

PROPERTY INSPECTION

SUMMARY REPORT

The Sample Report
6 Non Such Pl, New Castle Delaware

The following items are extracted from the full report and presented here as a summary for the readers convenience only. No representation is made that this is an all inclusive list of conditions that are important for consideration. For instance, ***maintenance, recommended upgrades, monitor and consult the seller*** recommendations may be noted in the body of the report only.

We highly recommend that the entire report including the standards of practice, limitations, scope of the inspection and inspection agreement be read as there may be other facts or conditions that may affect your conclusions or decisions. Any areas of uncertainty regarding to the contract should be clarified by consulting an attorney.

Each of these summary items will likely require further evaluation and repair by appropriate persons i.e.(licensed and qualified plumber, contractor, engineer, electrician, pest technician, etc.). We suggest that you obtain competitive estimates for these items ***before close of escrow.***

ATTIC

Roof Structure

Roof Structure Condition

Repair: Broken framing members were observed in one or more areas of the roof structure. Attention to the broken members is required to keep the structure sound. We recommend further review for a better understanding of replacement/repair costs and present condition.

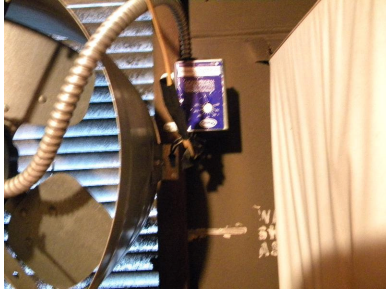
Repair: Sagging framing was noted in one or more areas of the porch roof structure. Attention to the framing is required to keep the structure sound. We recommend further review for a better understanding of replacement/repair costs and present condition.



Ventilation

Ventilation Condition

Repair: The wire for the attic fan is connected with an extension cord. This is a safety concern and should be repaired as required.

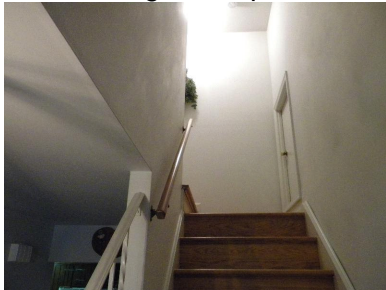


INTERIOR

Railings

Interior Rail Conditions

Safety Concern: The railings on the interior stairs were found to be loose. We recommend that all loose railings be repaired to ensure safe and proper operation.



BATHROOM(S)

Bathroom GFCI Locations

GFCI Condition

Safety Concern: The ground fault circuit interrupter breaker (GFCI) receptacle did not function as intended for the bathroom receptacles. This could pose a serious safety condition and we recommend that this faulty breaker should be replaced as soon as possible.



KITCHEN

Kitchen GFCI Location

GFCI Location

Repair: A ground fault circuit interrupter breaker (GFCI) was not installed for the kitchen as required. This could pose a serious safety condition and this shock protection device should be installed. We recommend that GFCI receptacle protection be installed according to current applicable standards as a safety upgrade wherever needed.



Appliances

Dishwasher Conditions

Repair: The dishwasher failed to respond to normal operating controls. We recommend correction as necessary.



LAUNDRY AREA

Laundry Provisions

Laundry Conditions

Further Review: The washer leaked when operated using the normal operating controls. We recommend repair or replacement.



HEATING & COOLING SYSTEM

Fireplace

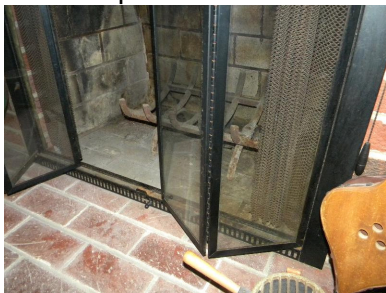
Fireplace Conditions

Repair: Our inspection of the fireplace revealed that the ash cleanout door was missing or damaged. We recommend repair of the door to keep out pests and moisture intrusion.



Damper

Repair: We found the door difficult to operate. We recommend that the damper be repaired to restore normal operation.



Firebox

Repair: The mortar in the firebox was soft and or damaged. Repair is recommended to extend the service life of the firebox.

