



230 MARBLE COURT

Reliable Home Inspection Service

(610) 388-7911 PA

(410) 392-2200 MD

(302) 993-9100 DE

Toll Free (877)993-9100



HOME - RADON - TERMITE - MOLD - LEAD - WATER - SEPTIC -- Why call anyone else?

Report Overview

Introduction

The enclosed Report Overview reflects the key findings of our recent inspection for prospective purchasers. This Overview should not be considered to be the complete summary and report. The Seller has a copy of the complete report saved on CD Rom and is stored in a professional folder.

Overall this home has been very well maintained, the mechanical systems are in good working order. The home at the time of inspection was approx. 9 years old.

Comments

Foundation/Exterior:

- No repairs needed to foundation at this time and found to be in satisfactory condition.
- Damaged front porch columns should be repaired or replaced.

Roof:

-The roof is in overall good condition, some minor upcoming maintenance will be needed.

Electrical:

- No repairs needed at this time and found to be in satisfactory condition..

HVAC:

- The heating system is 9 years old. The expectancy for the system is up to 20 years.
- The central air-conditioning is original. Typical expenses should be expected to maintain.

Plumbing:

- Most of the system is CPVC and generally in good overall working order.
- A slight leak noted at outside hose connection and should be repaired.

Appliances:

- The overall conditions are above average, typical expenses should be expected to maintain.

Other Comments:

- This home was found to be in better than average condition. Most homes in America have a discoloration somewhere that indicates past water entry and possible mold and this home is no exception.

Recommendations

Recommendations noted below are based on potentially significant expenses over the short, immediate safety hazard or other items relatively simple to correct. Please refer to the full inspection report for details on these and other items.

- Front porch columns should be evaluated and repaired or replaced. Repair receipts received 9/22/08.

For The Buyer

We are available to walk through the home with you to familiarize you with the property and fully explain the entire report. The fee for this service is \$197.00.

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Serving:

Delaware
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- Home Inspection
- Lead
- Mold
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