Reliable Home Inspection Service
100 Old Kennett Rd
Wilmington, DE 19807
302-993-9100
https://www.reliablehomeinspectionservice.com/

Printed Thursday, October 8, 2026

Inspected By:
JOHN KERRIGAN

H4-000007 ASHI #102225

Referral Information:na

Client Information: Record Number 1778847404

Inspected Thursday, October 8, 2026

FRONT VIEW



Inspection Summary

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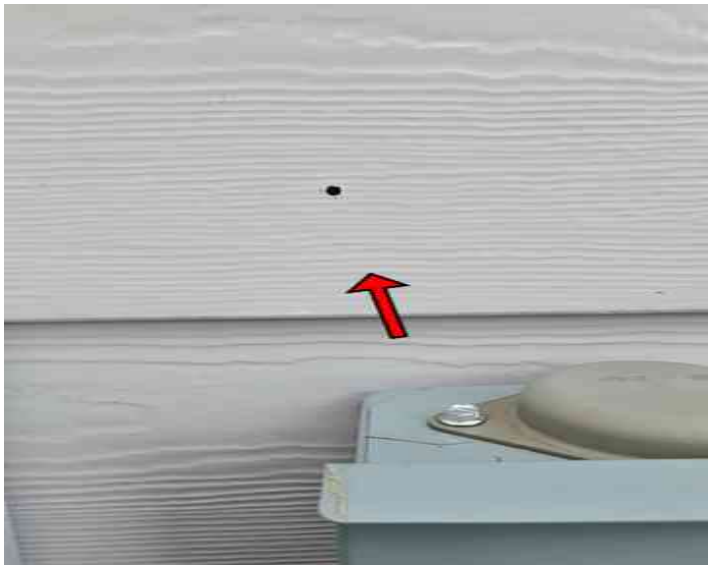
Major Defect

EXTERIOR

0308: Siding

Open nail holes over electrical equipment and should be sealed.

Poorly cut area at rear window left. Termination of siding against trim at rear of house at heater exhaust and should be repaired. Over and under driven nails and holes all should be evaluated and repaired.





Mark's noted on wall at rear of small garage

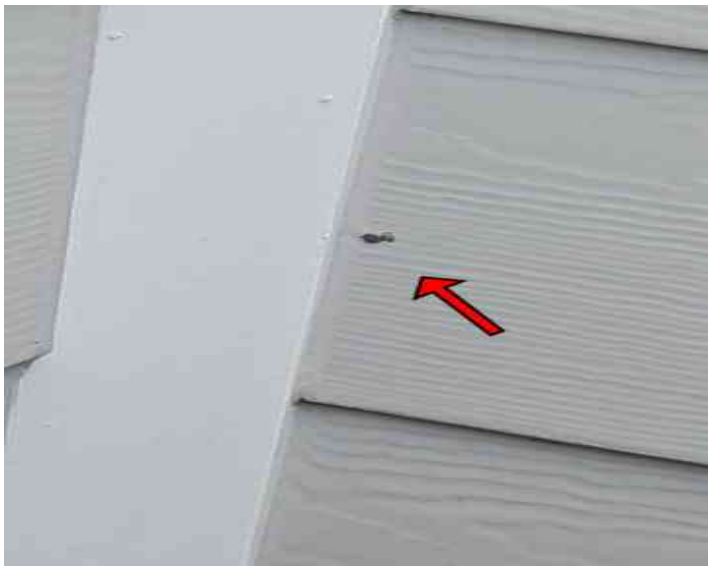


Those Nails should be set and sealed over

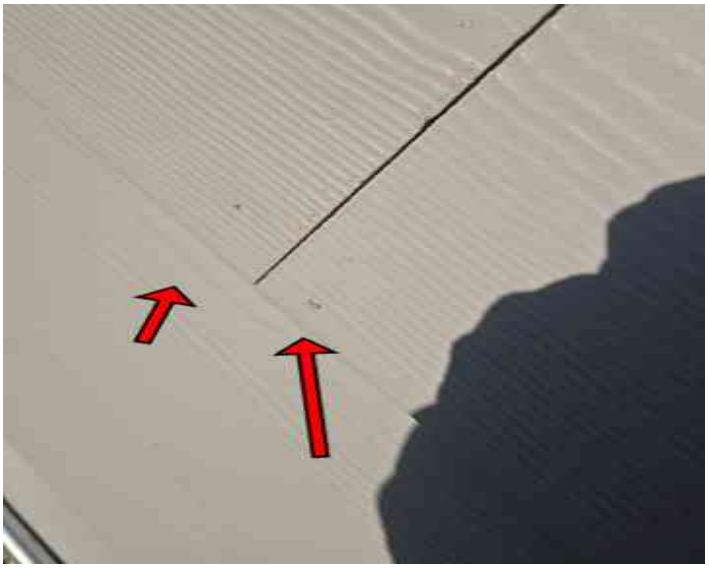
Major Defect



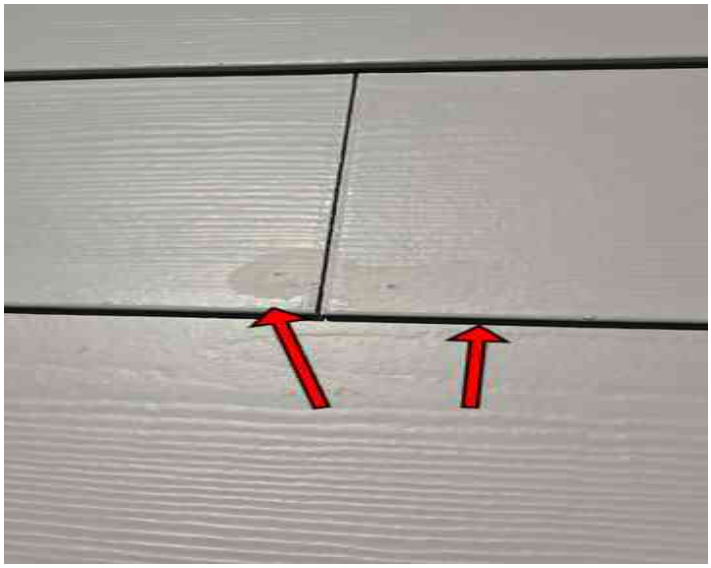
Pencil marks around q drain



Exposenail at rear of small garage

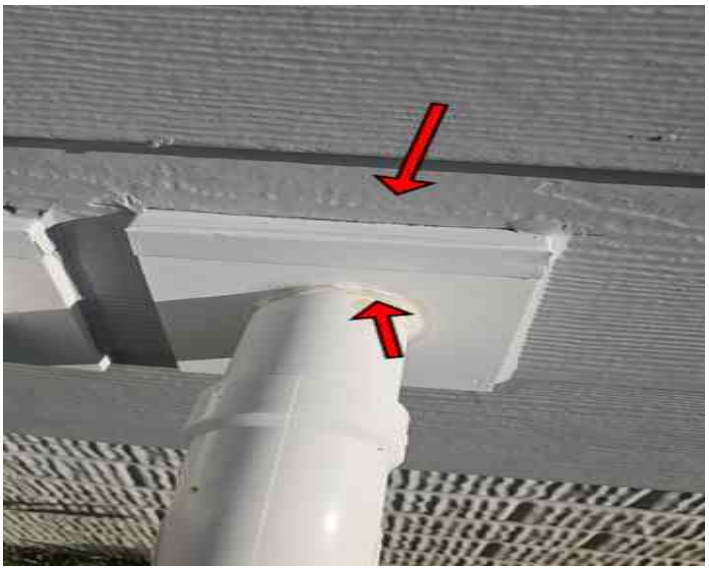


Proud Neil and overdriven nail next to each other near



Some nail heads have been touched up but the paint does not match

Major Defect



Party plank terminates against trim and should never make contact



Poorly cut siding board left corner of house also ends of siding should have been painted



Gap in siding at rear right corner of building



Example photo of underdriven nails at rear right corner of home

Major Defect



Crack siding board or cut siding board on rear porch

EXTERIOR

0309: Masonry Walls

No caulk joint noted between stone work and base of garage door trim, all exterior walls should be evaluated and all needed repairs made.Missing caulk joints noted and should be repaired.
Gaps in Mortar noted and should be repaired some exposed lath.

Some loose and missing mortar joints noted and should be repaired.
All exterior walls should be evaluated and all needed repairs made.



Missing mortar exposed lath at the end of the two car before the start of the single car garage

Major Defect



Missing caulk joints



No caulk joints at bace of garage doors and all should be repaired



No flexible joint between trim and stone at right side of porch



Missing caulk to an example photo

Major Defect



Missing caulk joints noted.

Safety Concern

GROUNDS

0206: Porches

Poorly finished stone work noted on front. Some hammer marks and damage noted.nails should be set and sealed.
Exposed fastener on rear porch stairs hazard.
Poorly finished and damaged railing on rear porch.
Stairs should be replaced.
All gaps in trim at porch should be caulked.
The seam between the porch and the home should be sealed to prevent moisture intrusion.
No risers on rear porch stairs.
Improperly installed hanger on rear porch stairs.
Poorly finished on rear porch noted.



Some poorly finished stone work noted.

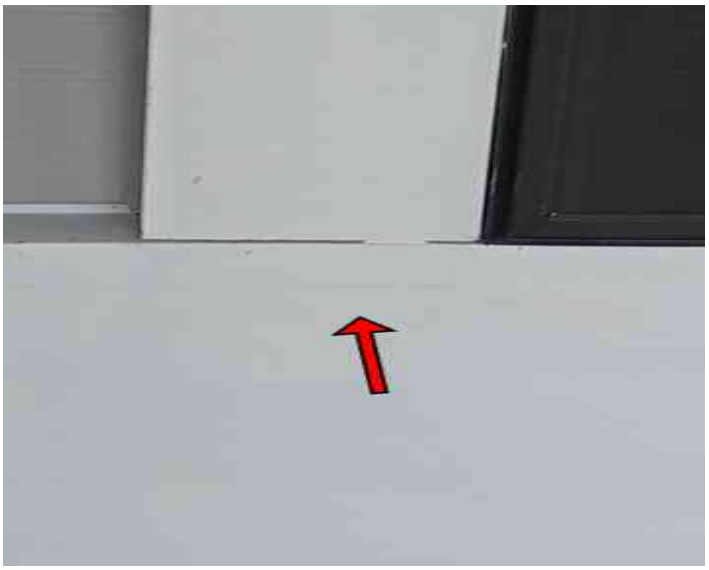
Safety Concern



Poorly finished areas of paint work noted on front columns



Nails should be set and painted over



Gaps at window trim at front porch



Gaps noted in trim on front porch

Safety Concern



Gaps and trim noted



Gaps in the trim noted on the front porch



Gaps and Hammer marks at front porch

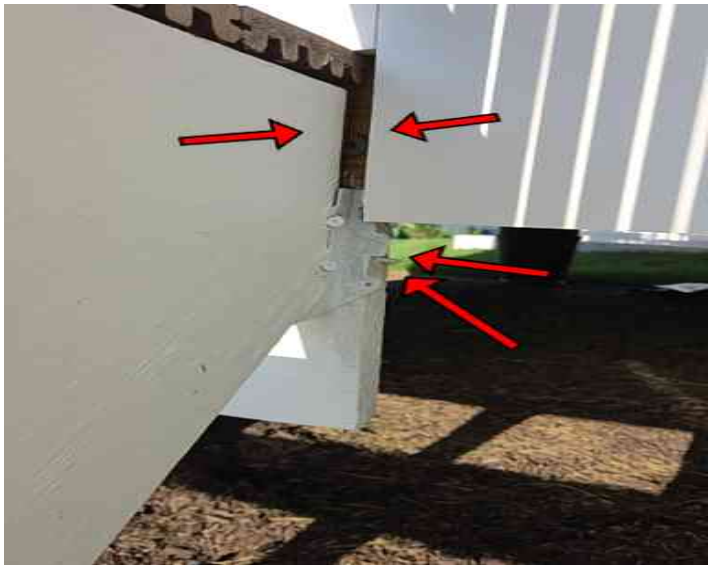


Hammer marks and some damage over front door near front door

Safety Concern



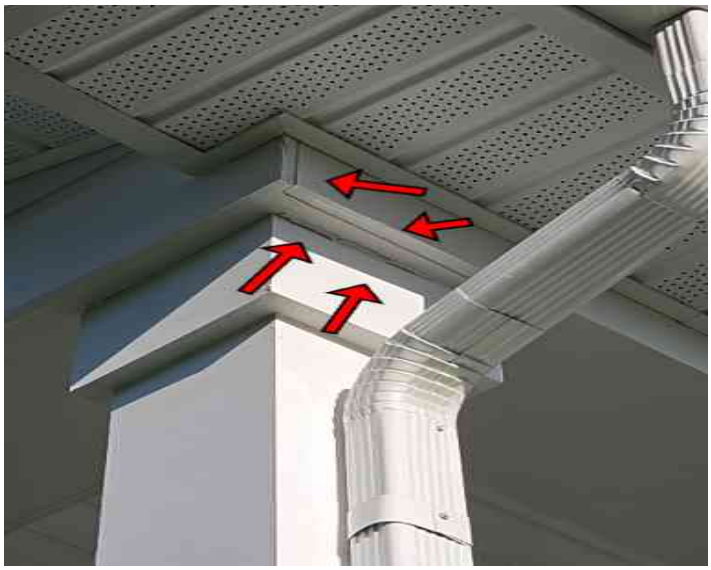
Rear porch right of stairs



Rear porch stairs

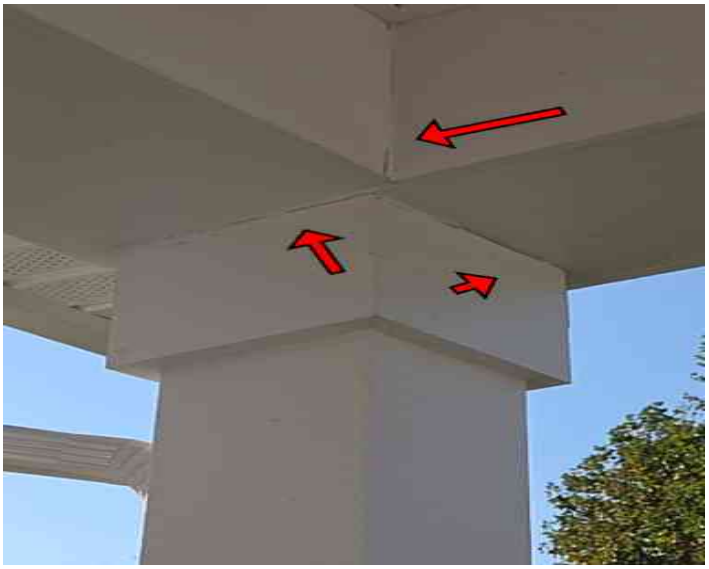


Rear porch stairs no risers poorly connected joist hanger.

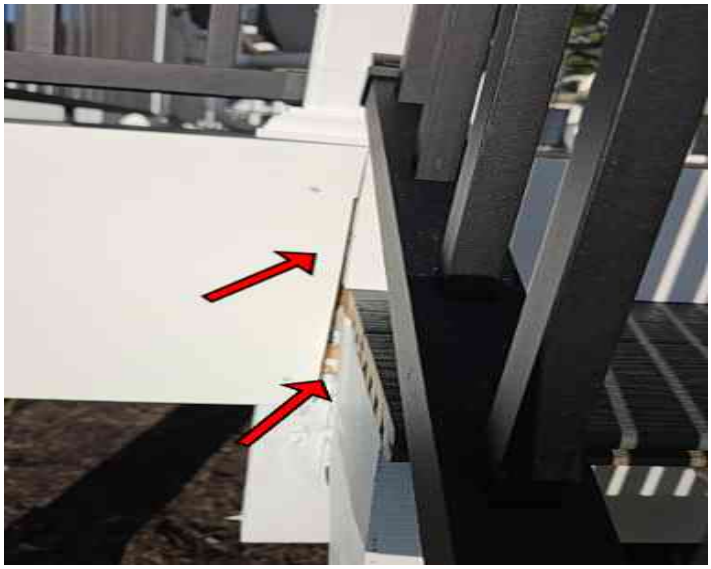


Reports left of stairs

Safety Concern



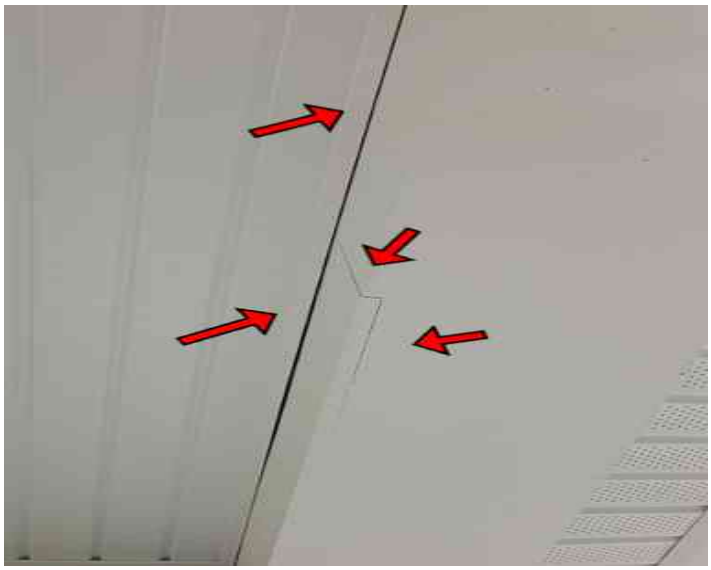
Rear porch left of stairs



Left side of rear porch stairs



Right section of porch stairs



Rear parts right of stairs



Gaps and ceiling of front porch

Safety Concern

GARAGE

0801: GARAGE

Fire seal, not visible in garage and should be added to reduce risk of fire spreading into the living area



Door between garage and living space



Left rear corner of garage

Safety Concern

PLUMBING

1017: Sewer Injector Pump

Poorly sealed cap noted on top of injector pit and should be repaired



W. HEATER

1108: Water Heater Flue Pipe

Unsecured pipe noted at the top of heater for vent/ intake and should be repaired



Loose vent pipe on top of water heater could be intake as well

Safety Concern

BASEMENT

1513: Basement Wall Finish

poorly finished areas noted
Gap between stud and plate noted in mechanical space across from water heater finished areas.
Some mold/mildew was noted in lowest level and should be 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 of cleanup/repair.
Gaps and poorly finished areas in basement Cabinetry and should be repaired
See photos for locations and details.



Got between plate and stud



Gaps and poorly finished areas and basement Cabinetry



Some discolored framing noted in basement

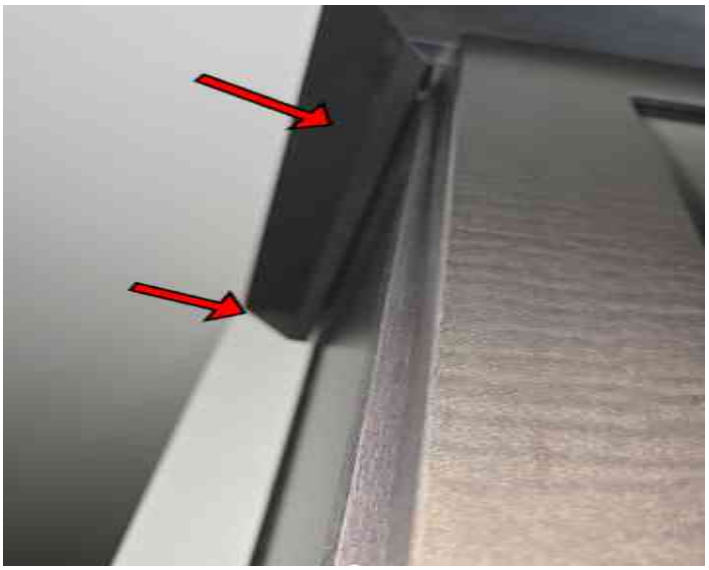
Safety Concern



Example photo of Unfinished Nails heads in base trim at Cabinetry in basement



Gaps between basement Cabinetry and wall system should be sealed



Gaps and trim noted in basement, bar cabinetry



Ongoing finish work to bar in basement

Safety Concern



Some poorly patched areas noted in ceiling of basement and finished area

ATTIC

2001: ATTIC

Hole cut in floor at walkway to heater in attic space should be patched back in once work is complete



Hole cut in floor in walkway towards heater should be patched

Safety Concern

ATTIC

2005: Attic Structural Framing Type

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 discolored Framing and attic space

2012: Attic Wiring

Some ongoing electrical work a ton of inspection

INTERIOR

2113: Interior Fire Place 1

Missing grommet around gas line was noted and should be installed.



Safety Concern

INTERIOR

2122: Windows

Window locks not latching properly.
Bedroom window does not operate smoothly, and squeaks should be adjusted or repaired.



Left of television and living room



Second floor front left bedroom with no bathroom



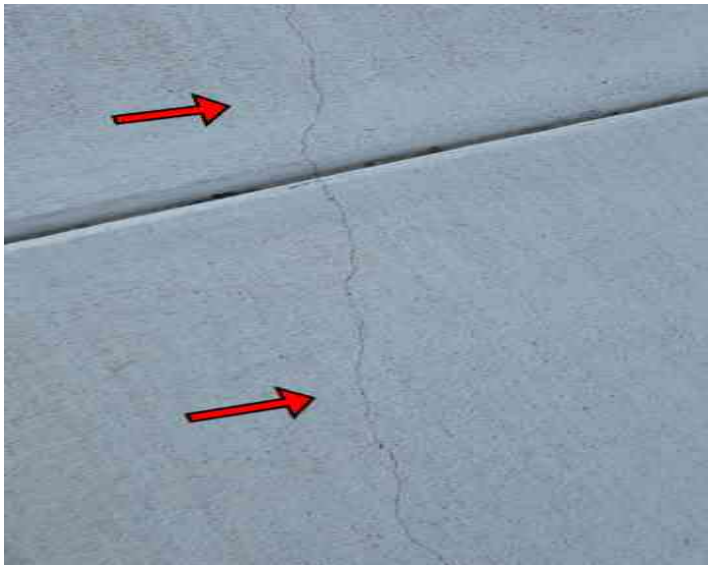
Window at landing on stairs

Service/Repair

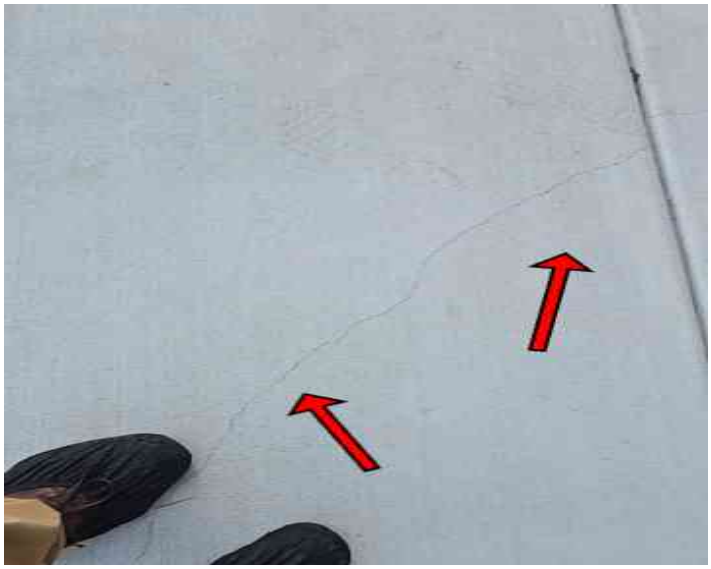
GROUNDS

0208: Driveway/Parking Lot

Some cracks noted.



Some cracks noted in driveway



Some cracks noted in driveway

Service/Repair

GROUNDS

0209: Retaining Wall

Some poorly finished areas of concrete noted at rear wall also cracked the wall needs help



Crack were wall meeds house should be repaired

GROUNDS

0210: Hand Rail

Other= aluminum poorly finished (damage to finish).



Some damaged areas of railing.

Service/Repair

EXTERIOR

0301: EXTERIOR

Vent is damaged at rear right corner of home



Damage vent rear of home

EXTERIOR

0304: Exposed Foundation Primary Visable Type

Some cracks noted.



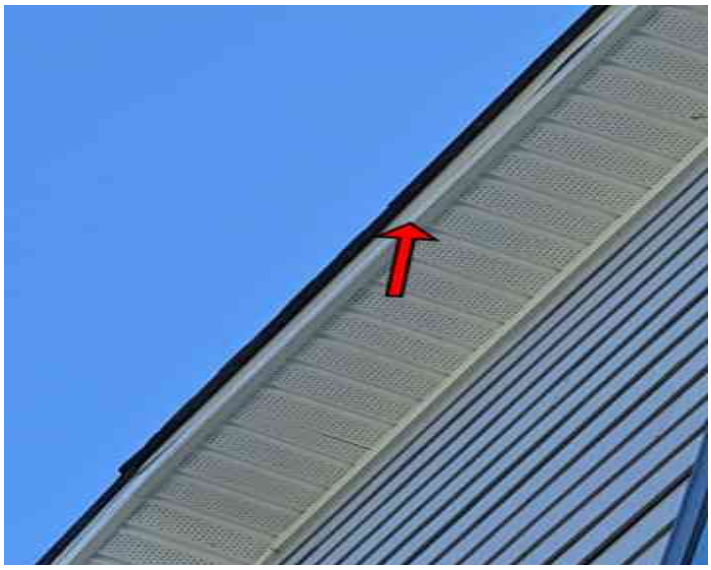
Crack on right side of the home has been sealed but has reopened and should be repaired properly

Service/Repair

EXTERIOR

0306: Soffit\Fascia

Some uneven areas of drip edge noted and should be repaired. No gap were siding meets trim.



Some uneven areas of drip edge photo from the right side middle of home



No gap above patio door.

Service/Repair

EXTERIOR

0307: Grading

Soil should be sloped away from house to improve drainage. Some erosion and should be repaired.



Uneven pop-ups in yard present tripping hazard



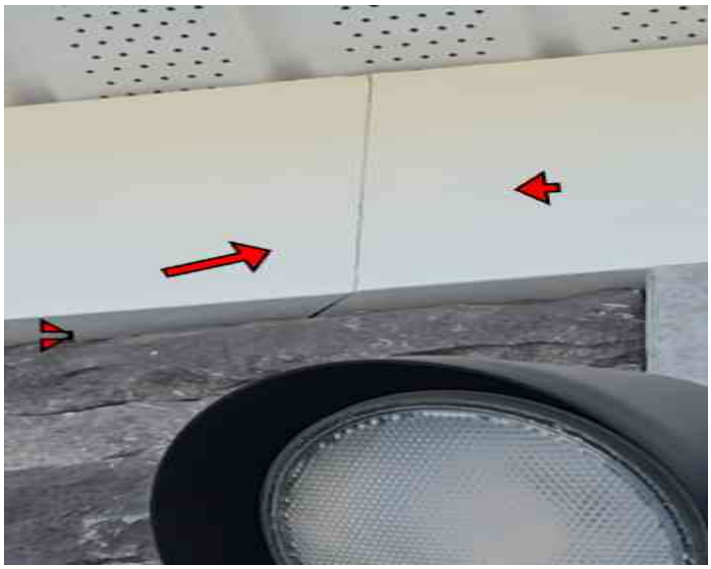
Some erosion noted at front of home

Service/Repair

EXTERIOR

0310: Trim Work

All gaps and trims should be repaired



EXTERIOR

0311: Entry Doors

Chips and damaged areas at the front door and should be repaired



Service/Repair



Gap in caulk above front door

EXTERIOR

0313: Patio Doors

Poorly finished caulk noted at rear patio door



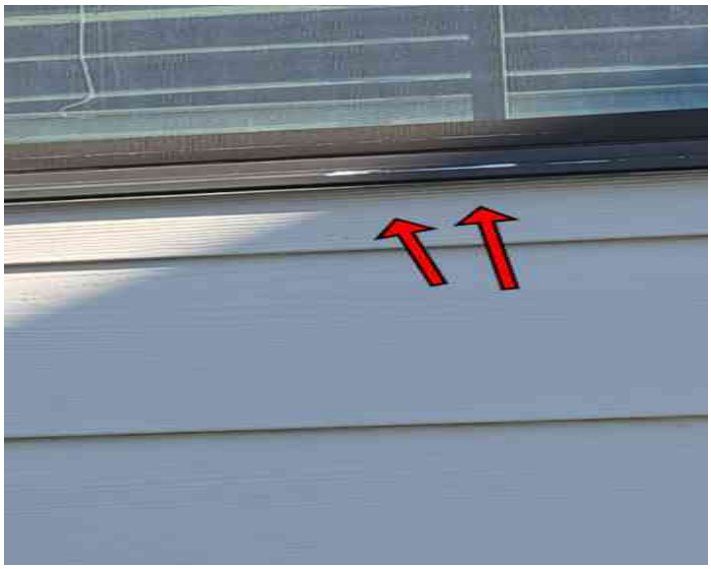
Gaps and trim above above rear patio door

Service/Repair

EXTERIOR

0314: Window Character Material

Damaged finish on rear window above patio door



Some damaged pain on Windows



damaged finish noted on dark windows and should be repaired at front

Service/Repair

GUTTERS

0408: Splash Blocks

Better Splash blocks or run off drains should be added.
Splash blocks should be reversed.



ROOF

0505: Roof Covering Primary Type

Some uneven areas of sheathings and should be repaired. uneven shingles noted.
Debris should be removed from roof surface.



Buckled shingle on front of roof.

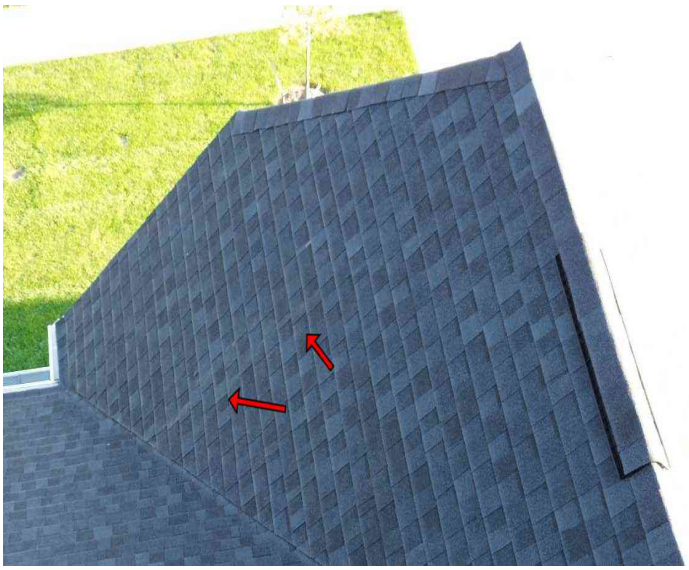
Service/Repair



Poorly trimmed shingles noted.



Uneven sheathing



Uneven areas of sheathing.



Damaged shingle noted near high ridge vent.

Service/Repair

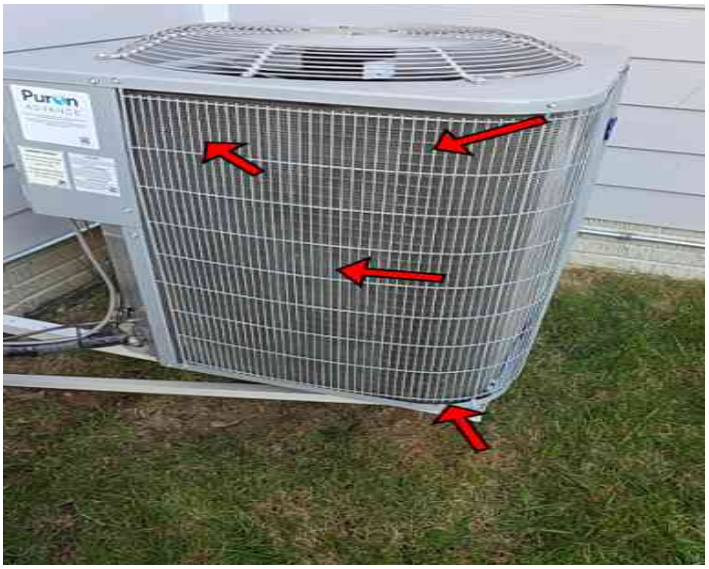
COOLING

0706: Cooling System Coils and Fins

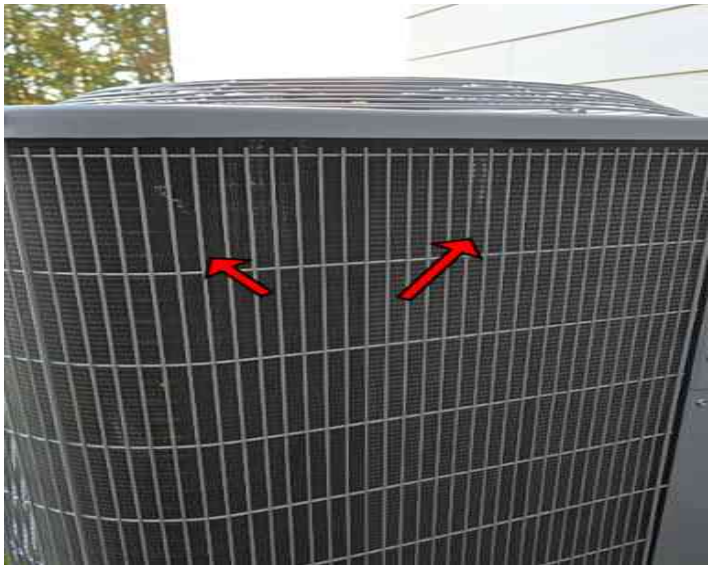
Damaged fins noted.



Left unit



Right unit



Left unit

Service/Repair



Right unit



Right unit



Some damage noted

Service/Repair

GARAGE

0814: Garage Doors

Torn gasket noted at garage entry door and should be repaired also missing cap at threshold

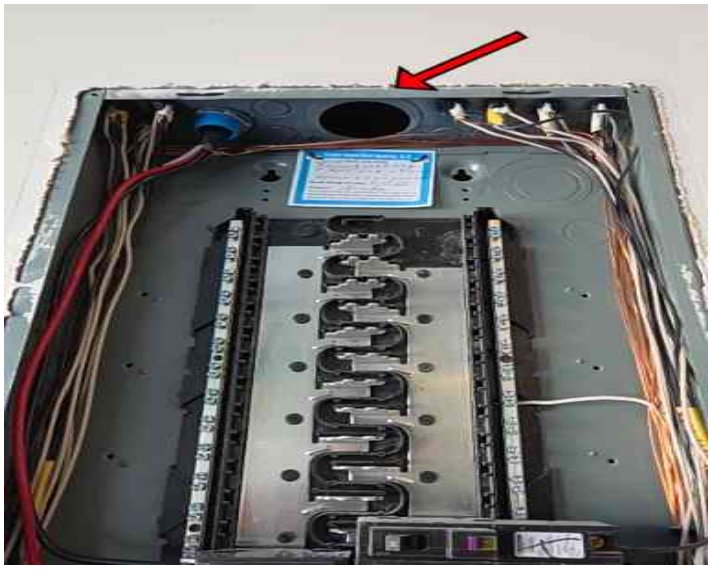


Torn gasket and missing screw cap noted

ELECTRIC

0901: ELECTRICAL SYSTEM

Missing knockout in right main panel poses a safety risk and should be sealed.



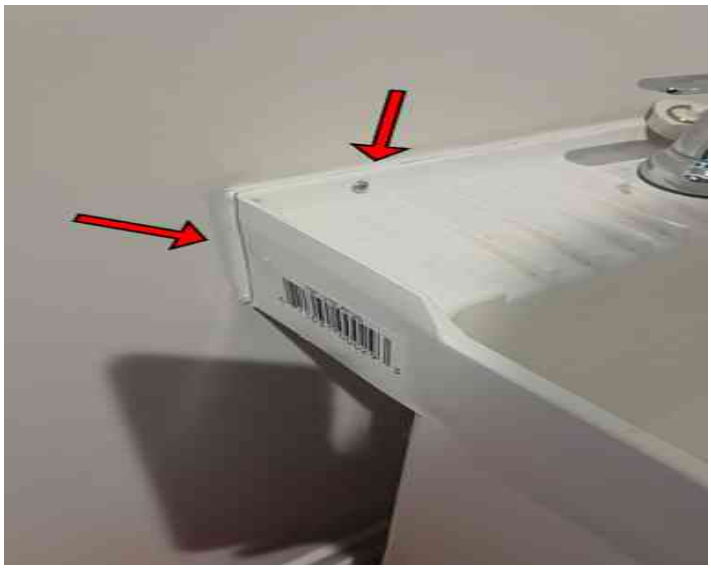
Right panel interior top

Service/Repair

LAUNDRY

1203: Laundry Sink

Caulked joint between wall and laundry sink cracking and should be repaired.
Proper fasteners should be used to adhere sink to wall.



LAUNDRY

1205: Laundry Sink Drain Trap

Box around laundry utility hookups should be properly installed.



Service/Repair

LAUNDRY

1208: Dryer Vented

Dryer vent hose should be shortened to prevent unnecessary kinking and airflow resistance.



BASEMENT

1506: Basement Floor

Some cracks were noted.



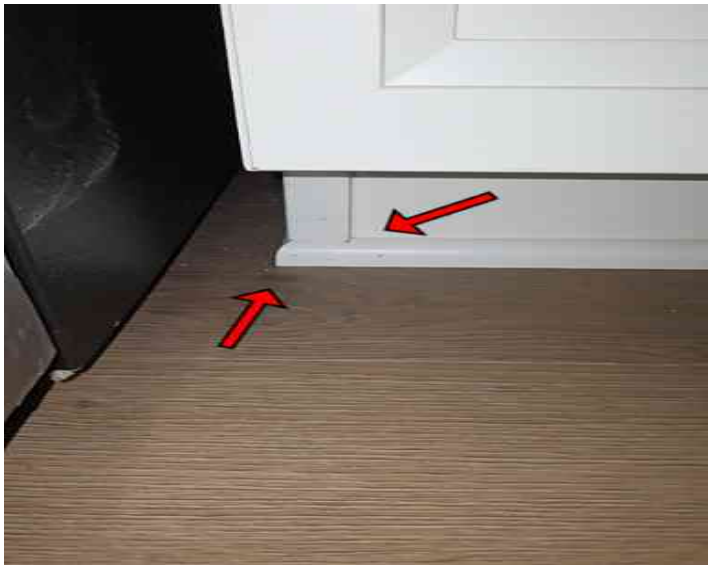
Some unintentional cracks noted in basement floor

Service/Repair

KITCHEN

1704: Kitchen Floors

Poorly finished trim should be repaired



Right of fridge

KITCHEN

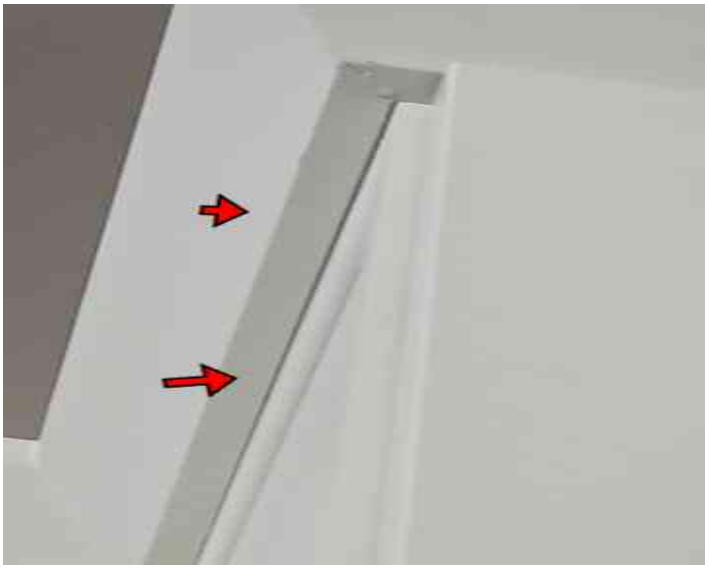
1708: Kitchen Cabinets

Gaps in caulk should be repired.
Gaps and Crown moldings
All gaps between trim and cabinets should be sealed
See photos for details and locations. Exposed nails should be repaired.

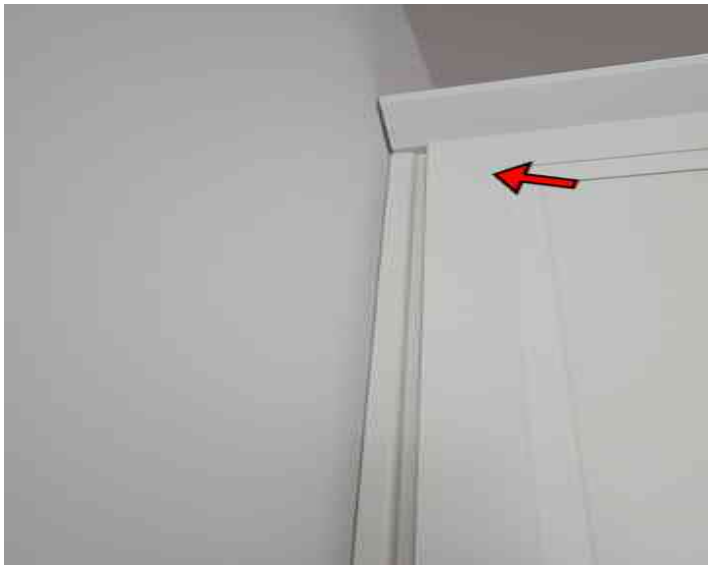


Gaps noted caulk and should be repaired.

Service/Repair



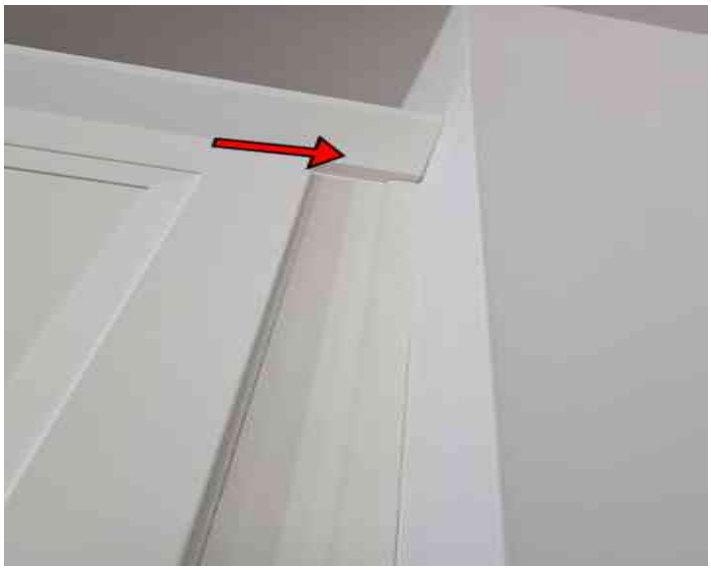
Gaps in trim



Gaps in trim

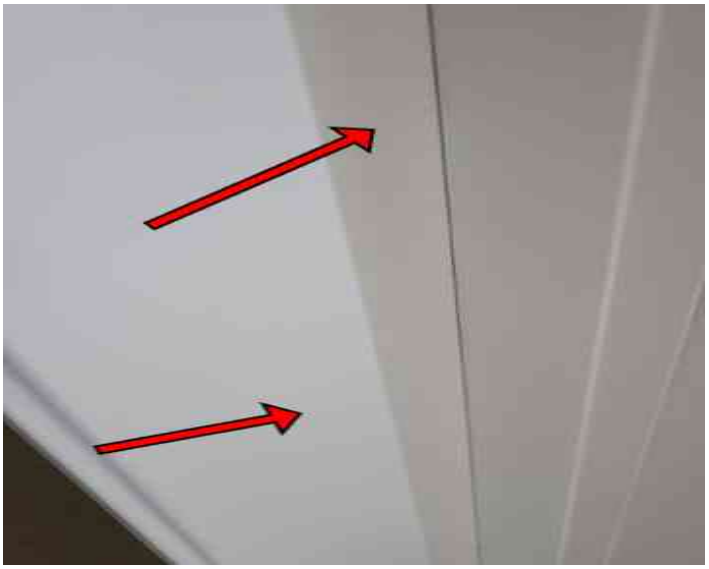


Unsealed nail holes noted



Gaps noted between crown molding and cabinet above stove

Service/Repair



gaps in trim.



Gaps and crown molding should be sealed



Ongoing work and kitchen area some unfinished trim



Gaps and trim

Service/Repair

BATHROOM

1902: Bathroom Doors, Windows

Poorly finished and damaged door should be repaired.
Poorly painted trim should be repaired



First floor full bath by garage

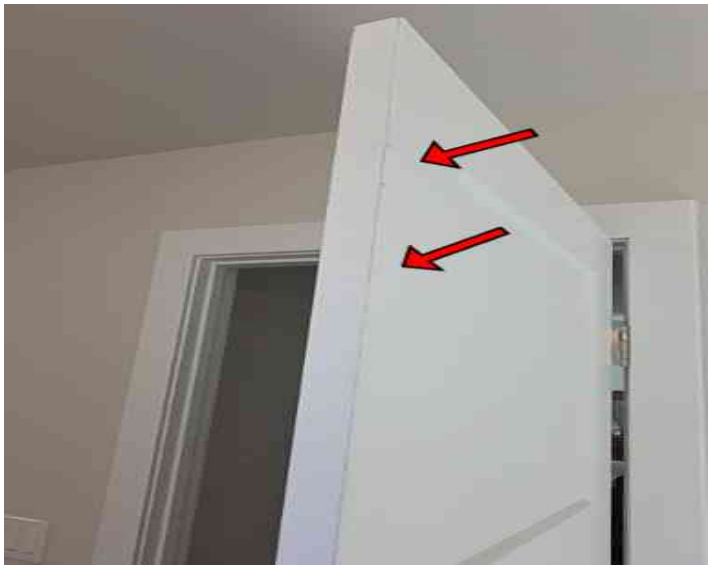


Second floor princess bathroom



Second floor hallway bathroom closet door

Service/Repair



Master bathroom entry door

BATHROOM

1904: Bathroom Receptacles

Receptical in Master bathroom was being installed at time of inspection
Recommend GFCI protected outlet near water.



Master bathroom right of vanity

Service/Repair

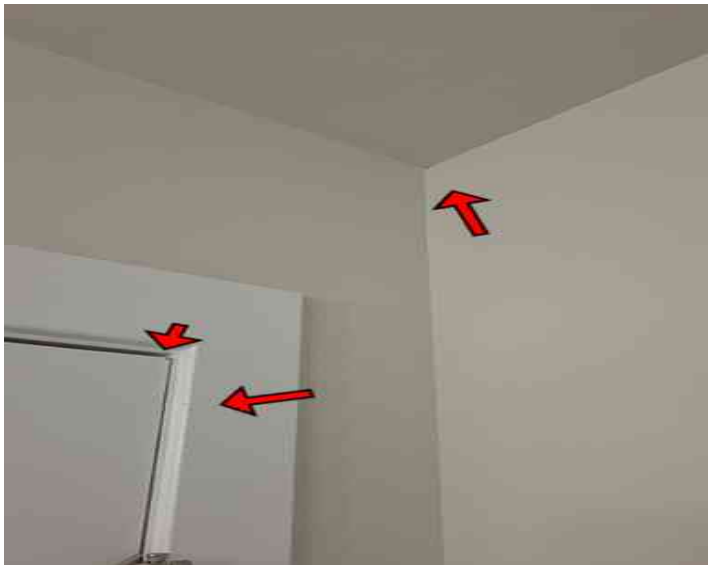


Master bathroom toilet

BATHROOM

1905: Bathroom Walls and Ceilings

Poorly finished walls should be repaired.



Second floor hallway bathroom

Service/Repair



Master bathroom toilet stall



Master bathroom toilet stall



Master bathroom



Master bathroom toilet stall

Service/Repair

BATHROOM

1910: Bathroom Sink Basin

Some gaps noted in Trim in basement bathroom.



Gsps were vanity meets wall



Second floor hallway bathroom



First floor full bathroom near garage

Service/Repair



Master bathroom left vanity

BATHROOM

1916: Bath Showerhead

tub spout is loose where it meets the wall and should be monitored.



The second floor princess bathroom

Service/Repair

BATHROOM

1918: Tub Wall Encl.

Areas of uneven tile on tub wall noted



Second floor princess bathroom

BATHROOM

1919: Bathroom Ventilation

Bathroom window lock not functioning properly and should be adjusted.



Master bathroom window

Service/Repair

BATHROOM

1920: Bathroom Floor

Mismatched shoe molding underneath bathroom vanity
Gaps and poorly finished areas noted all should be repaired.
Toilet supply line cover, not flush with floor should be repaired.



First floor full bathroom near garage gaps in trim



First floor full bathroom near garage gaps in trim



First floor full bathroom near garage gap under trim.

Service/Repair



Princess bathroom second floor gaps in trim



Princess bathroom second floor gaps in trim poorly finished.



Second floor hallway bathroom right of closet. Poorly finished areas.



Second floor princess bathroom Trim off floor.

Service/Repair

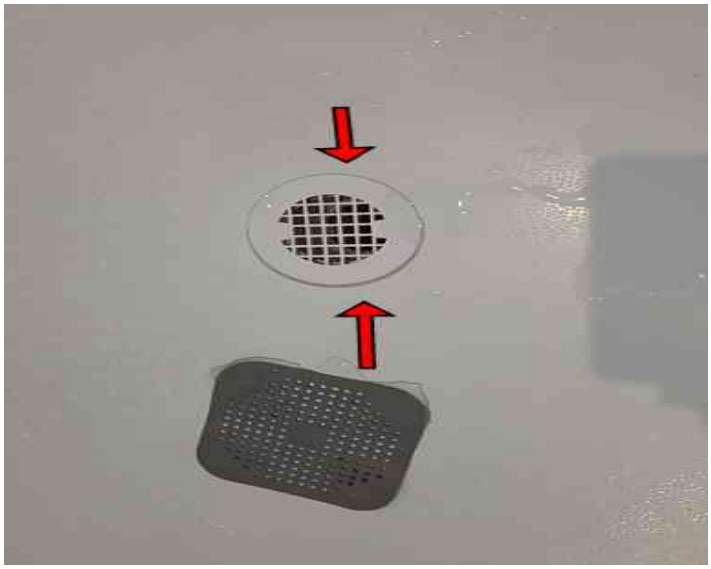
BATHROOM

1922: Shower Drain

Shower drain not seated flush and should be repaired master and first floor.



First floor full bathroom near garage



Master bathroom

Service/Repair

ATTIC

2008: Attic Floor Insulation

Insulation barrier in attic should be reinstalled



Insulation barrier and attic space should be reinstalled

ATTIC

2009: Attic Insulation Thickness

Insulation should be better spread.
Insulation has been removed from some areas and should be redistributed



Insulation should be redistributed

Service/Repair

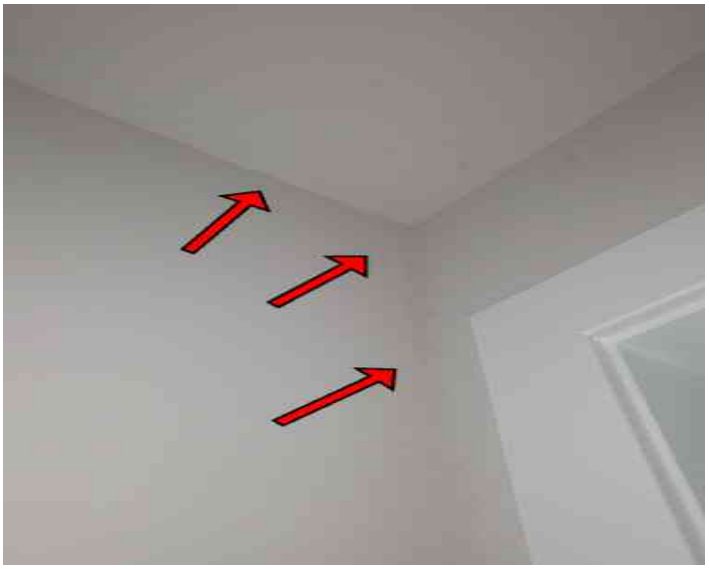
INTERIOR

2104: Interior Walls

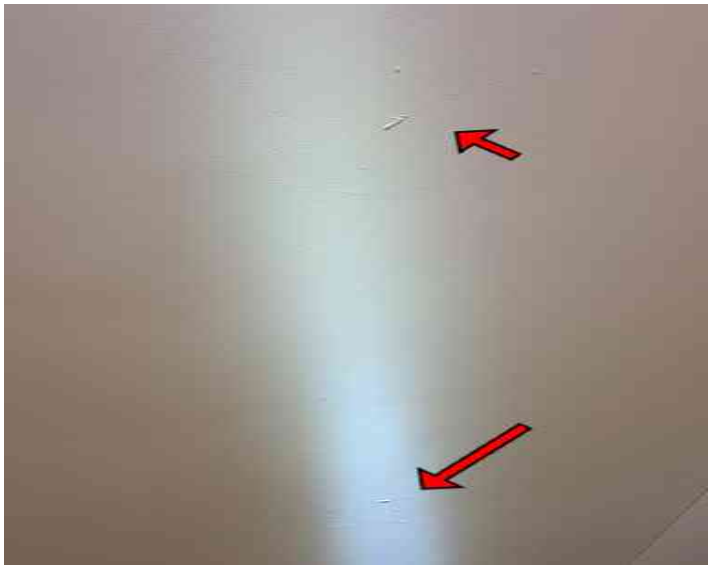
Typical drywall flaws were noted.
Some poorly finished areas were noted.



Right of entry doorway

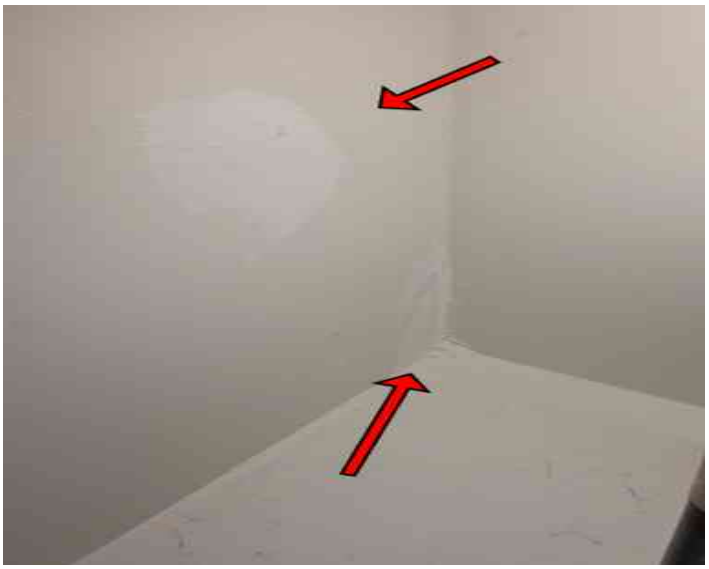


Pantry area behind kitchen

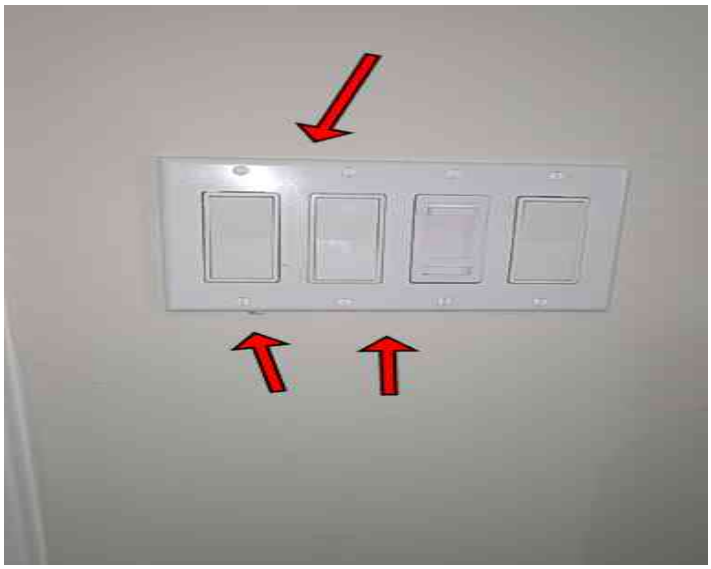


Back dining room wall

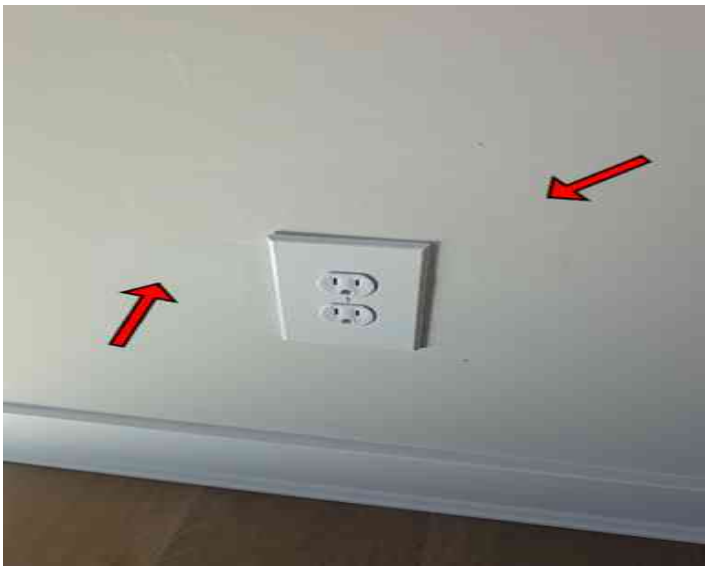
Service/Repair



Area left of pantry nook



Wall wright of back porch sliding doors



Back left bedroom first floor

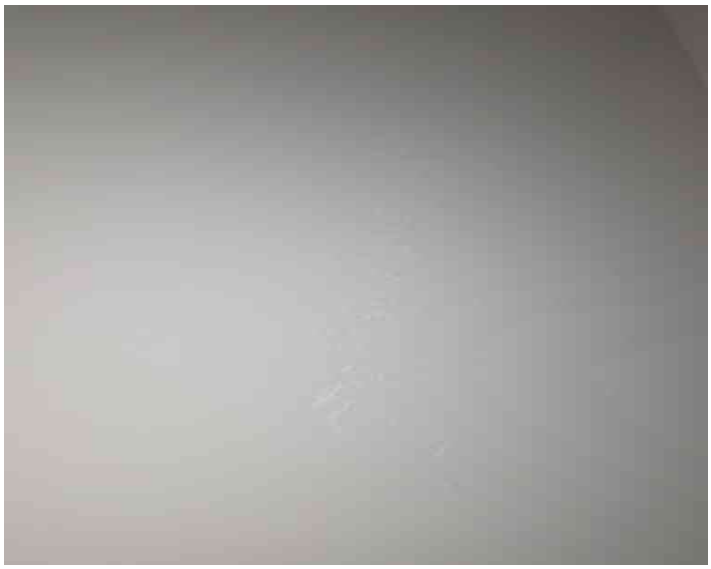


Area right of pantry nook

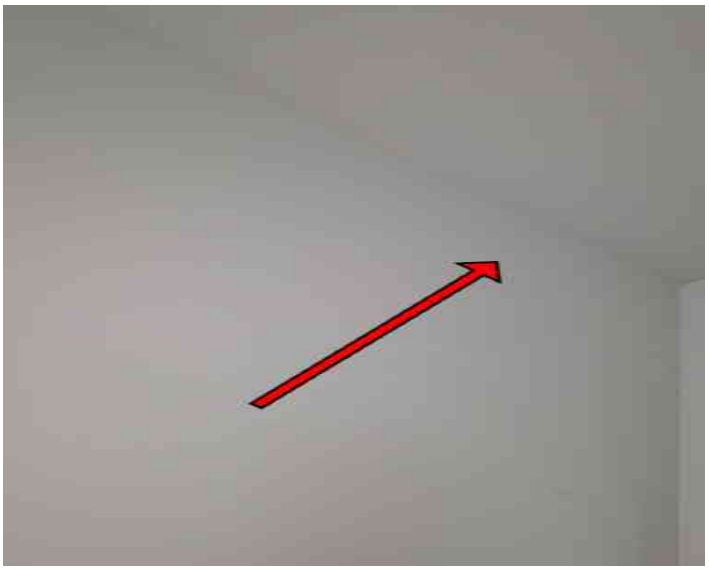
Service/Repair



Master bedroom corner right of door



Closet door near front door.

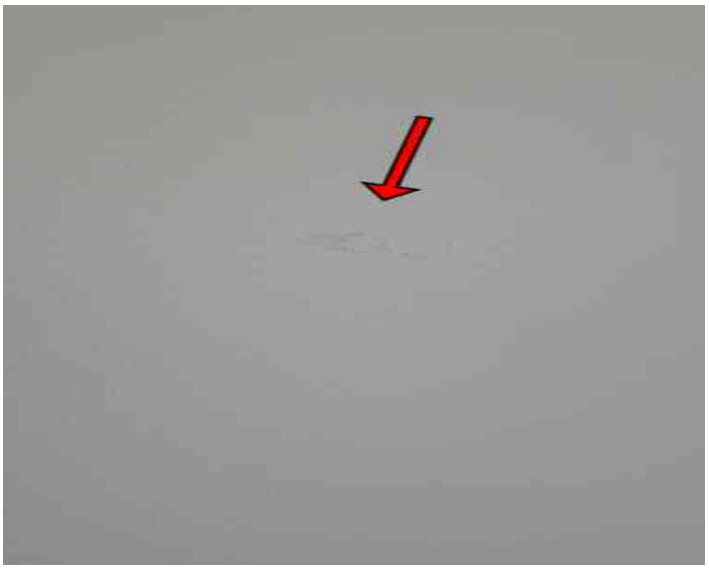


Poorly finished areas noted.

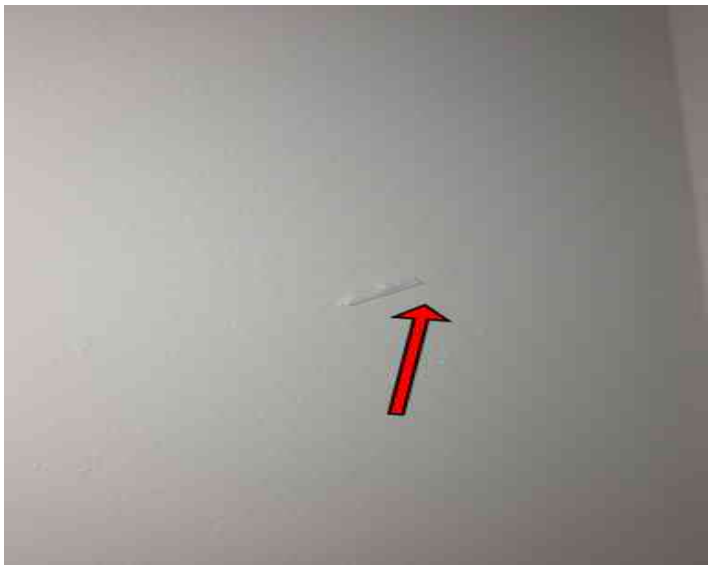


Laundry room

Service/Repair



Front middle bedroom above bed frame



Poorly finished wall near entry door up front, left second floor bedroom

INTERIOR

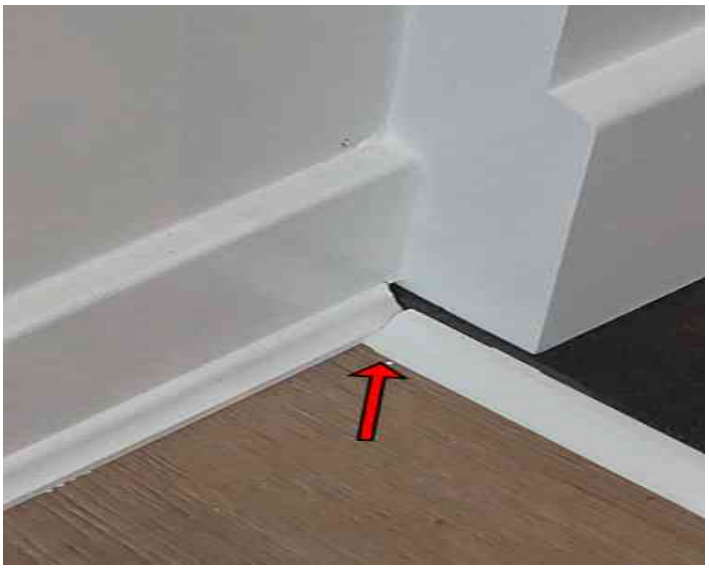
2106: Interior Floors

Missing cualk noted on trim should be repaired.
Floor vent insulation sticking out of floor.
Damaged vinyl planking signs of buckling.
Poorly finished trim, noted, and should be repaired.
Missing door stoppers should be replaced.



Area, right of bookshelf in office near front door

Service/Repair



Left of fireplace



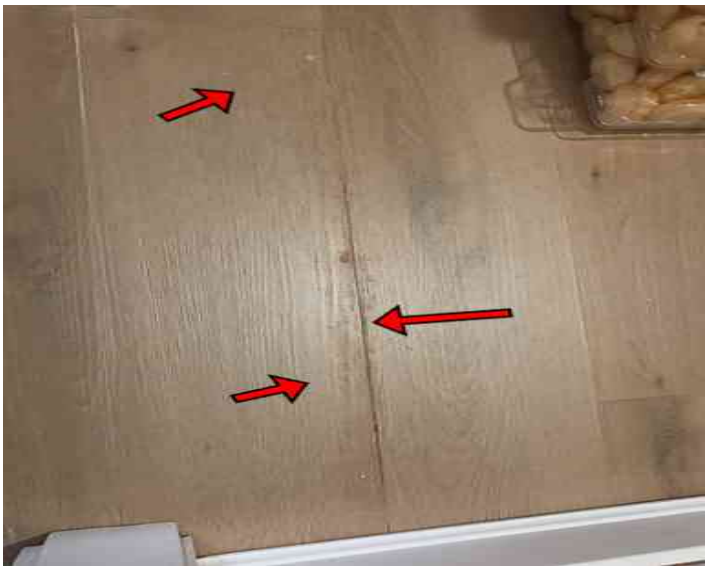
Poorly finished trim around fireplace



Back left bedroom first floor



Area left of pantry nook



Kitchen pantry closet entrance



Kitchen pantry closet

Service/Repair



Kitchen pantry nook right side

INTERIOR

2116: Closets/ Interior Doors

Rotated handle blocks noted in large number of doors



Pictures of basement door typical

Monitor/Maintain

EXTERIOR

0320: Caulking

Caulking should be improved.

0404: Gutter Type

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

Monitor/Maintain

ELECTRIC

0902: Main Electrical Service

Solar system including disconnect excluded.



Excluded

2105: Interior Ceilings

Typical drywall flaws were noted.

Inspection Definition/Limitation

GROUNDS

0207: Decks

Deck will be described as part of Porch system

0407: Runoff Drains

Location and condition of underground drains unknown.

0906: Main Electrical Distribution Panel Accessibility

Access limited and access should be improved.

1009: Interior Waste/Vent Pipes Primary Visable 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.

1504: Basement Foundation Walls Primary Visable type

Some cracks and water penetration.
Mostly concealed by finish work on insulation

Inspection Definition/Limitation

1512: Basement Insulation Visible Primary Type

Inspection limited by insulation.

BASEMENT

1514: Basement Drainage

The sump pump could not be tested due to sealed lid.



Bolted on lid limits inspection

1718: Range Oven

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

2002: Attic Accessibility

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

2014: Attic Exhaust

Due to insulation or other factors the vent/s were not visible.

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.

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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

Understanding How Reliable Home Inspection Service Classifies Deficiencies

Reliable Home Inspection Service (RHIS Inc.) is an independent inspection company. We are not a party to your real estate contract and are not governed by its terms, definitions, or classification language â€” including any definition your contract assigns to the term "major defect."

Our deficiency classification system has been developed and refined over more than 30 years of professional practice. We describe deficiencies in descending order of severity and anticipated cost of remedy, as follows: Major Defects (significant damage, system failures, or conditions requiring substantial repair or further professional evaluation); Safety Concerns; Service & Repair Items; Monitor & Maintain; and Report Limitations & Informational Notes.

Real estate contracts vary considerably in how they define and categorize defects. Some establish a dollar threshold; others define a defect as any condition that operates unsafely or not as intended; and others contain no defect language whatsoever, requiring a separate addendum. The classification language used in our reports is not designed to conform to, nor will it vary based on, the terms of any individual real estate contract or the definitions adopted by any real estate board or association.

If your contract requires that all repair items be classified as major defects, please be advised that our tiered classification system will not align with that contractual language. In that circumstance, every item within this report that involves a repair, correction, or further professional evaluation should be considered a major defect for the purposes of your contract and any related negotiations.

We recommend that you review your contract's defect definitions with your real estate agent or legal counsel.

INSPECTION DEFINITIONS/LIMITATION

Inspection Description/limitation

DEFINITION/LIMITATION
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Inspection Report Details

GROUNDS

Satisfactory — 0203: Walks - Concrete

Satisfactory — 0204: Steps - Concrete

Safety Concern — 0206: Porches - Other, Wood/Vinyl/Plastic

Poorly finished stone work noted on front. Some hammer marks and damage noted.nails should be set and sealed. Exposed fastener on rear porch stairs hazard. Poorly finished and damaged railing on rear porch. Stairs should be replaced. All gaps in trim at porch should be caulked. The seam between the porch and the home should be sealed to prevent moisture intrusion. No risers on rear porch stairs. Improperly installed hanger on rear porch stairs. Poorly finished on rear porch noted.

Inspection Definition/Limitation — 0207: Decks - Other

Deck will be described as part of Porch system

Service/Repair — 0208: Driveway/Parking Lot - Concrete

Some cracks noted.

Service/Repair — 0209: Retaining Wall - Brick

Some poorly finished areas of concrete noted at rear wall also cracked the wall needs help

Service/Repair — 0210: Hand Rail - Other

Other= aluminum poorly finished (damage to finish).

EXTERIOR

Service/Repair — 0301: EXTERIOR - General Comment

Vent is damaged at rear right corner of home

Satisfactory — 0302: Outside Outlets - Sample Number Tested

Satisfactory — 0303: Type of Building - Stone Veneer

Service/Repair — 0304: Exposed Foundation Primary Visable Type - Poured Concrete

Some cracks noted.

Service/Repair — 0306: Soffit\Fascia - Aluminum

EXTERIOR

Some uneven areas of drip edge noted and should be repaired. No gap were siding meets trim.

Service/Repair 0307: Grading - Inadequate

Soil should be sloped away from house to improve drainage. Some erosion and should be repaired.

Major Defect 0308: Siding - Hardie Plank

Open nail holes over electrical equipment and should be sealed. Poorly cut area at rear window left. Termination of siding against trim at rear of house at heater exhaust and should be repaired. Over and under driven nails and holes all should be evaluated and repaired.

Major Defect 0309: Masonry Walls - Stone

No caulk joint noted between stone work and base of garage door trim, all exterior walls should be evaluated and all needed repairs made.Missing caulk joints noted and should be repaired. Gaps in Mortar noted and should be repaired some exposed lath. Some loose and missing mortar joints noted and should be repaired. All exterior walls should be evaluated and all needed repairs made.

Service/Repair 0310: Trim Work - Vinyl

All gaps and trims should be repaired

Service/Repair 0311: Entry Doors - Fiberglass

Chips and damaged areas at the front door and should be repaired

Service/Repair 0313: Patio Doors - Sliding

Poorly finished caulk noted at rear patio door

Service/Repair 0314: Window Character Material - Vinyl

Damaged finish on rear window above patio door

Satisfactory 0315: Window Character Type - Double Hung

Satisfactory 0316: Additional Windows - Mixed Windows

Satisfactory 0317: Glass - Insulated

Satisfactory 0318: Windows Storm\Screen - MFG Screens

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

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

EXTERIOR

Caulking should be improved.

GUTTERS

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

Satisfactory — 0406: Sealed Downspouts - Some

Inspection Definition/Limitation — 0407: Runoff Drains - PVC

Location and condition of underground drains unknown.

Service/Repair — 0408: Splash Blocks - Plastic

Better Splash blocks or run off drains should be added. Splash blocks should be reversed.

ROOF

Satisfactory — 0502: How Inspected - Walk on Roof

Satisfactory — 0503: Roof Access Restricted - Not Restricted

Satisfactory — 0504: Roof Style - Gable

Service/Repair — 0505: Roof Covering Primary Type - Fiberglass asphalt shingle

Some uneven areas of sheathings and should be repaired. uneven shingles noted. Debris should be removed from roof surface.

Satisfactory — 0506: Approx. Age - 1 thru 5

Satisfactory — 0507: Number of Layers - 1

Satisfactory — 0508: Roof Ventilation System - Ridge

Satisfactory — 0509: Flashing - Aluminum

Satisfactory — 0510: Valleys - Asphalt

Satisfactory — 0511: Plumbing Vents - PVC

COOLING

Satisfactory 0702: Cooling System 1 Brand - Carrier

Satisfactory 0703: Cooling System 1 Tonnage - 2.5 Ton

Satisfactory 0704: Cooling System 1 Approx. Age - 2

Service/Repair 0706: Cooling System Coils and Fins - Damaged

Damaged fins noted.

Satisfactory 0707: Cooling System Electrical - Ext. Disconnect

Satisfactory 0708: Cooling Lines - Insulation

Satisfactory 0709: Condensate Drain - Plastic

Satisfactory 0711: Differential Temp 1 - Details

Return temp = 68 Supply temp = 50 Differential Temp = 18

Satisfactory 0713: Cooling System 2 Brand - Carrier

Satisfactory 0714: Cooling System 2 Approx. Age - 1

Satisfactory 0715: Cooling System 2 Tonnage - 2 Ton

Satisfactory 0716: Differential Temp 2 - Details

Return temp = 71 Supply temp = 54 Differential temp = 17

GARAGE

Safety Concern 0801: GARAGE - General Comment

Fire seal, not visible in garage and should be added to reduce risk of fire spreading into the living area

Satisfactory 0802: Garage Type - 3 Car Attached

Satisfactory 0803: Garage Exterior Walls - Same as House

Satisfactory 0804: Garage Fascia\Soffit - Aluminum, Other

Other = pvc

Satisfactory 0805: Garage Guttering - Aluminum

Satisfactory 0807: Garage Roof Framing Style - Gable

Satisfactory 0808: Garage Roof Framing Type - Conventional

Satisfactory 0809: Garage Electrical System - GFCI

GARAGE

Satisfactory — 0810: Auto Garage Door Lift Controls - Auto Opener, Electronic Eye, Auto Safety Reverse

Satisfactory — 0811: Garage Interior Walls - Drywall\Plaster

Satisfactory — 0812: Garage Interior Ceiling - Drywall\Plaster

Satisfactory — 0813: Garage Floor - Concrete

Service/Repair — 0814: Garage Doors - Overhead, Metal\Aluminum

Torn gasket noted at garage entry door and should be repaired also missing cap at threshold

ELECTRIC

Service/Repair — 0901: ELECTRICAL SYSTEM - General Comment

Missing knockout in right main panel poses a safety risk and should be sealed.

Monitor/Maintain — 0902: Main Electrical Service - Underground Lateral Cable

Solar system including disconnect excluded.

Satisfactory — 0903: Main Electrical Service Wire - Aluminum

Satisfactory — 0905: Voltage Available - 110 / 220

Inspection Definition/Limitation — 0906: Main Electrical Distribution Panel Accessibility - Restricted

Access limited and access should be improved.

Satisfactory — 0907: Main Electrical Distribution Panel Location - Garage

Satisfactory — 0908: Main Electrical Disconnect - Breaker

Satisfactory — 0909: Main Panel - 2 Panel System, 200

Satisfactory — 0910: Sub Panel - None

Satisfactory — 0911: Interior Wiring Visible Primarey Type - Copper 90 percent

Satisfactory — 0912: Type of Wire Visable Primary Type - Romex

Satisfactory — 0913: Grounding - Driven Rod

Satisfactory — 0914: Breakers in Use - Room for Expansion

ELECTRIC

Satisfactory — 0917: Inspection Sticker - Main Panel

Satisfactory — 0918: Panel Schedule Filled in - Filled Out

Satisfactory — 0919: Electrical Defaults - Main Panel

Satisfactory — 0920: Electrical Duplex Receptacles Primary Type - 3 Slotted

PLUMBING

Satisfactory — 1002: Water Source - Municipal

Satisfactory — 1003: Municipal Main Supply Size - 3/4

Satisfactory — 1004: Municipal Main Supply Type - Plastic

Satisfactory — 1005: Main Water Shut Off - Basement

Satisfactory — 1006: Main Gas Valve - Outside

Satisfactory — 1007: Interior Water Pipes Primaray Visible Type - PEX

Satisfactory — 1008: Waste System - Municipal

Inspection Definition/Limitation — 1009: Interior Waste/Vent Pipes Primary Visable Type - PVC

Most piping concealed supply and drain.

Satisfactory — 1010: Number of Outside Spigots - 2

Satisfactory — 1011: Type of Outside Spigots - Frost Free

Safety Concern — 1017: Sewer Injector Pump - Other

Poorly sealed cap noted on top of injector pit and should be repaired

W. HEATER

Satisfactory — 1103: Water Heater 1 Mfg. - Noritz

Satisfactory — 1104: Water Heater 1 Rated BTU Per Hour - 180.000+

Satisfactory — 1105: Water Heater 1 Approx. Age - 1

Satisfactory — 1106: Water Heater 1 Size - Tankless

Tankless Water Heater

Satisfactory — 1107: Water Heater Fuel - Gas

W. HEATER

Safety Concern — 1108: Water Heater Flue Pipe - PVC

Unsecured pipe noted at the top of heater for vent/ intake and should be repaired

Satisfactory — 1109: Water Heater Gas Piping - Valve On Off

Satisfactory — 1110: Water Heater Cold Water Valve - Present

Satisfactory — 1111: Temp. Pressure Relief Valve and Pipe - Present

Satisfactory — 1112: Condensate Drain - Plastic

Satisfactory — 1113: Water Heater Exterior Jacket - OK

LAUNDRY

Service/Repair — 1203: Laundry Sink - Plastic

Caulked joint between wall and laundry sink cracking and should be repaired. Proper fasteners should be used to adhere sink to wall.

Satisfactory — 1204: Laundry Sink Faucets - Tested

Service/Repair — 1205: Laundry Sink Drain Trap - PVC

Box around laundry utility hookups should be properly installed.

Satisfactory — 1206: Laundry Water Faucets - Single Handle

Satisfactory — 1207: Washer Drains - Trapped Line

Service/Repair — 1208: Dryer Vented - Wall

Dryer vent hose should be shortened to prevent unnecessary kinking and airflow resistance.

Satisfactory — 1209: Laundry Energy Source - 220 Electric

FURNACE

Satisfactory — 1302: Forced Air System 1 Mfg. - Carrier

Satisfactory — 1303: Forced Air System 1 BTU Per Hour - Other

40,000 BTU

Satisfactory — 1304: Forced Air System 1 Approx. Age - 1

Satisfactory — 1305: Forced Air System Energy Source - Gas

Satisfactory — 1306: Hot Air System - Direct Drive

FURNACE

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, Multi Zones

Satisfactory — 1313: Flue Piping - PVC

Satisfactory — 1315: Forced Air System 2 Approx. Age - 1

Satisfactory — 1316: Forced Air System 2 BTU Per Hour - Other

Other = 40,000 BTU

Satisfactory — 1317: Filter System - Disposable

BASEMENT

Satisfactory — 1502: Basement Type - Full Basement

Satisfactory — 1503: Basement Access - Interior Stairs

Inspection Definition/Limitation — 1504: Basement Foundation Walls Primary Visable type - Poured Concrete

Some cracks and water penetration. Mostly concealed by finish work on insulation

Service/Repair — 1506: Basement Floor - Cement

Some cracks were noted.

Satisfactory — 1508: Basement Structural Columns Visible Primary Type - Steel

Satisfactory — 1509: Basement Structural Beams Visible Primary Type - Steel

Satisfactory — 1510: Basement Ceiling Sub Floor Visible Primary Type - Particle BD.

Satisfactory — 1511: Basement Ceiling Joist Visible Primary Type - Conventional

Inspection Definition/Limitation — 1512: Basement Insulation Visible Primary Type - Perimeter Walls

BASEMENT

Inspection limited by insulation.

Safety Concern — 1513: Basement Wall Finish - Partially Finished

poorly finished areas noted Gap between stud and plate noted in mechanical space across from water heater finished areas. Some mold/mildew was noted in lowest level and should be 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 of cleanup/repair. Gaps and poorly finished areas in basement Cabinetry and should be repaired See photos for locations and details.

Inspection Definition/Limitation — 1514: Basement Drainage - Sump Pump

The sump pump could not be tested due to sealed lid.

KITCHEN

Satisfactory — 1702: Kitchen Walls - Drywall

Satisfactory — 1703: Kitchen Ceiling - Drywall

Service/Repair — 1704: Kitchen Floors - Vinyl Plank

Poorly finished trim should be repaired

Satisfactory — 1705: Kitchen Heating Source - Central

Satisfactory — 1706: Kitchen Cooling Source - Central

Satisfactory — 1707: Kitchen Doors Windows - Tested

Service/Repair — 1708: Kitchen Cabinets - Custom Wood

Gaps in caulk should be repired. Gaps and Crown moldings All gaps between trim and cabinets should be sealed See photos for details and locations. Exposed nails should be repaired.

Satisfactory — 1709: Kitchen Sink - Stainless, Other

Other =

Satisfactory — 1710: Kitchen Sink Faucet - Hot and Cold

Satisfactory — 1712: Kitchen Drain and Trap - PVC

Satisfactory — 1713: Garbage Disposal - Continuous Feed

Satisfactory — 1714: Dishwasher Approx. Age - 1/5

Satisfactory — 1715: Dishwasher Mfg. - GE

KITCHEN

Satisfactory — 1716: Trash Compactor - None

Satisfactory — 1717: Exhaust Fan Hood - Hood Exhaust

Inspection Definition/Limitation — 1718: Range Oven - Free Standing

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

Satisfactory — 1719: Surface Cooktop - Gas

Satisfactory — 1720: Kitchen Wall Receptacles - GFI Protected

Satisfactory — 1721: Kitchen Switches Fixtures - Fixed, Recessed

BATHROOM

Service/Repair — 1902: Bathroom Doors, Windows - Door/ Lock

Poorly finished and damaged door should be repaired. Poorly painted trim should be repaired

Satisfactory — 1903: Bathroom Electric Switches and Fixtures - Wall

Service/Repair — 1904: Bathroom Receptacles - GFCI

Receptical in Master bathroom was being installed at time of inspection Recommend GFCI protected outlet near water.

Service/Repair — 1905: Bathroom Walls and Ceilings - Drywall

Poorly finished walls should be repaired.

Satisfactory — 1907: Bathroom Heating Cooling - Central Sys

Satisfactory — 1908: Bathroom Sink Faucets - Individual

Satisfactory — 1909: Bathroom Sink Stopper - Pop-Up

Service/Repair — 1910: Bathroom Sink Basin - Porcelain, Cast Marble

Some gaps noted in Trim in basement bathroom.

Satisfactory — 1911: Bathroom Sink Drain and Trap - PVC

Satisfactory — 1912: Toilet Bowl and Tank - 2 Piece

Satisfactory — 1913: Toilet Operation - Flushes, Refills, Drains

Satisfactory — 1914: Bathtub Faucets - Single Lever

BATHROOM

Satisfactory — 1915: Bathtub Stopper - Other

Other = twist up/down

Service/Repair — 1916: Bath Showerhead - Standard

tub spout is loose where it meets the wall and should be monitored.

Service/Repair — 1918: Tub Wall Encl. - Ceramic

Areas of uneven tile on tub wall noted

Service/Repair — 1919: Bathroom Ventilation - Fan, Window

Bathroom window lock not functioning properly and should be adjusted.

Service/Repair — 1920: Bathroom Floor - Ceramic

Mismatched shoe molding underneath bathroom vanity Gaps and poorly finished areas noted all should be repaired. Toilet supply line cover, not flush with floor should be repaired.

Satisfactory — 1921: Shower Stall Walls - Ceramic Tile

Service/Repair — 1922: Shower Drain - Floor Drain Stall

Shower drain not seated flush and should be repaired master and first floor.

Satisfactory — 1923: Shower Faucets - Single Lever

Satisfactory — 1924: Number of Full Baths - 5

ATTIC

Safety Concern — 2001: ATTIC - General Comment

Hole cut in floor at walkway to heater in attic space should be patched back in once work is complete

Inspection Definition/Limitation — 2002: Attic Accessibility - Access restricted

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

Satisfactory — 2003: Attic Entry Access - Pull Down Steps

Satisfactory — 2004: Attic Access Location - Bedroom

Safety Concern — 2005: Attic Structural Framing Type - Trusses

ATTIC

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.

Satisfactory — 2006: Attic Structural Framing Spacing - 24 inches on Center

Satisfactory — 2007: Attic Sheathing - Particle Board

Service/Repair — 2008: Attic Floor Insulation - Blown

Insulation barrier in attic should be reinstalled

Service/Repair — 2009: Attic Insulation Thickness - 10 inches

Insulation should be better spread. Insulation has been removed from some areas and should be redistributed

Satisfactory — 2010: Attic Insulation Approx. R. Value - 30, 30 plus

Satisfactory — 2011: Attic Ventilation - Ridge

Safety Concern — 2012: Attic Wiring - Covered with Insulation

Some ongoing electrical work a ton of inspection

Satisfactory — 2013: Attic Vent Pipes - Vented Outside

Inspection Definition/Limitation — 2014: Attic Exhaust - Not Visible

Due to insulation or other factors the vent/s were not visible.

INTERIOR

Satisfactory — 2102: Interior - Living Room, Family Room

Satisfactory — 2103: Number of Bedrooms - 6

Service/Repair — 2104: Interior Walls - Dry Wall

Typical drywall flaws were noted. Some poorly finished areas were noted.

Monitor/Maintain — 2105: Interior Ceilings - Dry Wall

Typical drywall flaws were noted.

Service/Repair — 2106: Interior Floors - Vinyl Plank

INTERIOR

Missing cualk noted on trim should be repaired. Floor vent insulation sticking out of floor. Damaged vinyl planking signs of buckling. Poorly finished trim, noted, and should be repaired. Missing door stoppers should be replaced.

Satisfactory 2107: Interior Switches - Tested

Satisfactory 2108: Interior Fixtures - Properly Wired

Satisfactory 2109: Interior Outlets - Three Prong Grounded

Satisfactory 2110: Interior Heat Source - Tested

Satisfactory 2111: Interior Cooling Source - Tested

Satisfactory 2112: Interior Cabinets and Shelving - Accessible

Safety Concern 2113: Interior Fire Place 1 - Gas Log Fireplace

Missing grommet around gas line was noted and should be installed.

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

Rotated handle blocks noted in large number of doors

Satisfactory 2117: Smoke Detectors - One On Each Level

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.

Satisfactory 2119: Stairways - With Hand Railings

Safety Concern 2122: Windows - Operated, Tested

Window locks not latching properly. Bedroom window does not operate smoothly, and squeaks should be adjusted or repaired.

Satisfactory 2123: 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. Understanding How Reliable Home Inspection Service Classifies Deficiencies Reliable Home Inspection Service (RHIS Inc.) is an independent inspection company. We are not a party to your real estate contract and are not governed by its terms, definitions, or classification language â€” including any definition your contract assigns to the term "major defect." Our deficiency classification system has been developed and refined over more than 30 years of professional practice. We describe deficiencies in descending order of severity and anticipated cost of remedy, as follows: Major Defects (significant damage, system failures, or conditions requiring substantial repair or further professional evaluation); Safety Concerns; Service & Repair Items; Monitor & Maintain; and Report Limitations & Informational Notes. Real estate contracts vary considerably in how they define and categorize defects. Some establish a dollar threshold; others define a defect as any condition that operates unsafely or not as intended; and others contain no defect language whatsoever, requiring a separate addendum. The classification language used in our reports is not designed to conform to, nor will it vary based on, the terms of any individual real estate contract or the definitions adopted by any real estate board or association. If your contract requires that all repair items be classified as major defects, please be advised that our tiered classification system will not align with that contractual language. In that circumstance, every item within this report that involves a repair, correction, or further professional evaluation should be considered a major defect for the purposes of your

contract and any related negotiations. We recommend that you review your contract's defect definitions with your real estate agent or legal counsel.