

DelValley Home Inspections LLC

Professional, Thorough, Informative

4 Lindberg Ave. , Wilmington, De 19804
Tel: (302)494-1294 Fax: (302)995-0956

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Sample Report

INSPECTION ADDRESS

3465 Kent St, Wilmington, DE. 19805

INSPECTION DATE

6/2/2006 8:30 am to 11:00 am

REPRESENTED BY:

Debbie Miller
Keller Williams Realty



This report is the exclusive property of the Inspection Company and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

GENERAL INFORMATION

Inspection Address: 3465 Kent St, Wilmington, DE. 19805
Inspection Date: 6/2/2006 Time: 8:30 am to 11:00 am
Weather: Recent Rainfall - Temperature at time of inspection: 85 Degrees

Inspected by: Mark Desmond

Client Information: Sample Report
123 Way Lane, Newark, DE. 19711

Buyer's Agent: Keller Williams Realty
Debbie Miller
56 W. Main St. Suite 101, Christiana, DE. 19702
Phone: 293-3040

Seller's Agent: RE/MAX
Darlene Woodside
228 Suburbon Dr., Newark, DE. 19711
Phone: 738-8178
Mobile: ddwoodside@comcast.net
Email: darlene@bellatlantic.net

Structure Type: Wood Frame
Furnished: No
Number of Stories: Two

Structure Style: Colonial

Estimated Year Built: 2001

PLEASE NOTE:

This report is the exclusive property of DelValley Home inspections LLC and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

The observations and opinions expressed within this report are those of DelValley Home Inspections LLC and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of The American Society of Home Inspectors, and those that we do not inspect are clearly disclaimed in the contract and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not necessarily appear in the report, simply because we do not wish to waste our client's time by having them read an unnecessarily lengthy report about components that do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

Report File: Sample Report

SCOPE OF WORK

You have contracted for DelValley Home Inspections LLC to perform a general inspection in accordance with ASHI (American Society of Home Inspectors) standards. It is distinct from a specialist inspection, which can be costly, take several days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis. By contrast, the general inspection is completed on-site, at a fraction of the cost and within a few hours. Consequently, the general inspection and its report will not be as comprehensive as that generated by specialists and it is not intended to be. Our purpose is to identify defects or adverse conditions that could result in injury or lead to costs that would significantly affect your evaluation of the property, and to alert you to the need for a specialist evaluation.

We evaluate conditions, systems, or components, and report on their condition, which does not mean that they are ideal but that they are either functional or met a reasonable standard at a given point in time. We do take into consideration when a house was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, stiff or stuck windows, and cabinetry that does not function as it did when new. Therefore, we tend to ignore insignificant and predictable defects, and do not annotate them, and particularly those that would be apparent to the average person or to someone without any construction experience. We are not authorized, or have the expertise, to test for environmental contaminants, or comment on termite, dry rot, fungus or mold, but may alert you to its presence. Similarly, we do not test the quality of the air within a residence. However, clean air is essential to good health, and we categorically recommend air sampling and the cleaning of supply ducts as a wise investment in environmental hygiene. Therefore, you should schedule any such specialized inspections with the appropriate specialist before the close of escrow.

A house and its components are complicated, and because of this and the limitations of an on-site report, we offer unlimited consultation and encourage you to ask questions. In fact, we encourage candid and forthright communication between all parties, because we believe that it is the only way to avoid stressful disputes and costly litigation. Remember, we only summarized the report on-site and it is essential that you read all of it, and that any recommendations that we make for service or evaluation by specialists should be completed and documented well before the close of escrow, because additional defects could be revealed by specialists, or some upgrades recommended that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Structural

In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of a more serious condition. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Structural Elements

Framing

Major Defect

Termite tubs noted in the framing of the crawl space sill. Recommend further evaluation by a qualified contractor and all needed repairs made.

Raised Foundation

Foundation Type

Informational Condition

The foundation is poured concrete, this is the strongest type of foundation. Some cracks are normal and no cause for concern, they can be sealed if water does penetrate the wall.

Pored Concrete Foundation Observations

Informational Condition

There are typical settling cracks in the poured concrete walls that would not need a specialist evaluation.

Exterior

We evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, we do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person.

Exterior Wall Covering

Type of Material

Informational Condition

The primary wall covering is vinyl siding.

Observations

Condition Needing Service

Siding is in contact with soil in some areas, all should be redressed to allow 6 to 8 inches of clearance. When soil is in contact with siding it can allow moisture behind the siding which could lead to fungal growth and wood rot. Also giving wood destroying insects easy access to the framing of the house.

Caulking needed where the utility's enter the house, this will prevent water penetration and damage in the future.

Grounds

Grading and Drainage

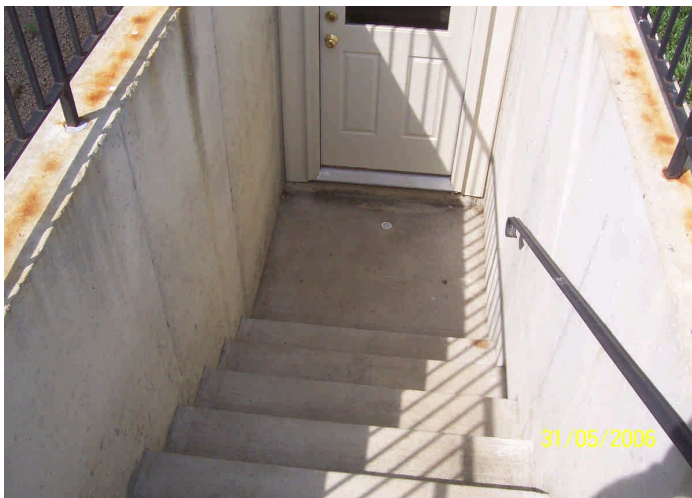
Informational Condition

There are areas where water will be directed toward the house instead of away from it, as recommended. This not only allows for the possibility of moisture intrusion but also differential settling, these areas should be re graded to allow the rain water to flow away from the foundation.

Area Drains

Condition Needing Service

The drain at the bottom of the exterior steps should be cleaned too allow for good drainage



Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak.

Composition Shingle

Method of Inspection

Informational Condition

We evaluated the roof and its components by walking its surface.

Age and Evaluation

Informational Condition

The composition shingle roof appear to be approximately five to ten years old, but this is just an estimate and you should request the installation permit from the sellers, which will reveal its exact age and any warranty guarantee that might be applicable.

Flashing

Condition Needing Service

The pipe vent rubber boot is cracked and should be replaced

Informational Condition

Roofing leaks almost always turn out to be flashing leaks. Flashing will expand and contracted with the sun and the ambient temperature. This action often breaks the seal at relatively stationary plumbing vents and chimneys. The roof flashing's should be inspected occasionally and repaired as needed.

Gutters and Downspouts

Condition Needing Service

An extension should be added to the sump pump discharge pipe to prevent erosion.



Informational Condition

Recommend adding leaders at the bottom of the downspouts to promote positive drainage away from the foundation.

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Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test if they are not in daily use, pressure regulators, pressure relief valves, and water-heating devices. We will identify the type of plumbing system in use in the home. The plumbing system is limited to a visual inspection only, most pipes and drain lines are concealed behind walls and ceilings and can not be inspected.

Potable Water Pipes

Type of Plumbing

Informational Condition

The primary type of plumbing is copper.

Plumbing Observations

Condition Needing Service

The water main is loose and should be better secured to the wall.

Waste and Drainage

Type of Material

Informational Condition

The type drain piping used in the home is PVC

Water Heater

Age and Size

Informational Condition

The water heater is Gas 5 years old 50 gal.

Laundry

Washer & Dryer

Informational Condition

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Recommend adding a drip pan with a drain line to the out side or other point to the washing machine. In the event that the washer should leak, a drip pan can help to prevent damage to the home.

recommend metal braided hoses and a single toggle shut off switch

Water Supply

Public

Informational Condition

The home is supplied with public water

The water main is a Plastic pipe

Electrical

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility.

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Main Panel

Size and Location

Informational Condition

The main panel is 200 amp located in the basement

Main Panel Observations

Informational Condition

Last inspection sticker dated: 2/2/00

Circuit Breakers

Safety Issue

Several double tapped and triple tapped breakers with dissimilar sized wire noted in main panel. This should be corrected by a qualified electrical contractor.

Grounding

Informational Condition

The main electrical panel is double-grounded to a driven rod and to a water pipe.

Service Entrance

Meter and Entrance Cable

Informational Condition

The meter for the home is a 200 amp meter with 200 amp entrance cable.

The entrance cable is an under ground lateral service

Fireplace

The inspection of the fire place is a visual inspection only, much of the fire place is not visible with this type of inspection. Although our inspection is thorough and consensus, latent defects can exist. Therefore we recommend that you have the fireplace video scan by a qualified Chimney contractor before use. This type of inspection is not part of an ASHI standard home inspection, but can find hidden defects that can't be seen any other way.

Masonry

Flue

Major Defect

Heavy creosote buildup visible in the flue. The fire place is unsafe to use until it is fully cleaned and serviced by a qualified contractor.

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Fire Box

Major Defect

Cracked and missing bricks noted in the back of the fire place, all should be repaired by qualified chimney contractor.

Heat-A/C

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Primary System

General Comments

Informational Condition

Recommend a yearly service contract on the heating and air conditioning system.

Type of Fuel

Informational Condition

The residence is served by a gas-fueled heating system.

Split-System Age and Size

Informational Condition

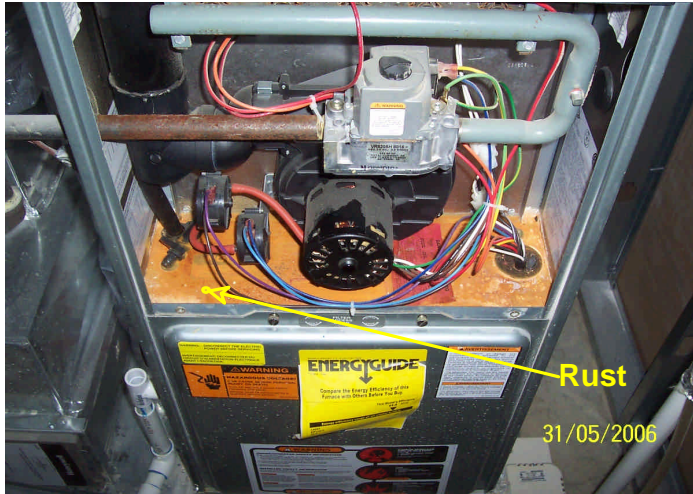
Central heat and air-conditioning are provided by a split-system, consisting of a 5 year old Gas fired forced air heater, and a 5 year-old 3 ton condensing coil.

Furnace

Informational Condition

The heater is 98K BTU

Evidence of a condensate leak noted in the unit but appears to have been repaired



Equipment

Informational Condition

The heater uses an electronic ignition.

The unit employs an induced draft. A blower fan at the exhaust flue induces combustion products through complicated heat exchange apparatus. This done is to extract the maximum amount of heat, and to better control primary and secondary combustion air.

Filter

Informational Condition

The filter is in good condition and should be cleaned every month

Refrigerant Lines

Condition Needing Service

The refrigerant lines need to be re-insolated

Service Disconnect at the Coil

Informational Condition

The electrical disconnect at the condensing coil is functional.

Differential Temperature

Informational Condition

The Ac unit functioned well and achieved a satisfactory Temperature Split of between 15 to 20 degrees

Condensing Unit

Informational Condition

Recommend keeping the condensing unit clear of weeds and debris.

Chimney

There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. However, significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we will not guarantee their integrity or drafting ability and recommend that they be video-scanned before the close of escrow.

Masonry

Chimney Stack or Walls

Condition Needing Service

Loose bricks, cracked and missing mortar noted on the heating chimney. Recommend the chimney be re pointed by a qualified contractor.

Chimney Flashing

Informational Condition

Flush mounted flashing noted on chimney. Flashing fastened directly to the face of the chimney relies entirely on caulk to maintain a watertight joint. In time the caulk will fail allowing water to penetrate the house. This flashing condition must be maintained on a regular bases to prevent leaks.



Crown or Wash Cap

Condition Needing Service

The chimney crown, which is designed to seal the chimney wall and shed rainwater, is cracked and should be sealed.

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Garage

Attached Garage

Entry to the House

Safety Issue

The floor of the garage is higher than the living space, this can be a problem with car exhaust and CO2 buildup. Recommend installing a door that is well sealed.

Automatic Opener

Safety Issue

The over head door did not auto reverse when tested and should be re adjusted.

REPORT CONCLUSION

3465 Kent St, Wilmington, DE. 19805

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was preexisting or not covered because of what they claim to be a code violation or a manufacture's defect. Therefore, you should read such policies very carefully, and depend upon our company for any consultation that you may need.

Thank you for taking the time to read this report, and call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.

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Friday, June 02, 2006

Property Owner
3465 Kent St
Wilmington, DE. 19805

Dear Property Owner:

Thank you for your cooperation and patience. We realize that allowing a professional home inspector into home may be an inconvenience and even feel a little intimidating. We apologize for any inconvenience that the inspection process may have caused.

Please rest assured that our inspectors are very careful to protect your possessions and always to strive to deliver all information about the house in a very accurate perspective. We record everything that is notable about your home within our report and summarize our work upon completion. The home inspectors are not at liberty to disclose the information without the permission of our clients. If you want to know what was said about your home, we would recommend that you speak with your agent.

Our inspectors always try to leave a property as we found it: thermostats at the same setting, windows shades in the same place, etc. Additionally, we only operate appliances in the normal manner. Should you find something not to your liking or out of place, please be patient with us.

Our office is open during normal business hours, after hours an answering service will take any message. If we are able to assist you in the future, please do not hesitate to call. Thank you for allowing DelValley Home Inspections LLC to inspect your home.

Regards,

Mark F. Desmond,
Senior Inspector

DelValley Home Inspections LLC

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4 Lindberg Ave. , Wilmington, De 19804

Tel: (302)494-1294 Fax: (302)995-0956

SUMMARY REPORT

Client: Sample Report
Realtor: Debbie Miller, Keller Williams Realty
Inspection Address: 3465 Kent St, Wilmington, DE. 19805
Inspection Date: 6/2/2006 Start: 8:30 am End: 11:00 am
Inspected by: Mark Desmond

This summary report is intended to provide a convenient and cursory preview of the more significant conditions and components that we have identified within our report as needing service, but could be incomplete. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. Also, in accordance with the terms of the contract, the service recommendations that we make in this summary and throughout the report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

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Structural

Structural Elements

Framing

Major Defect

- Termite tubs noted in the framing of the crawl space sill. Recommend further evaluation by a qualified contractor and all needed repairs made.

Exterior

Exterior Wall Covering

Observations

Condition Needing Service

- Siding is in contact with soil in some areas, all should be redressed to allow 6 to 8 inches of clearance. When soil is in contact with siding it can allow moisture behind the siding which could lead to fungal growth and wood rot. Also giving wood destroying insects easy access to the framing of the house.
- Caulking needed where the utility's enter the house, this will prevent water penetration and damage in the future.

Grounds

Area Drains

Condition Needing Service

- The drain at the bottom of the exterior steps should be cleaned too allow for good drainage

Roof

Composition Shingle

Flashing

Condition Needing Service

- The pipe vent rubber boot is cracked and should be replaced

Gutters and Downspouts

Condition Needing Service

- An extension should be added to the sump pump discharge pipe to prevent erosion.

Plumbing

Potable Water Pipes

Plumbing Observations

Condition Needing Service

- The water main is loose and should be better secured to the wall.

Electrical

Main Panel

Circuit Breakers

Safety Issue

- Several double tapped and triple tapped breakers with dissimilar sized wire noted in main panel. This should be corrected by a qualified electrical contractor.

Fireplace

Masonry

Flue

Major Defect

- Heavy creosote buildup visible in the flue. The fire place is unsafe to use until it is fully cleaned and serviced by a qualified contractor.

Fire Box

Major Defect

- Cracked and missing bricks noted in the back of the fire place, all should be repaired by qualified chimney contractor.

Heat-A/C

Primary System

Refrigerant Lines

Condition Needing Service

- The refrigerant lines need to be re-insolated

Chimney

Masonry

Chimney Stack or Walls

Condition Needing Service

- Loose bricks, cracked and missing mortar noted on the heating chimney. Recommend the chimney be re pointed by a qualified contractor.

Crown or Wash Cap

Condition Needing Service

- The chimney crown, which is designed to seal the chimney wall and shed rainwater, is cracked and should be sealed.

Garage

Attached Garage

Entry to the House

Safety Issue

- The floor of the garage is higher than the living space, this can be a problem with car exhaust and CO2 buildup. Recommend installing a door that is well sealed.

Automatic Opener

Safety Issue

- The over head door did not auto reverse when tested and should be re adjusted.