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Home Inspection:



**6 Non Such Pl
New Castle, DE**

Report Index

Report#

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INTRODUCTORY NOTES

REPORT LIMITATIONS:

THE WRITTEN REPORT IS THE PROPERTY OF THE INSPECTOR AND THE CLIENT AND SHALL NOT BE USED BY OR TRANSFERRED TO ANY OTHER PERSON OR COMPANY WITHOUT BOTH THE INSPECTOR'S AND THE CLIENT'S WRITTEN CONSENT. Absent written consent, the transfer of this report for use by a third party would also transfer any and all liabilities associated with the report to the transferee, the person who transmits the report to a party not named in the contract.

The client understands that the inspection report is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures.

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the building and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase.

The report expresses opinions of the inspector, based on his visual impressions of the conditions that existed at the time of the inspection only.

The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of the components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience. We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with the trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

This report is

CONFIDENTIAL, and is furnished solely for the use and benefit of the client. This report is not intended to be relied upon by any other party not named on the report and Inspection Agreement. Refer to the Inspection Agreement for the full terms, conditions and limitations of this inspection. Do not transfer this report to a third party without consulting that agreement as a transfer will in effect make enforceable any and all liabilities attributable to the report to the transferee. This inspection does not include compliance with building codes. If you want a 'code inspection' you'll need to talk to the local building department since they're the only people with the authority to do a code compliance inspection. We do not search public records and we make no comment on the legal uses of the property.

KEY TO THE TERMS USED IN THIS REPORT:

For your convenience, the following terms have been used in this report along with a suggestion or recommendation for action. All actions indicated should be evaluated and carried out by *appropriate persons*. An appropriate person is a person that is a licensed qualified professional, engineer, tradesman, or service technician.

Repair: Specific notation is made that the corresponding issue, item or system needs to be reviewed and corrected by competent repair personnel. This notation may indicate a need for immediate major repair which in most cases an *appropriate person* is needed.

Maintenance: Specific notation is made that the corresponding issue, item or system needs to be reviewed and maintained by competent personnel.

Recommended Upgrade: Specific notation is made that the corresponding issue, item or system should be upgraded to conform with newer safety and/or health standards.

Consult Seller: Consult the seller for past history/performance details and other specific information on the issue, item or system requirements.

Monitor: Item or condition should be monitored for future conditions that would suggest that a repair is needed. Consult an *appropriate person* prior to closing escrow if not familiar with the issue, item or system requirements.

Further Review: Complete confirmation and/or description of an issue, item or system could not be made by the visual observations of this inspector. We recommend additional evaluation by *appropriate persons* for a thorough understanding of the scope of the repairs or replacement that may be needed.

Safety Concern: The notation refers to a safety concern evident in an issue, item or system with which immediate correction is recommended. In most cases an *appropriate person* is needed.

"Adverse conditions": This notation refers to unfavorable conditions evident at the time of inspection which will require further review with any necessary correction performed by *appropriate persons*.

"Satisfactory", "Generally acceptable condition" and "Operational": When the report indicates that a component is satisfactory, operational or in generally acceptable condition, that means it appears capable of being used and is considered acceptable for its age and general usefulness. An item which is stated to be satisfactory, operational or in generally acceptable condition may show evidence and/or have additional notations, related to past or present defects. However, the item is considered to be repairable and give generally satisfactory service within the limits of its age.

Further definitions of terms can be found in the glossary of terms at the end of the Standards of Professional Practice For NAHI Home Inspectors which is attached to this report.

Other issues, items or systems not addressed in the standards of practice may be commented on in this report, but only as a courtesy to our client. Issues, items and systems *not* specifically addressed by the standards of practice are not addressable within the confines of the attached contract. Please refer to the attached NAHI **Standards of Practice** for general limitations and exclusions applicable to this report. Any and all information relayed or construed outside the NAHI

Standards of Practice in this report is to be considered incomplete, without certainty, and further review by an **appropriate person** is recommended.

Parties Present

The inspection of the building detailed in this report was at the request of Sample, our client. Representing our client at the time of inspection was sample realtor of Re/Max 1st Choice.

Our client and the client's agent were present at the time of the inspection.

The inspector of record was Ted Hinderer state of De. certification number #2006169. The contract was signed before the inspection report was presented to the client/agent by, Sample, our client.

Time & Weather Conditions

The inspection began at approximately 05:00 PM and ended at approximately 7:00 PM on April 26, 2010.

It was raining at the beginning of our inspection, and the outside air temperature was in range of 50-60 degrees F.

General Building Information

The type and/or style of the building being inspected is a free standing single family home.

The building is occupied and has personal possessions blocking the full view and access of the interior surfaces and floor coverings of the structure. Other areas generally blocked from view are the interiors sink base cabinets and closets. The inspection was limited in the areas blocked from view or from lack of access.

All the provided major utilities i.e.(gas, water, electric) for the building were on at the time of the inspection.

Orientation

For purposes of identification, comments in this report are written right, left, front and rear, as if the inspector were standing at the main entry door (front) of the property and looking into the building.

Remarks And/Or Notes

The sellers property disclosure sheets were not present at the time of inspection. Property disclosure sheets may have valuable information which may have relevant facts about current condition that cannot be readily seen by the inspector. We recommend that the sellers disclosure sheets be studied in full with any concerns being reviewed by an appropriate person.

Monitor: The current occupant has what may be called excessive possessions blocking the inspection process throughout the building. The inspection was limited by these conditions. Consult the seller as to the conditions of all areas that are obstructed from access or view.

SITE AND GROUNDS

SCOPE OF THE SITE INSPECTION:

The vegetation, grading, surface drainage, and retaining walls on the property when any of these are likely to adversely affect the building. Walkways, patios, and driveways leading to dwelling entrances. Attached decks, balconies, stoops, steps, porches and their associated railings.

Landscaping

The general landscaping along with the large site vegetation proximity if present, to the structure is well maintained and is in generally acceptable condition.

Site Grading - Drainage

The overall grading of the site around the building was satisfactory in that it appears to be draining the water away from the structure.

Monitor: The slope of the general site grading away from the structure was minimal. We recommend monitoring site drainage performance with repair as necessary.



Driveway

The driveway for the building was surfaced with asphalt. The driveway surfaces were in generally acceptable condition with any minor cracking of flatwork a cosmetic issue only.

Walkway

The walkways for the building were surfaced with a combination of brick pavers, and concrete. The walkway surfaces were in generally acceptable condition.

Entrance Cover

The entrance cover surface areas and/or walkways were surfaced with concrete. The entrance cover surfaces were in generally acceptable condition with any minor cracking a cosmetic issue only.

The roof surface materials for the entrance covering are an extension of the main structure roofing materials. Any deficiencies if present, will be commented on in the main roof section of this report.

Porch

The deck surface of the porch was covered by carpet, inspection limited. The porch surface was in generally acceptable condition with any minor cracking a cosmetic issue only.

The roof surface materials for the porch covering are an extension of the main structure roofing materials. Any deficiencies if present, will be commented on in the main roof section of this report.

The roof surface materials for the entrance covering was of similar material as the main roof structure. Any deficiencies if present will be commented on at the main roof section of the report.

ROOF

SCOPE OF THE ROOF INSPECTION:

The roof coverings, roof drainage systems, flashings, skylights, chimneys, and roof penetrations.

Roof Type

The building's roof structure or type is a "Gable" roof. Conditions existed which could be dangerous to the inspector, such as too high, or too steep a roofing pitch. Ice, snow or rain could make the surfaces of the roof too slippery to walk on safely. The roof was observed from the ground with binoculars. As such, our inspection should be considered a limited inspection with observations and conclusions drawn from what was visible using a limited view of the roofing materials. Poor weather conditions at the time of the roof inspection made a close physical inspection on the roof impractical.

Rooftop Material & Condition

The roof covering for this structure was three tab asphalt/fiberglass shingles. The nailing pattern for this installation is beyond the scope of a home inspection as lifting the shingles would break the shingles bond. The rooftop surface materials appear to be in generally acceptable condition for the age of the surface.

Rooftop Ventilation

The attic roof vents appeared to be in satisfactory condition.

Rooftop Flashings

The connection and penetration flashings were not fully visible to the inspector. However, the visible flashings appear to be in generally acceptable condition with no signs of current moisture entry. We recommend that the connection and penetration flashings be periodically examined for signs of leakage.

Chimney

The chimneys for the building were constructed with masonry block, and brick masonry. The chase stack lining of the masonry chimney(s) was made of clay tile sections.

The top of the chimney(s) was covered by a cement mortar cap. The chimney(s) top flue stack was covered by a metal combination rain and spark arrester cap. Access to all of the chimney's components was limited by the attached cap.

The chimney and it's exterior components were inspected from the ground with the aid of binoculars due to limiting factors such as damage or personal injury risks. All of the chimney's components were not visible and the inspection is limited. The chimneys and their visible associated components appear to be in generally acceptable condition.

Recommended Upgrade: A spark arrester and/or rain cap should be installed on the chimney flue stack top. This is a safety issue and should be addressed. We recommend that a spark arrester and/or rain cap be installed as an upgrade from its original configuration.



Roof Drainage Systems

The building has gutters or scuppers located on all sides of the rooftop perimeter that discharge runoff. The building's roof drainage system consisted of drip edges at all of the roof runoff perimeters. The roof drainage systems appear to be in generally acceptable condition however, they should be checked on a regular basis. The gutters appear to be in generally acceptable condition however, they should be checked for debris on a regular basis. Gutters and drains are often ignored, and leakage from them can cause significant damage to the house and foundation. Unless it is raining during the inspection we may not be able to see signs of such leakage. Gutters and drains need regular maintenance and cleaning to make sure that water flows through the system and then well away from the house. For some houses the gutters need cleaning several times per year (depending on landscaping).



Maintenance: The downspouts of the gutter system should be routed away from the buildings foundation. We recommend that the runoff be directed six feet away from the foundation. **Repair:** Sections of the gutters were damaged on one or more sides. We recommend that all damaged, rusted or rotted gutters should be repaired or replaced in accordance with industry standards.



Remarks On The Roof

This report is not intended to predict how long the roof coverings for the building or buildings will last or if the roofing components will be leak-free for their intended life expectancy. Leakage can develop at any time depending on rain intensity, wind direction, ice build-up and other factors. All roofs need annual inspection and periodic maintenance in order to last typical life spans. Generally, we can not tell if there is a roofing leak unless it is raining at the time of the inspection and there is active leakage.

ATTIC

SCOPE OF THE ATTIC, INSULATION & VENTILATION INSPECTION:

The ceiling and roof structures. The insulation and vapor retarders in unfinished spaces. The absence of same in unfinished space at conditioned surfaces. The ventilation of attic, mechanical ventilation systems and water penetration. Extreme heat and space constraints are common limiting factors and therefore the attic may not be fully inspected from the interior, a common practice is to examine from the hatch.

Attic Location And Access

The attic access panels were located at the wall of the hallway and at the ceiling of the master bedroom closet.

The inspector had limited access to the attic. Because of limited clearances and/or the potential for damage, our visual inspection of the attic was performed from the reasonably accessible areas only.

Ceiling Structure

The ceiling structure for the building consisted of joists, structural members which supported the finished ceiling. The viewable ceiling structures of the building were in generally acceptable condition.

Roof Structure

The roof structure for this building was a conventional, wooden rafter and ceiling joist system. The roof sheathing used over the structure in this building was plywood. The visible roof structure appears to be in generally acceptable condition except for the following:

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.



Insulation

The thermal insulation visible in the attic space was blown-in fiberglass. The thickness of the insulation in the attic space should yield an approximate thermal "R" value of 22. Visible insulation placed above the living spaces in this building appear to be installed properly and functioning as intended.

Maintenance: The attic space is under insulated. Current building industry standards require 8" to 10" of insulation. We recommend that the attic space be monitored and insulated as required.

Ventilation

The attic space was partially ventilated with a powered attic fan.

Further Review: A vent fan was observed in the attic space, however it was not tested. We recommend further review for a better understanding of present 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.



Condition of Attic

The attic space where visible was in generally acceptable condition. No adverse conditions could be seen by the inspector. However, insulation, components and restricted access prevent a full visual inspection. The inspection was limited in this regard.

Monitor: Stains were evident in the attic, the age of the stains could not be determined nor could we ascertain if the leak was active. No moisture was evident at the time of our inspection and we recommend that the seller be consulted for more information as the nature of the stains and any repairs made.

INTERIOR

SCOPE OF THE INTERIOR INSPECTION:

The entry doors, walls, ceilings, and floors. The steps, stairways, balconies and railings. Solid fuel burning systems. The countertops and a representative number of installed cabinets. A representative number of doors and windows. Water penetration and condensation.

Doors Interior/Exterior

The interior and exterior doors were properly installed and in generally acceptable condition except for the following:

Repair: The doors rubbed on their frames. We recommend adjusting, planing or sanding to restore the doors to proper function. **Repair:** Several of the buildings doors did not latch properly. We recommend review of all the buildings doors with repair as necessary to return the affected doors to proper operation.

Windows

The material used in the construction of the window frames of this building was plastic/vinyl.

Double hung windows were installed in this building. The window glazing (Number of Panes) in these windows is two, ("double glazed").

Storm windows, screens, storm doors, window and door coverings, shutters and other seasonal items are not inspected unless specifically documented. Broken seals on double pane window units are sometimes difficult to see and may not be reported. Heat efficiency is not a part of this inspection;

many older windows leak air. Some windows of the building may not have been accessible due to furniture or personnel items. We operated a representative sample of the windows and their associated hardware. The windows that were operated were found to be in generally acceptable condition.

Floor Coverings

All of the exposed interior floor coverings were in a generally acceptable condition at the time of inspection.

Further Review: Carpet or floor stain were observed at various areas. We recommend that all floor stains be removed as required. **Repair:** Minor floor covering damage was noted at various areas. We recommend that all floor damage be repaired.

Ceilings - Walls

The finished walls and ceilings inside of the building appear to be gypsum wallboard, commonly called "drywall". The finished walls and ceilings inside of the building appear to be gypsum wallboard, commonly called "drywall". Stress cracks if present, are typical and generally a cosmetic condition which will not be reported on unless severe in nature. Many factors contribute to this type of crack. Shrinkage and settlement are the primary causes. The interior walls and ceiling surfaces appear to be in generally acceptable condition.

Fans

The ceiling fans were operated and appear to be in generally acceptable condition.

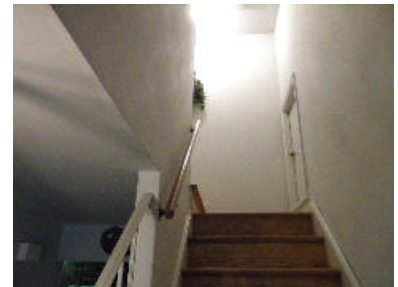
Stairs

The stairs were used several times during the inspection. No specific deficiencies were noted at the time of the inspection.

Railings

The interior stair railing(s) were installed correctly and were in generally acceptable condition except for the following:

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.



Smoke Detectors

The reachable smoke detectors were operated with their "test" buttons only. All of the tested detectors operated as designed. This method only verifies battery and horn function, but does not test the sensor unit. Smoke detectors are designed so that you can test them yourself on a regular basis (most manufacturers suggest monthly). More importantly, the test button only checks for power, it does not test the sensing mechanism. Older smoke detectors may not work even if they respond to the test button. We strongly suggest that you replace all older smoke detectors as a part of routine maintenance. **Recommend Upgrade:** Some manufactures recommend replacement every 5 yrs if

the seller can not provide the documentation on the smoke detectors and if they are over ten yrs old then its time to replace them. Smoke detectors over time can become desensitized and will not work properly. You should also test your smoke alarms once a month and change the batteries atleast twice per year.

Carbon Monoxide Detectors

Recommended Upgrade: As a safety upgrade, one or more carbon monoxide "CO" detectors could be installed in locations recommended by the manufacturer of the detector to make this building safer in the event of a CO leak.

Remarks On The Interior

The finished surfaces, hardware, windows and doors of the interior were found to be in generally acceptable condition. Any exceptions are noted above or in other specific areas of the report. Cosmetic flaws such as stained/worn carpet, marred surface finishes and worn paint that are apparent to the average person are not included in this inspection, although we may occasionally report them as a courtesy to our clients. Cosmetic flaws such as minor cracks and nail pops occur in all houses. These are typically cosmetic in nature and are caused by settlement and/or shrinkage of building components. Furnishings are not moved in the inspection process which limits the inspection to free areas, defects may be blocked from view.

BATHROOM(S)

SCOPE OF THE BATHROOM INSPECTION:

The countertops and a representative number of installed cabinets, lights and outlets. Sinks, plumbing fixtures and associated drain, waste and vent systems. The means of ventilation, functional flow, and functional drainage.

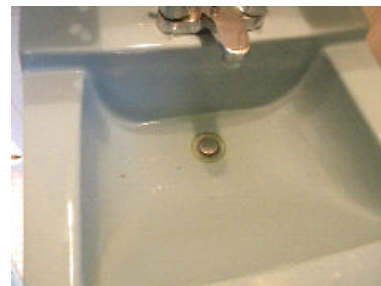
Cabinets/Countertops

Evidence of past leaks at the cabinet drain or supply connections is a typical condition at sink base cabinet locations and are considered acceptable unless severe in nature. The bathroom cabinets and countertops appear to be properly installed and are in generally acceptable condition.

Bathroom Wash Basins

All of the bathroom wash basins and related components i.e.(drain lines, stoppers, faucets and water supplies) were operational, and appeared to be in generally acceptable condition.

Repair: The hall bath wash basin drains were observed to be slow. We recommend correction as necessary.



Bathtub/Shower

The bathtub/shower surrounds and visible plumbing components were operational and appear to be in generally acceptable condition.

Repair: The up hall bathtub drain appeared to be slow. The drain line should be cleaned or otherwise repaired as necessary to restore proper operation.

Toilets

The toilet bowls, tanks, water supplies, fill valves and related components for the building were operational. The toilet bowls were found to be secure to the floor and to have a flush that appears normal.

Ventilation

The ventilation of the bathrooms was provided by exhaust fans which were operational at the time of our inspection.

Bathroom GFCI Locations

The GFCI location for the bathrooms of the building was at each separate bathroom.

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.

General Condition

The finished surfaces, hardware, windows and doors in the bathrooms were found to be in generally acceptable condition at the time of this inspection. Any exceptions are noted above or in other specific areas of this report.

Remarks On The Bathrooms

Repair: The bathroom did not have a gfci outlet we recommend repair as required.



KITCHEN

SCOPE OF THE KITCHEN INSPECTION:

The countertops and a representative number of installed cabinets, fixed or attached appliances, lights and outlets. Sinks, fixtures, functional flow, functional drainage and associated drain, waste and vent systems.

Cabinets/Countertops

Evidence of past leaks at the cabinet drain or supply connections is a typical condition at sink base cabinet locations and are considered acceptable unless severe in nature. The cabinets and countertops appear to be in generally acceptable condition for their age.

Sink

The kitchen sink and all of its related components i.e.(drain line, faucets and water supplies) were operated and appear to be in generally acceptable condition.

Kitchen 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

The kitchen appliances were briefly turned on where possible. A complete operational check was not performed nor was any calibration of temperature controlling devices made. A full and complete appliance inspection is beyond the scope of a home inspection. The inspection is not a warranty or guarantee that the appliances will continue to work nor were any attempts made to determine recalls. You should check the appliances again during a pre-closing walk-through. The following appliances were on site during this inspection:

The electric cooktop/oven was turned on with normal controls and found to be operational. The oven if present was turned on with the normal operating controls (Bake and Broil). No tests were performed to determine the full range of heat settings, calibration or self-cleaning modes.

The kitchen exhaust fan was found to be operational.

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



The garbage disposal was found to be operational and in generally acceptable condition.

The refrigerator appears to be in operating condition. The gaskets were checked and the temperature was cool to the touch. The interior is in generally acceptable condition. The presence of an icemaker or the condition of an icemaker is not within the scope of a limited appliance courtesy check, this item if present was not inspected.

General Condition

Appliances of the kitchen were observed to be nearing their expected service life, budgeting for new appliances is suggested. The finished surfaces, hardware, windows and doors in the kitchen were found to be in generally acceptable condition. Any exceptions are noted above or in other specific areas of this report.

LAUNDRY AREA

SCOPE OF THE LAUNDRY AREA INSPECTION:

Laundry room ventilation, appliance venting, energy sources, supply valves, drains, fixtures and faucets.

Laundry Provisions

Laundry provisions were located at an interior laundry area. A 240 volt receptacle was present at the laundry area for an electric clothes dryer. The provisions for the laundry appliances i.e.(supply valves, drains, gas supply, electric supply and dryer venting) if present, appear to be in generally acceptable condition except for the following:

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



Sink

The laundry sink and all of its related components i.e.(drain line, faucets and water supplies) appear to be in generally acceptable condition.

Laundry Room Ventilation

Laundry room ventilation was provided for by one or more wall vents to the exterior of the building, louvered doors or an open passage way to the interior space.

WATER HEATER

SCOPE OF THE WATER HEATER INSPECTION:

Water heating equipment, energy source, normal operating controls, automatic safety controls, flues, vents and piping condition.

Singular Water Heater Descriptions

The location of the water heater was in the basement, The energy source for the water heater was natural gas and the storage capacity of the tank was 40 gallons.

The name of the manufacturer or the brand name of this unit was Bradford White. The age of the hot water heater can usually be found in the serial number of the unit. This units serial number indicates that the date of manufacture was 2001.

Water Heater General Comments

The gas water heater and it's controls were operational and in generally acceptable condition. Water connections, temperature and pressure relief valve, discharge pipe, gas connections and venting were also observed to be in generally acceptable condition.

Remarks On The Water Heater

Hot water can cause severe scalding. After taking occupancy you should have your plumber adjust the water heater so it does not produce water hotter than 120 degrees F. Temperature Pressure Relief valves on water heaters are not tested during the inspection because they can fail to reset. Most manufacturers recommend regular testing to help assure safe performance. You should keep all combustibles away from the water heater; do not store paints or other chemicals in the same room.

PLUMBING SYSTEM

SCOPE OF THE PLUMBING INSPECTION:

Interior water supply and distribution systems including materials, supports and insulation, fixtures and faucets. Functional flow, functional drainage, cross connections, anti-siphon devices and leaks. The drain, waste and vent systems including materials, traps, supports, insulation, functional drainage and leaks. The fuel storage and fuel distribution systems including piping, supports and venting. The drainage sumps, sump pumps and related piping. The location of main water and main fuel shut-off valves.

Main Piping

Water and waste water service was provided by a municipal or community system. The waste discharge appeared to be to a municipal or community service system.

The water meter for the building was located at the street curb in front of the building. The water meter and the meter's flow sensor if present were observed, no apparent leaks were indicated or observed at the time of inspection.

The main water supply line/pipe material, which carries the water to the building was 3/4" copper. The visible main supply piping appears to be in generally acceptable condition.

The domestic water supply main shut-off valve was in the basement. The building's main water shut off valve was operated using normal hand pressure. Operation of the valve from time to time should keep it functional and maximize its useful life.

Distribution Piping

The visible water supply piping material on the interior the building, used to deliver water to the plumbing fixtures, was a combination of copper and galvanized piping.

Monitor: There was evidence of surface corrosion, but no leakage, at the exposed and accessible supply piping. This piping should be monitored for leakage and repaired if necessary.



The exterior hose bibbs were properly installed and in generally acceptable condition.

Drain Waste Vent Piping

Building waste lines sometimes experience blockages due to internal rusting, tree root penetration, laundry waste water lint, etc. A visual inspection cannot determine the condition of underground pipes or of pipes that have no running water available for testing such as a laundry drain. Washing machines are not within the scope of a home inspection, the drain line at this location may not be tested for functional drainage. The visible sanitary system drains through horizontal and vertical waste stacks. Drain piping within walls, ceilings or otherwise hidden can not be inspected as part of a visual inspection. By running the water we attempt to find the visible active leaks. Leakage, blockages or corrosion in underground and concealed piping cannot be detected by a visual inspection. Only the condition of the visible and accessible lines are noted in this report.

The visible drain, waste and vent piping within the building was a combination of at least two of the following; plastic, cast iron, asbestos and/or galvanized materials. Functional drainage was determined to be satisfactory by draining two fixtures simultaneously where possible. The system appeared to be in generally acceptable condition with no apparent signs of leakage or failure unless otherwise noted in another section of the report. We do not inspect sewer pipes buried outside the house. The likelihood and severity of problems is greater with older pipes. Newer pipes can have installation problems with cracks or separated joints. If you need more information about the condition of the sewer lines prior to closing you should have a professional plumber make a video inspection of their interior.

Monitor: The plumbing system waste pipe is a combination of galvanized and cast iron. Often times these materials will experience blockage and or leaks due to corrosion either on the surface or the interior. All thought there were not leaks or slow drains found at the time of the home inspection unless otherwise noted in the report, We do recommend monitoring the system as this condition could happen at anytime. If a blockage or leak does occur we recommend contacting a qualified plumbing contractor to repair as required.

Main Sewer Cleanout

A main sewer cleanout was located at the ground in the front of the building. Other cleanouts may exist but were not located.

Gas System Piping

The visible gas supply piping system should be wrapped or coated at the ground penetration. The visible gas line appeared to be in generally acceptable condition. Black gas pipe commonly lasts from 30 to 50 years depending upon soil conditions and grade of pipe used. Older homes may or may not have had the underground supply replaced. Gas pipes of older homes should be monitored for signs of leaks.

Remarks On The Plumbing System

The plumbing inspection consists of looking for visible signs of problems and checking fixtures for functional flow and drainage. In other words: "Is it working or not?" Pipes that are concealed in walls, floors and ceilings or that are buried below soil can not be evaluated. Please keep in mind that leaks can and do occur at any time without warning. You should expect to have drips, leaks and toilets fixed from time to time.

ELECTRICAL SYSTEM

SCOPE OF THE ELECTRICAL INSPECTION:

The service drop, service entrance conductors, cables, and raceways. The service equipment, service grounding and locations of main disconnects. The amperage and voltage rating of the service. The interior components of service panels and subpanels including the conductors, over-current protection devices, and ground fault circuit interrupters. A sampling of a representative number of installed lighting fixtures, switches and receptacles. The wiring methods and the presence of solid conductor aluminum branch circuit wiring.

The inspection does not include: low voltage systems, telephone, cable or satellite TV systems, sound systems, intercoms, data/communications wiring, security systems, timers, sensors, lightning or surge protection systems or testing of smoke alarms. The hidden nature of the electrical system prevents inspection of many components.

Service Entrance

The main electrical service drop from the utility pole to the building was observed to be in acceptable condition at the time of our inspection.

Meter - Main Panel

The electric meter and exterior main panel were observed to be in satisfactory condition and securely attached. The electric meter and main panel were located at the building's exterior rear side.

The main electrical service conductor was made of aluminum. The visible branch circuit wiring conductors in the 120 volt circuits were made of copper. The 240 volt circuits were installed utilizing copper or aluminum conductors. The use of stranded aluminum conductors in sizes of #8 (ampacity of 30) and larger is a standard acceptable trade practice in electrical systems. The visible type of wiring was "Romex", (a non metallic 3 wire cable).

The service voltage available to this building was single phase 120/240 volts. Branch circuit overload protection was provided by circuit breakers and the available ampacity provided through the service was 150 amps.

The grounding wire(s) for the service were partially visible and appeared to be in satisfactory condition. The grounding wire destination(s) were unknown.

The main disconnect of the electrical system was a single throw main breaker in the main service panel.

Maintenance: The circuitry in the main panel was partially labeled. Each circuit should be identified, allowing individuals unfamiliar with the equipment to properly operate the equipment if necessary. When an opportunity arises, accurately labeling the circuits by operating the breakers is recommended.

Receptacles

A random selection of accessible receptacles were observed and found to be in acceptable condition at the time of the inspection.

Switches

A representative number of switches were operated and were determined to be in generally acceptable condition.

Lights

The light fixtures in this building appear to be installed properly and were observed to be in generally acceptable condition.

Ground Fault Circuit Interrupters

Recommended Upgrade: GFCI (Ground Fault Circuit Interrupter) protection was not installed at all required receptacles according to current electrical standards. We strongly recommend that GFCI protection be installed according to current applicable standards to improve the margin of electrical safety for this building.

Wiring Conditions of Note

Repair: Exposed wiring was observed at the main attic. We recommend that any electrical wiring which is exposed to damage and human contact be enclosed or otherwise protected according to current applicable standards for safety.

General Comments

The electrical system including breaker compatibility and wire sizing was observed to be in generally acceptable condition. No unsafe conditions were observed in the readily accessible portions of the installation except for those which have been documented elsewhere in the report.

HEATING & COOLING SYSTEM

SCOPE OF THE HEATING AND COOLING SYSTEM INSPECTION:

The installed heating and cooling equipment including, energy source, automatic safety controls, normal operating controls, venting systems, solid fuel heating devices, flues and chimneys. The heat/cooling distribution systems including fans, air handler, pumps, ducts and piping with supports, dampers, insulation, air filters, registers, radiators, fan coil units and convectors. The presence of an installed conditioned air source in each habitable room.

Heating System

The type of gas supplied to the heating unit was natural gas. The heating system for this building was a gas forced air furnace. Heat exchanger integrity is not confirmed during the inspection. However, the heat exchanger flame pattern if visible was checked for appearance. A carbon monoxide test was performed at one or more registers, no carbon monoxide was found in the air stream.

The location of the heating unit for this building was in the basement/crawl space.

The name of the manufacturer or brand name for the heating unit(s) was Lennox. The age of the heating system can usually be found in the serial number or data tag of the unit. This units serial number or data tag indicates that the date of manufacture was 1988.

The size of the heating unit for this building as measured in (British Thermal Units) BTU's was 85,000.

The unit was operational, appears to be properly installed and in generally acceptable condition. The complete evaluation of combustion chamber/heat exchangers is technically exhaustive and is beyond the scope of a home inspection. Safety controls and system controls were tested and the unit responded as designed unless otherwise noted below.

Further Review: The furnace appears to be older and may need replacement in the near future. We recommend that you budget for replacement.

Further Review: The heating unit was observed to have an associated humidifier. The humidifier was not in use at the time of inspection. The unit appeared to be abandoned or winterized. We recommend further review for a better understanding of replacement/repair costs and present condition.



Cooling System

This building is cooled by a split type, or remote type, central air conditioning system. This means the compressor, is physically separated from the air handling unit with the cooling coil mounted within or adjacent to the furnace. The compressor for the cooling system was located at the exterior left side of the building.

The manufacturer and age of the unit(s) was describe in the heating section of this report.

The measure of cooling capacity for the cooling system as measured in tons was 3 tons.

The air conditioning system(s) responded to normal operating controls and the air temperature drop observed at the air supply and return was in a range consistent with proper functioning of the system. The HVAC safety disconnect, wiring, suction line insulation, compressor pad or supports and visible condensate drain lines also appear to be in generally acceptable condition.

Monitor: The cooling system is nearing the end of its service life and will require replacement in the near future. We recommend that you budget for replacement.

Distribution System

Every habitable room in this building has a visible means of supply for conditioned air. A random check as to air flow was performed on accessible registers. Not all registers were checked nor was test equipment used. An inspection as to the amount of air flow and it's adequacy is beyond the scope of a home inspection.

The registers for the heating and cooling system were observed to be in place and properly secured to the surface. Also, the ductwork where visible was observed to be properly supported and in generally acceptable condition with no obvious separations or damage.

Filters

The air filter for the heating and ventilation system was located below the furnace air handler. The air filter servicing the HVAC equipment was a washable type air filter. Washable air filters should be cleaned every two months at a minimum when pets are present.

The air filter or filters were clean and in generally acceptable condition at the time of inspection. Air filters should be changed monthly during the heating season, or more often if necessary (also during the cooling season if there is A/C). A clean filter is vital to maintaining the system and prolonging the life of the equipment.

Controls/Thermostats

The type of thermostat(s) for the heating system consisted of one or more wall mounted programmable control. The controls and/or thermostats were operated but not tested for calibration. All of the controls were in operating condition, properly place and in generally acceptable condition.

Fireplace

The fireplace type for the building was masonry.

The following parts of a fireplace are not fully visible and therefore not inspected. The interior of flues and chimneys, fireplace surrounds, automatic fuel feed devices and heat distribution systems (gravity or fan assisted).

The fireplace and its components appears to be in generally acceptable condition except for the following:

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.



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



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



Remarks On Heating & Cooling

HVAC equipment can fail at any time without warning, including the day after the inspection. All systems should be professionally cleaned and serviced on an annual basis to ensure safe, reliable operation and to maximize the life of the equipment. Inspection of the HVAC system consists of visually examining readily accessible areas and verifying that the system responds to the thermostat. A detailed evaluation of the furnace heat exchanger requires specialized equipment and disassembly, and is not included in this inspection. Further evaluation by a heating and cooling professional may reveal defects that were not readily apparent to the inspector.

STRUCTURE

SCOPE OF THE STRUCTURAL AND EXTERIOR INSPECTION:

The structural components including foundation, under-floor crawl space, water penetration and ventilation of crawl space. The floor structure and wall structure. The exterior wall cladding, flashing, trim, eaves, soffits, and fascia.

Many parts of the structure are concealed behind finished surfaces or are buried below grade. Therefore, much of the structural inspection consists of looking for signs of deterioration or movement. If there are no visible symptoms then hidden problems may go undetected.

Foundation

The foundation of the building was not visible to the inspector. However, the visible perimeter of the concrete slab or stemwall was observed to be in generally acceptable condition with any small cracks cosmetic in nature only. Expansive soils are generally found in this area. These clay minerals act like a sponge and swell when water is added. This swelling can cause major structural damage. We strongly suggest that you keep dry landscaping or drought tolerant landscaping without irrigation (also called "Xeriscape") for at least the first 5 feet around the house (or more if there are signs of expansive soil problems). Lawn irrigation should be minimized. You should pay particular attention to any gutter and grading improvements that may be identified elsewhere in this report.

Basement

The basement was accessible and entered. The foundation walls used for the structure were concrete block. The support structures in the basement were piers and/or posts. The basement was dry with no evidence of past water entry and was observed to be in satisfactory condition.

Floor Structure

The floor structure consisted of a wood subfloor over a series of wooden joists. The floor system was concealed by finished flooring and could not be visually inspected. The floor structure exhibited characteristics that indicate a generally acceptable condition. In the areas where the floor framing was visible, all components were properly installed and in acceptable condition.

Structure - Exterior

The exterior walls of the structure were constructed with frame construction. The wall structures of the building were observed to be in satisfactory condition.

Monitor: The wall structure exhibits minor to moderate step cracks at several sides. We recommend that the cracks be monitored for movement. Cracks more than a 3/16" wide will require further review for a better understanding of replacement/repair costs and present condition.

The exterior wall cladding of this building consisted of exposed masonry, and vinyl siding. You should routinely check the outside of the house. Exteriors need regular maintenance to stay sealed against the weather. There can be hidden damage when the exterior is not sealed or is poorly finished, damaged or decayed. Areas with little or no roof overhang need particular attention. Heavy vegetation should be kept trimmed since it can cause or hide damage.

The exterior wall surfaces were in generally acceptable condition with any minor cracks or blemishes a cosmetic condition only.

Repair: The exterior wall surfaces were in need of caulking at all cracks, gaps, and openings. Attention is recommended to guard against water intrusion, repair as necessary.



Trim

The trim on this building was in generally acceptable condition with any small defects cosmetic in nature only.

Maintenance: Caulking at the window/door perimeters is needed. Attention to the sealing of perimeters is recommended to keep out moisture intrusion and insects.

Flashing

The flashings for the exterior of the building were not fully visible and the inspection was limited. No visible outward signs of failure at the flashings were evident at the exterior of the building. We recommend that the flashings be monitored and repaired as necessary.

Fascia - Eaves - Soffits

The fascia and eave/soffit of the building were observed to be in generally acceptable condition.

Soffit/Gable Ventilation

The attic or enclosed rafter space was ventilated at the eave with soffit panel vent screens. The building's ventilation components were observed to be in generally acceptable condition.

Exterior GFCI Location

Ground Fault Circuit Interrupters:

A ground fault circuit interrupter (GFCI) is a special device that will shut off electricity to a circuit when a particular unsafe condition occurs. The GFCI protection device may take the form of a circuit breaker in the electrical panel or be combined with an electrical outlet. These are normally installed to protect outlets near a source of water. Outlets in kitchens, bathrooms, crawlspaces, basements, exterior locations and garages should be GFCI protected.

Recommended Upgrade: A ground fault circuit interrupter breaker (GFCI) was not installed for the exterior of the building. 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.

PARKING STRUCTURE

SCOPE OF THE PARKING STRUCTURE INSPECTION:

Fire separation, walls, ceilings, floors, doors, door openers, and safety controls.

General Garage

The interior walls and ceiling of the garage were finished off with drywall or other finish materials.

The garage was attached and part of the overall building structure. The garage was in generally acceptable condition with any small cracks in the concrete floor cosmetic in nature only.

Overhead Garage Doors

The garage overhead door(s) operated using the normal operating controls. The opener if present, functioned as designed and appeared to be in good condition. The automatic reverse feature should be tested regularly (most manufacturers suggest monthly). A door that doesn't reverse properly can cause severe personal injury or damage. Read the owner's manual for more information.

All the associated hardware and safety controls (if present), of the door and opener (if present), were observed to be in generally acceptable condition.

Fire Separation

The firewall separation including the door from the garage to the interior appears to be satisfactory however, the resistance of the materials making up the firewall were not verified.

Garage GFCI Location

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

INSPECTION SUPPORT

SUPPORT AFTER THE INSPECTION

Who Should Make Repairs? Repairs should be made prior to closing by qualified licensed contractors who will offer a warranty on their work. The contractors should look for additional defects that may not have been apparent during the inspection. Using qualified licensed contractors is the best way to make sure that any additional defects are properly addressed. You should consult the terms of any sales contract to determine who is responsible for making any repairs. Quality Home Inspections offers no representations about your rights or obligations under any sales contract.

Re-Inspection Policy: Our clients sometimes ask us to re-inspect problem areas after repairs are made. We have a minimum fee of \$125 for this service. This fee covers a re-inspection of any documented issues in the summary report.

Criteria: The repair work must be performed by a licensed contractor. The contractor must provide a receipt that indicates the contractor's license number, the type and quantity of materials used, and a description of the work performed. The receipt must also state whether or not the work is warranted, how long the warranty lasts, and whether or not the warranty extends to the new owner. These documents should be available at the house when we arrive for the re-inspection. Items for reinspection without this documentation can not be verified as to proper installation or repair. Sorry, repairs done by unlicensed contractors or amateurs will not be approved by our inspection services as completed as required. Further review of all work done by unlicensed contractors or amateurs by others, namely licensed contractors is recommended.

Your Questions: We'll do our best to answer your questions during and after the inspection. All we ask is that you read the whole report first including the scope of inspection at each section. Calls during business hours are preferred. Sometimes we're available during the evening, but not always. Most questions can be answered in one call, but sometimes we have to go back to the office to look over your report. We'll do our best to answer any question the day you ask it.

The Questions Of Others: If a seller, a seller's representative, or a seller's repair person calls us with questions about your inspection, we'll politely give them the same information that is contained in the report "verbatim", unless you're in on the conversation. We'll suggest that they call us back after setting up a conference call with you if they wish to consult or infer meaning into the report that is not written. If a seller or repair person calls and asks us how to fix something, we'll politely decline. It's not because we don't know how to fix things, it's because there can be more than one correct way and also the communication of describing how the repair is to be made is always circumspect. It's also to protect you from unqualified repair people, and to protect us from people who might just forget what we told them between the phone and the actual job.

Common Environmental Concerns

A standard home inspection does not include any screening for potentially hazardous or toxic substances or biological hazards. Here are some things you may want to know. This is presented for your information only, and is not intended to be a representation or warranty by Quality Home Inspections.

Carbon Monoxide: Carbon monoxide, which can be fatal, can be produced by any thing with a flame (such as ranges, dryers, fireplaces, furnaces and water heaters). All gas appliances should be professionally serviced on a regular basis (see the manufacturer's instructions). Thorough carbon

monoxide testing of a house is a specialized service, and Cornerstone Inspection, LLC does not test for carbon monoxide. You are strongly encouraged to install carbon monoxide detectors. They are readily available from hardware stores for a reasonable cost.

Radon Gas: Radon is a radioactive gas that is odorless, tasteless and invisible. It occurs naturally in soils and rocks, and enters houses through the foundation or through well water. The Surgeon General has warned that radon is the second leading cause of lung cancer. The Environmental Protection Agency (EPA) recommends testing for radon in all houses below the 3rd floor and fixing houses with elevated levels of radon. Quality Home Inspections does not test for radon. For more information read the booklet 'Home Buyer's and Seller's Guide to Radon' published by the EPA and available on the internet at <http://www.epa.gov/iaq/radon/pubs/hmbyguid.html#Contents>

Mold: Mildew, mold or fungus growing in any building is a sign of a moisture problem. The source of the moisture should be found and corrected. Some types of mold have been linked to health effects for some people. Effects range from mild to severe. Mold has become a controversial issue among home inspectors, lawyers, and experts in the field. At this time there are no acceptable or unacceptable levels of mold exposure set by the Centers for Disease Control (CDC), the EPA, or any other authoritative source, nor are there widely accepted standards for obtaining a sample. Test results can have varying interpretations, depending on the tester/interpreter's personal opinion. We believe the testing and interpretation of mold issues should be left to the true experts in the field such as doctors and industrial hygienists. This is why Quality Home Inspections does not inspect or test for mold or other environmental/biological hazards (as stated in the Inspection Agreement). If you have concerns about mold or other indoor air quality issues you should contact specialists in the field such as your doctor, an industrial hygienist, the CDC, the EPA, and other true experts. You should be prepared to receive differing opinions from different experts. You can find more information on the internet from the CDC at <http://www.cdc.gov/nceh/airpollution/mold/default.htm> and from the EPA at <http://www.epa.gov/iaq/pubs/moldresources.html>