improper wiring needed to fixture above drop ceiling in basement

Satisfactory Main Electrical Service - Attached To House

Satisfactory Main Electrical Service Wire - Aluminum

Satisfactory Overhead Clearance - 12 Feet

Satisfactory Voltage Available - 110 / 220, 110

Satisfactory Main Electrical Distribution Panel Accessibility - Typical

Satisfactory Main Electrical Distribution Panel Location - Basement

ELECTRIC

Satisfactory	Main Electrical Disconnect - Breaker
Satisfactory	Main Panel - 100, 200
Satisfactory	Sub Panel - 100
Satisfactory	Interior Wiring Visible Primarey Type - Copper 90 percent
Satisfactory	Type of Wire Visable Primary Type - Romex, BX Cable
Satisfactory	Grounding - Driven Rod
Satisfactory	Breakers in Use - Room for Expansion
Satisfactory	Sub Panel Cir. in Use - Room For Expansion
Safety Concern	Inspection Sticker - Main Panel, Sub Panel

No panel sticker in main panel and should be inspected. No panel sticker in sub- panel and should be inspected.

Satisfactory	Electrical Defaults - Main Panel
Satisfactory	Electrical Duplex Receptacles Primary Type - 3 Slotted

PLUMBING

Safety Concern	Water Source - Municipal
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No bonding jumper was noted and it should be replaced.

Satisfactory	Municipal Main Supply Size - Other
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Other =1 inch

Satisfactory	Municipal Main Supply Type - Copper
Satisfactory	Main Water Shut Off - Basement
Satisfactory	Main Gas Valve - Outside
Satisfactory	Interior Water Pipes Primaray Visible Type - Copper, PEX
Satisfactory	Waste System - Municipal
Service/Repair	Interior Waste/Vent Pipes Primary Visable Type - Cast Iron

PLUMBING

Most piping concealed supply and drain. The clean outs have been disturbed and may indicate drain problems. PVC piping under cast piping and hanger should be added to support weight

Number of Outside Spigots - 2

Type of Outside Spigots - Unprotected

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

W. HEATER

Safety Concern WATER HEATER - General Comment

Water temperature set at 135 on a water heater and should never be above 125 for scalding

Water Heater 1 Mfg. - Other

Other = Rinnai

Water Heater 1 Rated BTU Per Hour - Other

Other = 199000

Water Heater 1 Approx. Age - 5

Water Heater 1 Size - Other

Other Other Tankless

Water Heater Fuel - Gas

Water Heater Flue Pipe - PVC

Water Heater Gas Piping - Valve On Off

Water Heater Cold Water Valve - Present

Temp. Pressure Relief Valve and Pipe - Present

Water Heater Exterior Jacket - OK

LAUNDRY

Service/Repair LAUNDRY - General Comment

Removed laundry sink and valves should be capped.

Laundry Water Faucets - Single Handle

LAUNDRY

Satisfactory	Washer Drains - Laundry Sink
Satisfactory	Dryer Vented - Wall
Satisfactory	Laundry Energy Source - 220 Electric

FURNACE

Satisfactory	Forced Air System 1 Mfg. - Other
Other =luxaire	
Satisfactory	Forced Air System 1 BTU Per Hour - 75,000+
Satisfactory	Forced Air System 1 Approx. Age - 2
Satisfactory	Forced Air System Energy Source - Gas
Satisfactory	Hot Air System - Direct Drive
Satisfactory	Heat Exchanger Flame Pattern - Pass

Inspection Definition/Limitation	Heat Exchanger Visual - Pass
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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	Distribution System Type - Up Flow
Satisfactory	Distribution System Material - Metal Duct
Satisfactory	Thermostat - Programmable
Satisfactory	Forced Air System 2 Mfg. - Other

fan unit in attic

Satisfactory	Flue Piping - PVC
Satisfactory	Filter System - Disposable

BOILER

Service/Repair	BOILER - General Comment
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Limited make up air noted and should be repaired

Satisfactory	Manufacture - Burnham
Satisfactory	Approx Age - 15 plus

BOILER

Rated BTU Per Hour - 150000 or more

Boiler System Energy Source - Gas

Boiler System Distribution Type - Hot Water

Active leaks noted in the heating system entire heating system should be evaluated and all repairs made Some asbestos-like material in poor condition was noted on pipes. some heating devices worked and some did not heat and should be evaluated by a qualified heating contractor and all needed repairs should be made.

Boiler System Circulator #Pumps - 3

Boiler System Thermostat - Multi Zone

Boiler System Controls - Temp. Pressure Relief

Boiler Pressure Controls - Expansion tank

Rusted out tank and should be evaluated and repair ed with the rest of system

Boiler Emer. Disconnect - Tumble Switch or Fuse

Boiler System Distribution Material Primary Visabl - Steel

Rusted damage and leaking areas and entire system should be evaluated and repaired.

Boiler System Circulator Zone Number - 3

Some rust and damage at pumps and fittings and should be repaired.

Boiler System Circulator Pipe Gravity - Original

Central Air Handler - Fan Tested

BASEMENT

BASEMENT - General Comment

Damaged clean out and evidence of water penetration and should be repaired

Basement Type - Combination Crawlspace

Basement Access - Typical

Basement Foundation Walls Primary Visible type - Other

BASEMENT

Other =

Service/Repair Basement Floor - Cement

Some mud stains were noted and indicate water entry.

Satisfactory Basement Bridging - Wood

Satisfactory Basement Structural Columns Visible Primary Type - Steel, Wood, Bearing Wall

Satisfactory Basement Structural Beams Visible Primary Type - Steel, Wood

**Inspection
Definition/Limitation** Basement Ceiling Sub Floor Visible Primary Type - Sheathing BD.

Mostly concealed

Major Defect Basement Ceiling Joist Visible Primary Type - Conventional

There was termite damage some rot noted to framing. The entire structural condition should be evaluated by a structural contractor or engineer and any needed repairs should be made.

**Inspection
Definition/Limitation** Basement Wall Finish - Acoustic Tile Ceiling, Drywall

Limited inspection all tiles were not removed. Inspection limited by finished areas.

**Inspection
Definition/Limitation** Basement Drainage - Floor Drain

Covers for movie time inspection reason unknown

CRAWL SPACE

Satisfactory Crawl Space Type - Combination

Satisfactory Crawl Space Access - Via Basement

Service/Repair Crawl Space Foundation Walls - Stone

Some cracks and water penetration noted. loose and missing mortar noted.

Satisfactory Crawl Space Bridging - Wood

Satisfactory Crawl Space Structural Columns - Bearing Wall

Satisfactory Crawl Space Structural Beams - Wood

CRAWL SPACE

Safety Concern

Crawl Space Ceiling Sub Floor - Sheathing BD, Concealed

Some mold/mildew was noted in the crawl space 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 damage noted to the sheathing.

Satisfactory

Crawl Space Ceiling Joist - Conventional

Inspection Definition/Limitation

Crawl Space Insulation - Between Joist

Insulation limits inspection.

Satisfactory

Crawl Space Ventilation - None

Service/Repair

Crawl Space Floor Vapor Barrier - Present

Cardboard in crawl space should be removed

Satisfactory

Crawl Space Floor Type - Dirt

Satisfactory

Crawl Space Drainage - None

KITCHEN

Satisfactory

Kitchen Walls - Drywall

Satisfactory

Kitchen Ceiling - Drywall

Satisfactory

Kitchen Floors - Wood

Satisfactory

Kitchen Heating Source - Central

Satisfactory

Kitchen Cooling Source - Central

Satisfactory

Kitchen Doors Windows - Tested

Satisfactory

Kitchen Cabinets - Custom Wood

Satisfactory

Kitchen Sink - Built in

Satisfactory

Kitchen Sink Faucet - Single Lever

Satisfactory

Kitchen Sink 3rd Faucet - Sprayer

Satisfactory

Kitchen Drain and Trap - PVC

Satisfactory

Garbage Disposal - Continuous Feed

KITCHEN

Dishwasher Approx. Age - 1/5

Dishwasher Mfg. - Other

Other Decor

Exhaust Fan Hood - Hood Exhaust

Range Oven - Drop In

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

Surface Cooktop - Gas, Electrical

Kitchen Wall Receptacles - GFI Protected

Kitchen Switches Fixtures - Recessed

HALF BATH

HALF BATH - General Comment

No sink to wash hands for basement toilet and should be repaired. Rot to the doorway lower bath.

Half Bath Doors and Windows - Door Lock

Half Bath Electric Switches and Fixtures - Wall

Half Bath Receptacles - None

No Outlet in first-floor half bath

Half Bath Walls and Ceilings - Plaster

Half Bath Exhaust System - Window

Half Bath Heating and Cooling - Central

Half Bath Sink Faucets - Single Lever

Half Bath Sink Stopper - Push Pull

Half Bath Sink Basin - Porcelain

Half Bath Sink Drain and Trap - PVC

Toilet Bowl and Tank - 2 Piece, Anchored

Toilet Operation - Flushes, Drains, Refills

HALF BATH

Half Bath Ventilation - Window

Half Bath Floor - Wood

Number of Half Baths - 1

BATHROOM

Service/Repair Bathroom Doors, Windows - Door Lock

Master bathroom door will not latch one door remove from master closet. Window in the third floor would not open.

Bathroom Electric Switches and Fixtures - Wall

Bathroom Receptacles - GFCI, No Ground, Grounded

Recommend adding GFCI outlets near water. Recommend GFCI protection near water.

Bathroom Walls and Ceilings - Plaster

Bathroom Exhaust System - Window, Electric Fan Attic

Bathroom Heating Cooling - Central Sys

Bathroom Sink Faucets - Single Lever

Bathroom Sink Stopper - Push Pull

Bathroom Sink Basin - Cast Marble

Bathroom Sink Drain and Trap - PVC

Toilet Bowl and Tank - 2 Piece, Anchored

Toilet Operation - Flushes, Drains

Bathtub Faucets - Single Lever

Bathtub Stopper - Pop Up

Service/Repair Bath Showerhead - Personal, Standard

Leak noted in hall bath second floor

Tub Wall Encl. - Ceramic

Bathroom Ventilation - Fan

Bathroom Floor - Ceramic

BATHROOM

Satisfactory Shower Stall Walls - Plastic Tile

Satisfactory Shower Drain - Floor Drain Stall

Satisfactory Shower Faucets - Single Lever

Satisfactory Number of Full Baths - 3

ATTIC

Inspection Definition/Limitation Attic Accessibility - Access restricted

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

Satisfactory Attic Access Location - Bedroom

Satisfactory Attic Structural Framing Type - Conventional

Safety Concern Attic Structural Framing Spacing - 24 inches on Center, 16 inches on Center

Some mold/mildew was noted in the attic 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. Some stains not wet at the time of the inspection.

Satisfactory Attic Sheathing - Board Sheathing

Satisfactory Attic Floor Insulation - Blown, Cellulose, Loose Fill

Monitor/Maintain Attic Insulation Thickness - 6 inches

Recommend more insulation should be installed

Satisfactory Attic Insulation Approx. R. Value - 19

Satisfactory Attic Ventilation - Gable End

Safety Concern Attic Wiring - Exposed

Missing box covers in attic and should be repaired.

Satisfactory Attic Vent Pipes - Vented Outside

Safety Concern Attic Exhaust - Terminates in Attic

Vent should be extended out side to help prevent moisture build up.

ATTIC

INTERIOR

Satisfactory

 Interior - Living Room, Dining Room, Family Room

Satisfactory

 Number of Bedrooms - 5

Monitor/Maintain

 Interior Walls - Dry Wall

Typical drywall flaws were noted.

Monitor/Maintain

 Interior Ceilings - Dry Wall

Typical drywall flaws were noted.

Monitor/Maintain

 Interior Floors - Wood, Carpet

Some sloping areas noted and some damage noted and should be monitored

Satisfactory

 Interior Switches - Sample Number Test

Satisfactory

 Interior Fixtures - Properly Wired

Major Defect

 Interior Outlets - Three Prong Grounded

Outlet an exercise area not working and should be repaired

Major Defect

 Interior Heat Source - Tested

Actively leak noted in master bedroom

Inspection
Definition/Limitation

 Interior Cooling Source - Not Tested

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

Inspection
Definition/Limitation

 Interior Cabinets and Shelving - Heavy Storage

Access limited by heavy storage.

Satisfactory

 Interior Fire Place 1 - Masonry

Satisfactory

 Visible Flues and DMPs - Operated

Service/Repair

 Closets - Doors Missing

Missing doors should be replaced. Some doors would not close properly.

Safety Concern

 Smoke Detectors - Too Few

ATTIC

Smoke detectors should be checked on the day home is occupied Today it is suggested and required in some areas to have one smoke detector in each bedroom and one in the hall within 15 feet of bedroom doors and a carbon monoxide detector on bedroom floor and one smoke detector on each remaining level in including basement Smoke detectors should be checked on the day home is occupied.

- Satisfactory

Stairways - With Hand Railings
- Satisfactory

Ceiling Fan - Sample Number Tests

Major Defect

Windows - Operated

Some loose paint and some wood rot large number windows would not open some missing screens all should be repaired. noted third floor small room small bedroom third floor would not open window. Windows not operating properly in second floor bedroom. Some loose paint in minor rot on windows some would not open Bad gear boxes missing screens and rot and all windows should be evaluated and repaired and made to work and rot repaired.

Satisfactory

GFCI Rest - Reset

INSPECTION DEFINITIONS/LIMITATION

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.