



HOME INSPECTION REPORT COPY

1234 Home Inspection Report
Hanover MD 21076

Harry Home Buyer

AUGUST 12, 2018



Inspector

Henry Toman

MD License 32391

443-685-4062

sonny@1stamericanhi.com

Table of Contents

Table of Contents	2
SUMMARY	4
1: INSPECTION DETAILS	6
2: ROOF	9
3: EXTERIOR	12
4: ATTIC / INSULATION / VENTILATION	19
5: STRUCTURE	22
6: INTERIOR	24
7: APPLIANCES	29
8: ELECTRICAL	33
9: MAIN HEATING AND COOLING	38
10: UPPER HEATING AND COOLING	43
11: PLUMBING	47
12: FUNGUS/MOLD	54

The summary is meant to organize the defects or important repairs needed in the home. Most anything can be repaired in a home, although some repairs can be very expensive to complete. Generally, normal maintenance issues are left out of the summary unless they would lead to water leaks or expensive repairs if not completed in a timely way. Roof maintenance issues will be included in the summary because of the severe damage that may be caused by the neglect of roof maintenance.

Please Read The Entire Report

There is important information about home maintenance, materials used in the construction of this home, and appliance use and maintenance that should be read to gain an understanding of how to care for your home.

Qualified Contractors

Qualified contractors should be properly licensed and insured in the state of Maryland. Documentation of repairs to include the contractor's invoice, details of work completed, contact information and license number should be provided for the buyer's records.

Recommended Contractors

Any contractor recommendations are made for my client's or their agent's convenience. I do not accept kickbacks or referral fees from any contractors, EVER

SUMMARY

- 🔧 2.3.1 Roof - Drainage System: Downspout Separated at Grade
- 🔧 3.2.1 Exterior - Steps / Porch / Deck: Deteriorated Mortar in Stairway
- ⚠️ 3.2.2 Exterior - Steps / Porch / Deck: Loose Guardrail
- ⚠️ 3.2.3 Exterior - Steps / Porch / Deck: Loose Handrails
- 🔧 3.2.4 Exterior - Steps / Porch / Deck: Broken stone on porch
- 🔧 3.2.5 Exterior - Steps / Porch / Deck: Deck planking improperly fastened
- 🔧 3.2.6 Exterior - Steps / Porch / Deck: Ceiling Underneath of Deck is Water Damaged
- 🔧 3.3.1 Exterior - Siding / Trim / Flashing: Minor gaps in trim
- 🔧 3.3.2 Exterior - Siding / Trim / Flashing: Hardie Backer Damaged
- 🔧 3.4.1 Exterior - Doors / Windows: Window Wells Uncovered
- 🔧 3.5.1 Exterior - Grading / Site Drainage: Soil or mulch built up on condenser
- 🔧 3.6.1 Exterior - Trees / Shrubs: Shrubs Need Trimming
- 🔧 3.7.1 Exterior - Fence / Retaining Wall Condition: No Weep Holes In Retaining Wall
- 🔧 3.8.1 Exterior - Garage / Vehicle Door: Door Opener Switch Damaged
- 🔧 6.1.1 Interior - Walls / Ceilings / Floors: Damaged Walls
- 🔧 6.1.2 Interior - Walls / Ceilings / Floors: Loose Floor Tiles
- 🔧 6.1.3 Interior - Walls / Ceilings / Floors: Wood Flooring Missing
- 🔧 6.2.1 Interior - Windows / Doors / Closets: Damaged Screens
- 🔧 6.2.2 Interior - Windows / Doors / Closets: Doors Need Trimming or Adjustment
- 🔧 6.2.3 Interior - Windows / Doors / Closets: Fogged Window Panel
- 🔧 6.2.4 Interior - Windows / Doors / Closets: Fogged Glass Door Panel
- 🔧 6.2.5 Interior - Windows / Doors / Closets: Missing door handles
- 🔧 6.3.1 Interior - Cabinets / Countertops: Loose Cabinet Door Hinges
- ⚠️ 6.4.1 Interior - Stairways / Railings: Missing Handrail
- ⚠️ 6.4.2 Interior - Stairways / Railings: Riser Too Tall
- 🔧 6.5.1 Interior - Smoke Alarms: Replace Old Smoke Alarms
- ⚠️ 6.5.2 Interior - Smoke Alarms: Carbon Monoxide Detectors Needed
- ⚠️ 7.4.1 Appliances - Range / Cooktop / Oven: Flame Is Extinguished on Low Setting
- 🔧 8.3.1 Electrical - Wiring / Grounding / Junction Boxes: Furnace Shutoff Installation Incomplete
- 🔧 8.3.2 Electrical - Wiring / Grounding / Junction Boxes: Loose bonding wire at Gas Line
- 🔧 8.3.3 Electrical - Wiring / Grounding / Junction Boxes: Wiring Not Rated for Exterior Use
- 🔧 8.4.1 Electrical - Outlets / Lights / Ceiling Fans: Loose Electrical Outlet
- ⚠️ 8.4.2 Electrical - Outlets / Lights / Ceiling Fans: Exterior Not Protected
- ⚠️ 8.4.3 Electrical - Outlets / Lights / Ceiling Fans: Missing Wall Plate
- 🔧 8.4.4 Electrical - Outlets / Lights / Ceiling Fans: Replace Bulbs
- 🔧 9.3.1 Main Heating and Cooling - Combustion Air / Venting: Gas Furnace Vents To Corner
- 🔧 9.4.1 Main Heating and Cooling - Distribution of Heating / Cooling: Dirty Air Filter

- ⊖ 9.6.1 Main Heating and Cooling - Cooling System: Insulation Missing Deteriorated
- ⊖ 9.6.2 Main Heating and Cooling - Cooling System: Minor Fin Damage on Condensing Coils
- ⊖ 10.1.1 Upper Heating and Cooling - Heating Equipment: Corrosion Inside Furnace
- 🔧 10.4.1 Upper Heating and Cooling - Distribution of Heating / Cooling: Dirty Air Filter
- ⊖ 10.5.1 Upper Heating and Cooling - Condensate disposal: Damaged condensation tube
- ⊖ 10.5.2 Upper Heating and Cooling - Condensate disposal: Drip Pan Altered
- ⊖ 10.6.1 Upper Heating and Cooling - Cooling System: Minor Fin Damage on Condensing Coils
- ⊖ 11.2.1 Plumbing - Bathtubs / Showers: Seal Fixtures to Wall
- ⊖ 11.2.2 Plumbing - Bathtubs / Showers: Minor Cracks in Grout
- ⊖ 11.3.1 Plumbing - Faucets / Sinks / Toilets: Loose Toilet
- ⊖ 11.3.2 Plumbing - Faucets / Sinks / Toilets: Active Leak At Kitchen Sink
- ⊖ 11.3.3 Plumbing - Faucets / Sinks / Toilets: Seal Spout to Wall
- ⊖ 11.3.4 Plumbing - Faucets / Sinks / Toilets: Sink Not Connected
- 🔧 11.6.1 Plumbing - Gas System: Paint Rusty Pipes at Meter
- ⊖ 12.1.1 Fungus/Mold - Evidence: Mold Growth Under Deck

1: INSPECTION DETAILS

Information

In Attendance

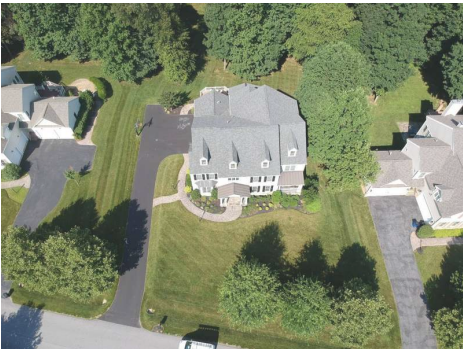
Client

Weather Conditions

Clear, 85-90 degrees

Home Style

Detached Single Family



Occupied / Furnished

Furnishings and items belonging to an occupant or owner may conceal defects and prevent inspection of portions of the home or testing of systems.



Using This Report

Thank you for choosing 1st American Home Inspections, LLC for your Home Inspection!

The inspection performed to provide data for this report was visual in nature only, and non-invasive. The purpose of this report is to reflect as accurately as possible the visible condition of the home at the time of the inspection. This inspection is not a guarantee or warranty of any kind, but is an inspection for system and major accessible component defects and safety hazards.

The Inspection is not Pass/Fail

A property does not "Pass" or "Fail" a General Home inspection. Please feel free to contact me with any questions about either the report or the property. The goal of this inspection report is not to make a purchase recommendation, but to provide you with useful, accurate information that will be helpful in making an informed purchase decision.

Read the Report

Please read your entire inspection report carefully. Although the report has a summary that lists the most important considerations, the body of the report also contains important information. There is important information about home maintenance, materials used in the construction of this home, and appliance use and maintenance that should be read to gain an understanding of how to care for your home.

Using the Summary

The summary is meant to organize the defects or important repairs needed in the home. Most anything can be repaired in a home, although some repairs can be very expensive to complete. Generally, normal maintenance issues are left out of the summary unless they would lead to water leaks or expensive repairs if not completed in a timely way. Most roof maintenance issues will be included in the summary because of the severe damage that may be caused by the neglect of roof maintenance.

Repairs, Evaluations and Corrections

For your protection, and that of others, all repairs, corrections, or specialist evaluations should be performed by qualified contractors or licensed professionals. Safety hazards or poorly performed work can continue to be a problem, or even be made worse when home sellers try to save money by hiring inexpensive, unqualified workmen, or by doing work themselves.

Recommended Contractors

Any contractor recommendations are made for my client's or their agent's convenience. I do not accept kickbacks or referral fees from any contractors, **EVER**.

Do a Final Walk-Through

Because conditions can change very quickly, we recommend that you or your representative perform a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

We're Here to Help!

If you have questions about either the contents of this report, or about the home, please don't hesitate to contact us for help, no matter how much time has passed since your home inspection. We'll be happy to answer your questions to the best of our ability.

Notice to Third Parties

This Report is the joint property of 1st American Home Inspections, LLC and the Client(s) listed above. Unauthorized transfer to any third parties or subsequent buyers is not permitted. This report and supporting inspection were performed according to a written contract agreement that limits its scope and the manner in which it may be used. Unauthorized recipients are advised to not rely upon the contents of this report but instead to retain the services of the qualified home inspector of their choice to provide them with an updated report.

Explanation of Ratings

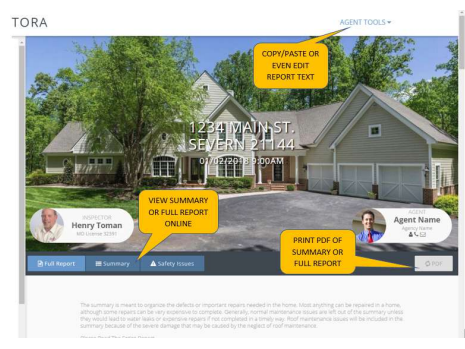
I = Inspected. This means the system or component was inspected and found to be functioning properly, or in acceptable condition at the time of the inspection. No further comment is necessary but whenever possible additional information about materials used in the construction and how to care for or maintain the home

NI = Not Inspected. This indicates that at least part of a system or component could not be inspected or inspected as thoroughly as I would like. This would rarely mean that the system or component could not be inspected at all. This amounts to a limitation and will include an explanation.

NP = Not Present. This indicates that a system or component was not present at the time of inspection. If the system or component should have been present, a comment will follow.

O = Observation. This indicates that an action is recommended. Observations are color coded to indicate the importance of the observation.

- **Blue** - Means maintenance should be performed. This falls short of being an actual defect and **will not be included in the report summary**.
- **Orange** - Means that a system or component should be repaired or replaced.
- **Red** - Means that a correction or **repair is needed to eliminate a potential health or safety hazard**.



For Agents

Viewing the summary may be a more efficient use of your time! You can click the summary button under my name and license # for viewing online or on the right side is the PDF button that allow you to view or print the summary only. On the top edge is the "Agent Tools" button that opens a window you can easily copy/paste from.

Thank you for all the hard work that you put into this transaction!

Henry "Sonny" Toman

2: ROOF

		IN	NI	NP	O
2.1	Roof Covering	X			
2.2	Flashing / Penetrations	X			
2.3	Drainage System	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method
By a drone with a high resolution camera

Roof Type / Style
Side Gable

Roof Covering: Covering Materials
3-Tab Asphalt Shingles, Standing Seam Metal

Roof Covering: 3 Tab Asphalt Composition Shingles

The roof was covered with 3-tab fiberglass asphalt shingles. These shingles are composed of a fiberglass mat embedded in asphalt and covered with ceramic-coated mineral granules.



Roof Covering: Standing Seam Metal Roof

This roof, or portions of the roof is covered with standing seam metal roofing. This roof covering is long lasting but the useful lifespan of the materials is dependent on the quality, and maintenance of the coating that protects the metal from corrosion.

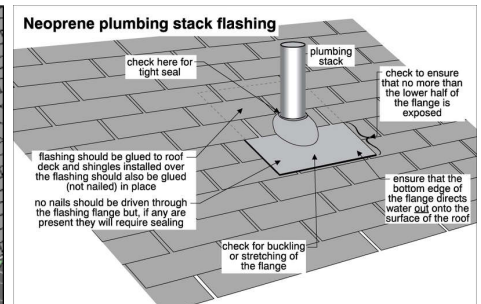
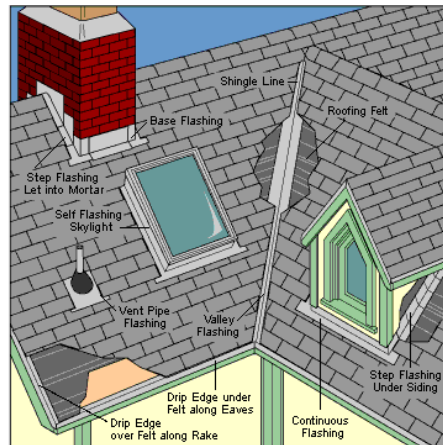


Flashing / Penetrations: About Flashing & Penetrations

Roof penetrations describe the vents or flues that pass through the roof sheathing and covering materials. These penetrations will typically include flashing and boots designed to keep water out. The rubber boots that are used on penetrations will need to be replaced periodically.

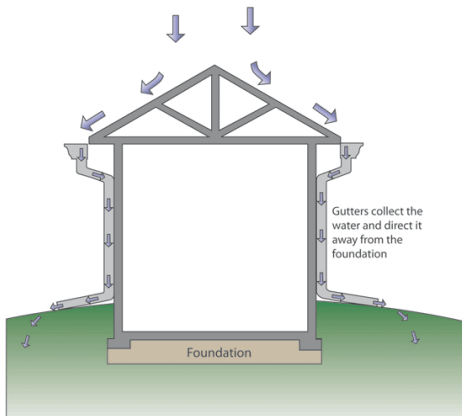
Flashing is a general term used to describe sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations: - roof penetrations such as vents, electrical masts, chimneys, mechanical equipment, patio cover attachment points, and around skylights; - junctions at which roofs meet walls; - roof edges; - areas at which roofs change slope; - areas at which roof-covering materials change; and - areas at which different roof planes meet (such as valleys). Flashing is often installed behind or underneath materials that conceal it from your inspector.

The photo shows examples of where roof flashing might be found under ideal conditions.



Drainage System: About Roof Drainage

Proper design and maintenance of the roof drainage system is critical for protecting the foundation and keeping the basement dry. Keeping the rain gutters clear to prevent overflow and extending the downspouts away from the foundation are the two most important aspects of maintaining a properly designed system. Home owners should consider using a contractor who specializes in cleaning and maintaining the roof drainage system. This is dangerous work and even a short fall from a ladder can be fatal or cause serious injury.



Drainage System: Gutter Covers

Gutter covers were installed on the rain gutters. While gutter covers such as "Gutter Helmet" may prevent the rain gutters from becoming clogged as frequently as uncovered rain gutters, they do eventually require maintenance. Ask your roofing contractor to take a look at it when your roof is inspected. Inspector recommends checking your rain gutters and overall roof drainage system regularly during a downpour. This will tell you how well the system is functioning when you need it most. Your inspector can't know how well the system is working unless the home is inspected during a downpour.

Drainage System: Roof Discharges Underground

The roof drainage system, or a portion of it, discharges underground. There is no way for your inspector to know where the water will go or if it is done properly as it is underground and cannot be visually inspected. Observation during a downpour is recommended.

Observations

2.3.1 Drainage System

DOWNSPPOUT SEPARATED AT GRADE

The downspout has separated where it meets the drain tile and may discharge at the foundation. This condition may cause leakage into the basement and possibly damage the foundation if not corrected.

Recommendation

Contact a qualified handyman.



Recommended Repairs



3: EXTERIOR

		IN	NI	NP	O
3.1	Driveway / Sidewalk / Patio	X			
3.2	Steps / Porch / Deck	X			X
3.3	Siding / Trim / Flashing	X			X
3.4	Doors / Windows	X			X
3.5	Grading / Site Drainage	X			X
3.6	Trees / Shrubs	X			X
3.7	Fence / Retaining Wall Condition	X			X
3.8	Garage / Vehicle Door	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Driveway / Sidewalk / Patio:
Materials
Asphalt Driveway, Concrete Paver
Walkway

Driveway / Sidewalk / Patio: About Asphalt
Asphalt driveways typically last 12-35 years depending on quality of installation, climate, usage, and how well they have been maintained. Seal coat the driveway every 2-5 years and repair cracks and holes as soon as possible.

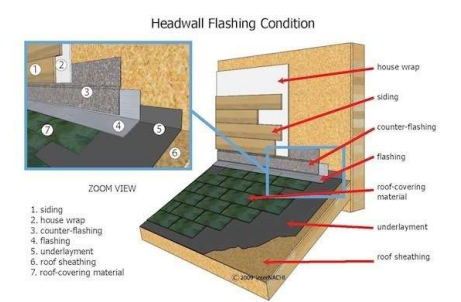


Siding / Trim / Flashing: Siding
Type
Vinyl Siding, Cultured Stone

Siding / Trim / Flashing: About Flashing

Flashing is a thin layer of waterproof material that keeps water from getting into places it doesn't belong. It is usually a metal but can be vinyl, PVC or an adhesive bituminous material similar to tape. You would typically expect to find it at gaps between different materials like siding and windows or doors, decks and siding, trim and siding and on roofs. Flashing is better than caulk in most instances because it doesn't shrink and separate from materials like caulk does. Flashing is used more in newer than in older homes but has been in use for hundreds of years. Often materials will need to be removed to install flashing on older homes. Any change of siding, trim, doors and windows is a good opportunity to ensure that flashing is being used where it should be. Better contractors will know how to use flashing effectively to keep water out of your home. Proper use of flashing will add cost to the project but it is money well spent!

The included photo shows an example of perfect conditions which are rarely found on any home but it does demonstrate how flashing is used to protect the home from water leakage.



Siding / Trim / Flashing: Cultured Stone

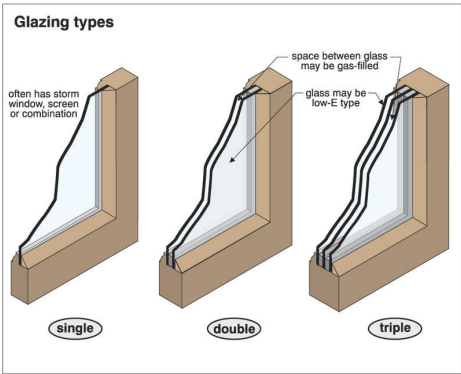
Exterior wall covering included cultured stone. Cultured stone is cement shaped in a mold and colored or coated to resemble natural stone. If properly installed this is a durable wall covering.

Doors / Windows: Glazing Type

Double Glazed

Windows provide our homes with light, warmth, and ventilation, but they can also negatively impact a home's energy efficiency. You can reduce energy costs by installing energy-efficient windows in your home. If your budget is tight, energy efficiency improvements to existing windows can also help.

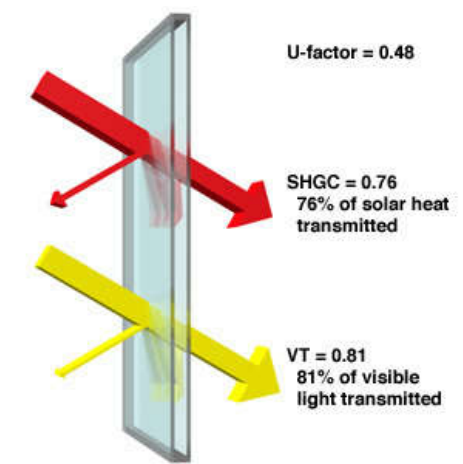
[Learn More](#)



Doors / Windows: Double-Glazed

A typical clear, double-glazed unit has two lites of glass with the inner and outer layers of glass both being clear and separated by an air gap. Double glazing, compared to single glazing, cuts heat loss in half due to the insulating air space between the glass layers. In addition to reducing the heat flow, a double-glazed unit with clear glass will allow the transmission of high visible light and high solar heat gain.

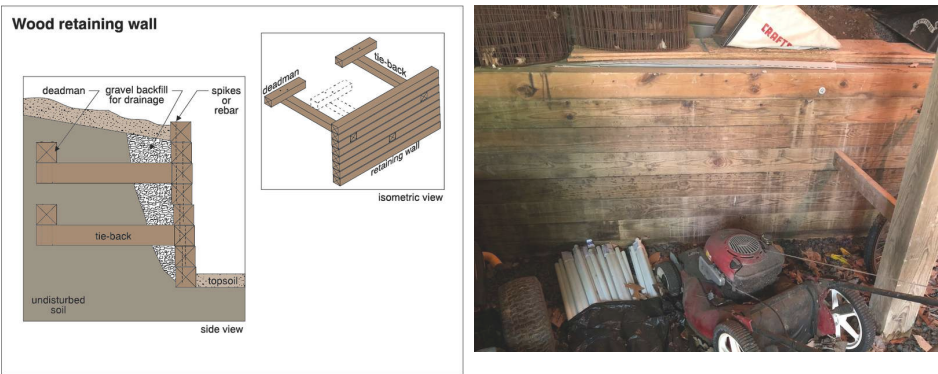
Learn More



Grading / Site Drainage: Explain Grade

Grade refers to the slope of the soil around the home. Improper sloping of the soil near the home can lead to surface water, rain or melting snow, being directed towards the foundation. This condition is responsible for most wet basements and damaged foundations. The soil around the home should be sloped away from the home at least an inch per foot for 5 or 6 feet ideally.

Fence / Retaining Wall Condition: Wooden Retaining Wall



Garage / Vehicle Door: Opening Method

Automatic Door Opener

Limitations

Grading / Site Drainage

EXPLAIN LIMITS

Trees and shrubs are inspected for evidence of a condition which contributes to a problem that would have a negative impact on the home only.

Trees / Shrubs

EXPLAIN LIMITS

Trees and shrubs are inspected for evidence of a condition which contributes to a problem that would have a negative impact on the home only.

Observations

3.2.1 Steps / Porch / Deck

DETERIORATED MORTAR IN STAIRWAY

REAR DECK STAIRWAY

Mortar is deteriorated and requires maintenance to prevent more expensive repairs.

Recommendation

Contact a qualified masonry professional.

 Maintenance Issues



3.2.2 Steps / Porch / Deck

LOOSE GUARDRAIL

REAR DECK

This guardrail is loose and should be secured to prevent failure and personal injury.

Recommendation

Contact a qualified carpenter.

 Safety Issue



3.2.3 Steps / Porch / Deck

LOOSE HANDRAILS

LEFT SIDE PORCH, FRONT PORCH

The loose handrail at this stairway should be secured to allow for safe usage.

Recommendation

Contact a qualified carpenter.

 Safety Issue

3.2.4 Steps / Porch / Deck

BROKEN STONE ON PORCH

FRONT PORCH

The nosing has broken off of a piece of a stone installed on the front porch. This may be a trip fall hazard.

Recommendation

Contact a qualified masonry professional.

 Recommended Repairs



3.2.5 Steps / Porch / Deck

DECK PLANKING IMPROPERLY FASTENED

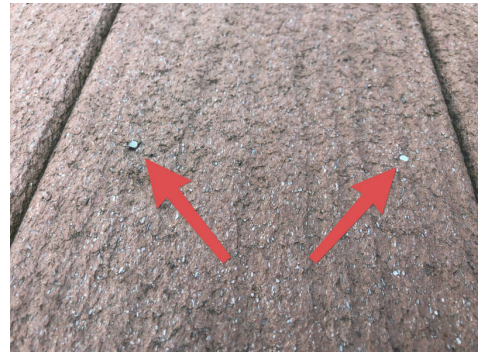
The deck planking has been nailed down with finish nails and is starting to come loose.

Recommendation

Contact a qualified carpenter.



Recommended Repairs



3.2.6 Steps / Porch / Deck

CEILING UNDERNEATH OF DECK IS WATER DAMAGED

The ceiling installed underneath of the screened porch (deck) that channels water into the rain gutters is water damaged.

Recommendation

Contact a qualified carpenter.



Recommended Repairs



3.3.1 Siding / Trim / Flashing

MINOR GAPS IN TRIM

There are minor gaps between the pieces of trim and/or between the trim and siding. This condition may allow moisture into the structure and premature deterioration of the trim.

Recommendation

Contact a handyman or DIY project



Maintenance Issues



3.3.2 Siding / Trim / Flashing

HARDIE BACKER DAMAGED

Hardie backer used as siding around the deck is damaged. This material would not be strong enough to act as a retaining wall.

Recommendation

Contact a qualified professional.



Recommended Repairs



3.4.1 Doors / Windows

WINDOW WELLS UNCOVERED

Recommended Repairs

Window wells should be covered to keep water, children, and pests, such as foxes or skunks out of the window well.



3.5.1 Grading / Site Drainage

SOIL OR MULCH BUILT UP ON CONDENSER

Recommended Repairs

Soil or mulch has built up on the condensing coil for the air-conditioning system. This may reduce overall efficiency.

Recommendation

Contact a qualified lawn care professional.



3.6.1 Trees / Shrubs

SHRUBS NEED TRIMMING

Maintenance Issues

Shrubs should be trimmed away from the home to keep moisture and pests out.

Recommendation

Contact a qualified landscaping contractor



3.7.1 Fence / Retaining Wall Condition

 Recommended Repairs

NO WEEP HOLES IN RETAINING WALL

There are no weep holes installed in the retaining wall. This causes surface water to collect and hydrostatic pressure may damage the wall. As the wall is braced by the deck support post any wall movement may impact the structural integrity of the deck. The bracing should be removed.

Recommendation
Contact a qualified carpenter.

Weep holes in retaining wall





No weep holes to allow water to escape

Bracing should be removed

3.8.1 Garage / Vehicle Door

 Recommended Repairs

DOOR OPENER SWITCH
DAMAGED

This garage door opener switch is damaged but functional.

Recommendation
Contact a qualified garage door contractor.



4: ATTIC / INSULATION / VENTILATION

		IN	NI	NP	O
4.1	Attic Condition	X			
4.2	Insulation Condition	X			
4.3	Ventilation / Exhaust Fans	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Attic Condition: No Evidence of Roof Leakage

Inspection of the attic turned up no evidence of roof leakage. This is not a guarantee that the roof won't leak in the future.

Attic Condition: Attic Access

Inspected from opening

Many of the defects found in an attic may be listed in the related sections of this report. Sometimes there is no attic or no access to the attic space. These conditions would be noted in this report.

Attic Condition: Ventilation Method

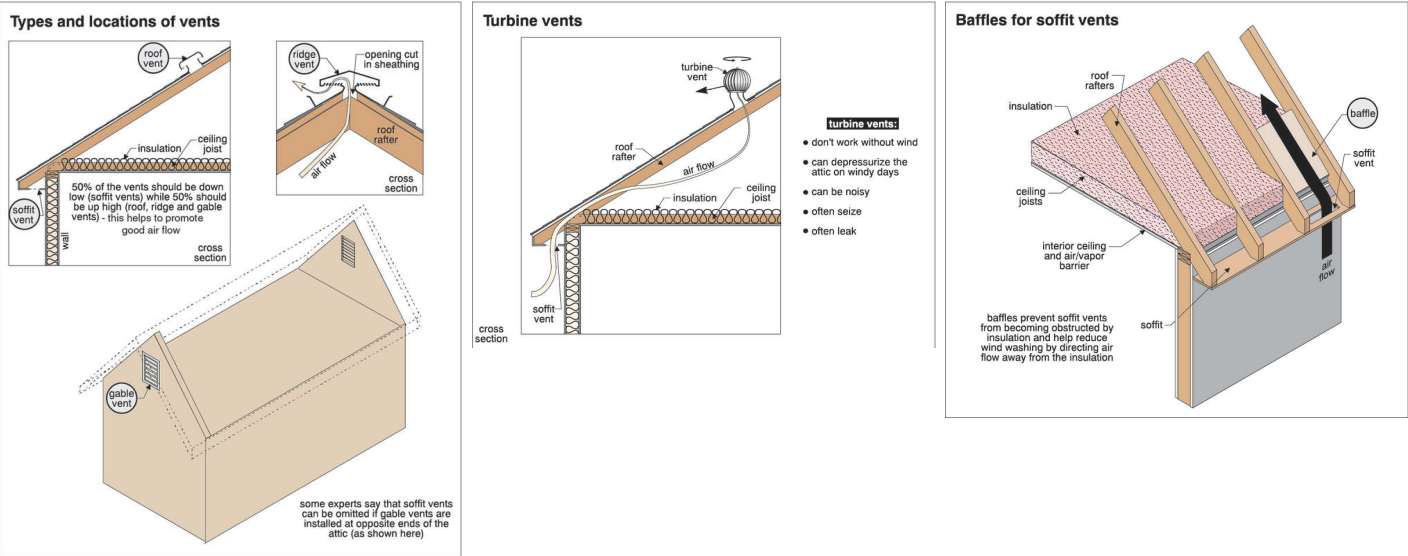
Ridge and Soffit vents

Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to the home exterior. This reduces summer cooling costs and increases comfort levels, and can help prevent roof problems that can develop during the winter such as the forming of ice dams along the roof eaves.

Natural air movement is introduced by providing air intake vents low in the attic space and exhaust vents high in the attic space. Thermal buoyancy (the tendency of hot air to rise) causes cool air to flow into the attic to replace hot air flowing out the exhaust vents. Conditions that block ventilation devices, or systems and devices devices that are poorly designed or installed can reduce the system performance.

Illustrations are for general information only and may not reflect the ventilation methods of your home.



Attic Condition: Insulation

Materials

Blown in cellulose

Attic Condition: Insulation Depth

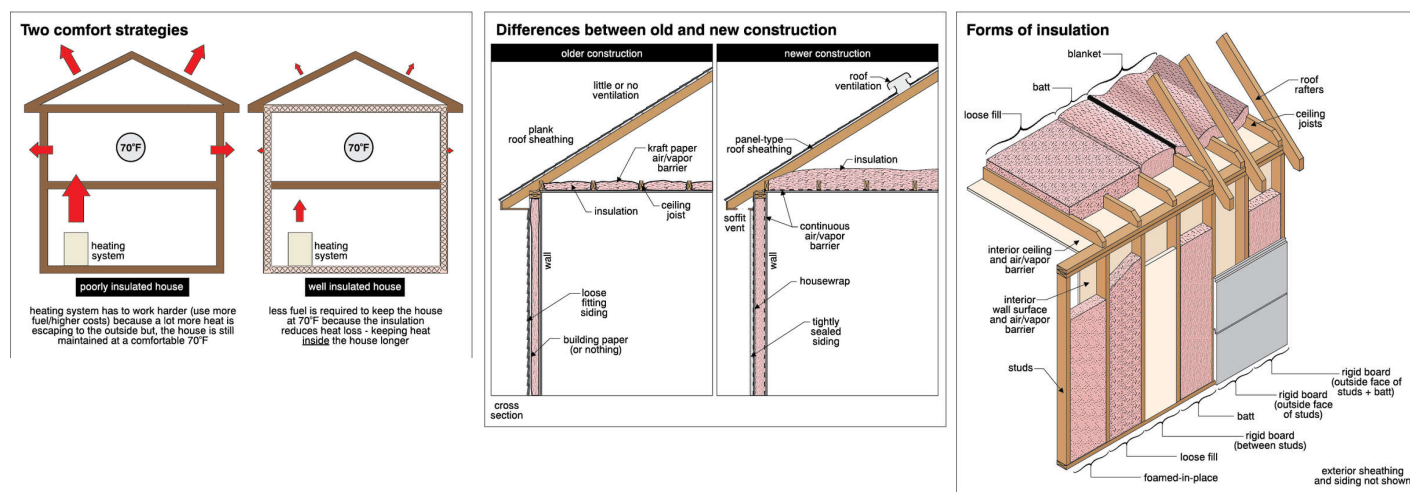
Approximately 10 inches, to 12 inches

The recommended insulation levels in Maryland are a minimum of R-38 all the way up to R-60 or a depth between 12" and 22". This is just a recommendation and not a requirement for a new home.

[To learn more visit](#)

Insulation Condition: Insulation Characteristics

The amount of insulation used in a home will determine how much energy is wasted heating and cooling the home. Proper insulation techniques allow for adequate ventilation and reduce accumulations of excess moisture in the air. A lack of adequate insulation will cause higher heating and cooling costs and can make the occupants uncomfortable during extreme weather conditions. Improper insulation techniques can cause excess moisture to collect and cause water damage and possibly mold growth. Newer homes are usually better insulated and more energy efficient than older homes. Newer homes are also "tighter" and allow less air flow or fewer "air changes" per hour. This sometimes makes newer homes more susceptible to mold growth. Insulation in the walls cannot be visually inspected.



Ventilation / Exhaust Fans: About Kitchen Ventilation

Kitchens are often ventilated by an over the stove exhaust hood / fan or built in microwave exhaust fan or window. Ventilation is a means of removing heat, steam and odors produced by cooking in a kitchen. Cooking can increase the relative humidity in the home, which in turn can create condensation on cooler surfaces and contribute to moisture related problems such as mold. Inhalation of cooking fumes can have a negative impact on your health.

[Learn more about health effects of cooking fumes](#)

Ventilation / Exhaust Fans: Bathroom Ventilation Method

Bathrooms Vented to Exterior

Ventilation / Exhaust Fans: Kitchen Ventilation Method

Downdraft Exhaust Fan

Limitations

Attic Condition

TOO HOT TO ENTER

The attic was not entered due to the extreme heat.

Insulation Condition

CONCEALED BY FINISHES

A visual inspection of areas which should be insulated was prevented by wall and/or ceiling finishes which may have concealed a defect. Any defects observed will be noted in this report.

5: STRUCTURE

		IN	NI	NP	O
5.1	Roof Structure	X			
5.2	Ceiling Structure	X			
5.3	Wall Structure	X			
5.4	Floor Structure	X			
5.5	Foundation	X			

IN = InspectedNI = Not InspectedNP = Not PresentO = Observations

Information

Roof Structure: Inspection Access
Inspected from opening

Roof Structure: Roof Structure Materials
Truss System, Oriented strand board (OSB) sheathing

Ceiling Structure: Ceiling Structure Materials
Bottom chords of the roof truss system, I-Joists (engineered joists)
Most if not all of the ceiling structure will be concealed by attic insulation or ceiling finishes such as drywall or plaster. Any evidence of structural failure will be noted in the report.

Wall Structure: Wall Structure Materials
Wooden framing, Poured cement
Many homes will have a wall structure made of multiple materials such as wooden framing built on top of cement block or poured cement. Some homes will have one or more additions made with different materials. Sometimes wall finishes and soil will totally conceal the wall structure from view. Any evidence of structural failure will be noted in this report.

Floor Structure: Floor Structure Materials
I-joists (engineered joists), Oriented strand board (OSB) sheathing, Concrete slab
Most if not all of the floor structure will be covered by floor covering, ceiling finishes or insulation. Any evidence of structural failure will be noted in the report.



Foundation: Foundation Access
Inspected from exterior, Inspected from interior
The foundation may be concealed by soil on the exterior, wall finishes and insulation on the interior or all of the above. Any evidence of structural failure will be noted in this report.

Foundation: Foundation**Configuration**

Walkout basement above grade
exit

Foundation: Foundation Materials

Poured concrete foundation walls

A foundation transfers the load of a structure to the earth and resists loads imposed by the earth. A foundation in residential construction may consist of a footing, wall, slab, pier, pile, or a combination of these elements. A footing is installed before the foundation wall to provide a level surface for construction of the foundation wall; to provide adequate strength, in addition to the foundation wall, to prevent differential settlement of the building in weak or uncertain soil conditions; to place the building foundation at a sufficient depth to avoid frost heave or thaw weakening.

Limitations

Roof Structure**ROOF STRUCTURE CONCEALED BY INSULATION**

Portions of the roof structure was concealed by insulation. Evidence of a defect would be noted in this report.

Ceiling Structure**CEILING STRUCTURE CONCEALED BY INSULATION AND FINISHES**

The ceiling structure is concealed by insulation in the attic and ceiling finishes.

Wall Structure**WALL STRUCTURE CONCEALED BY FINISHES**

The wall structure, or the majority of it, was concealed by wall finishes and could not be inspected visually. Any evidence of a defect or failure will be noted in this report.

Floor Structure**FLOOR STRUCTURE CONCEALED BY FINISHES**

Access to view the floor structure was limited by floor covering and ceiling finishes. Any indication of a structural defect will be noted in this report.

Foundation**FOUNDATION CONCEALED BY SOIL**

Exterior portions of the foundation were partially or completely covered with soil. This prevented a thorough inspection of the foundation and may have concealed a defect. Any evidence or indications of a structural defect or failure of the foundation or footings will be noted in this report.

6: INTERIOR

		IN	NI	NP	O
6.1	Walls / Ceilings / Floors	X			X
6.2	Windows / Doors / Closets	X			X
6.3	Cabinets / Countertops	X			X
6.4	Stairways / Railings	X			X
6.5	Smoke Alarms	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Walls / Ceilings / Floors: Existing Homes

Settlement cracks and nail pops are normal signs of aging in a home. As moisture content in the air changes from season to season, the building materials in the home expand and contract. This will cause small cracks and nail pops in the ceiling that will require normal maintenance. Just as we develop wrinkles with age, so will any home.

Water stains and evidence of prior repairs are very commonly found in existing (not new construction) homes. Unless the area is wet it may be impossible to determine whether the problem has been resolved. Because water flows downhill, it may not be possible to determine the source of the water stain. The purpose of this comment is to explain that some water stains are not always explainable.

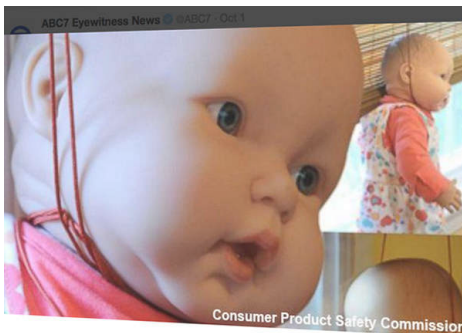
Floors in older homes are often irregular and squeaky. This may or may not indicate a structural problem.



Master Bathroom

Windows / Doors / Closets: Cord Strangulation Warning

Almost every month, on average, a child dies from window cord strangulation, according to the U.S. Consumer Product Safety Commission (CPSC). Any long, knotted cords that are potentially within the reach of small children should be removed to prevent strangulation and possibly brain damage or death.



Stairways / Railings: About Stairway Safety

Care should be exercised on stairways as more injuries occur on stairways than other parts of the home. Even a slight variation between steps can lead to a fall and serious injury or even death. Handrails should be present at every stairway with 4 or more risers and may be desirable on shorter stairways. Handrails should be sturdy, graspable and carefully maintained as they may be used to prevent a fall.

Stairways in older homes were built to different standards than stairways in modern homes. Consumer safety wasn't foremost in the minds of most builders and there were fewer building codes, if any. The homes were smaller on average and stairways had to be fit into the space available. Basements weren't finished and basement ceiling heights may have been lower. As these homes are updated and basements are finished, stairways are used more and consumer safety becomes more important. Your home inspector may point out issues with older stairways that are very difficult or impossible to resolve without making expensive, and sometimes impractical, changes to the homes. It is also important to remember that there is no requirement for an older home to comply with modern building codes. Nevertheless, your mind knows where that step is supposed to be and variations in step height, tread depth, pitch and other issues can lead to falls and serious injury. Handrail installation becomes more important in older homes for this very reason.

Smoke Alarms: New Maryland Law

This is a summary of the new smoke alarm law as I understand it:

1. Replace battery-only operated smoke alarms with units powered by sealed in, ten-year/long-life batteries with a silence/hush feature. **Do Not replace a hardwired smoke alarm with a battery only smoke alarm.**
2. Upgrade smoke alarm placement in existing residential occupancies to comply with minimum specified standards. These standards vary according to when the building was constructed. The deadline for compliance with the new law is January 1, 2018.
3. Replace smoke alarms when they are 10 years old.

Limitations

Cabinets / Countertops

VIEW LIMITED BY CONTENTS

Inspection of the cabinets was limited by the items stored inside of or on top of the cabinets and countertops.



Observations

6.1.1 Walls / Ceilings / Floors

DAMAGED WALLS

GARAGE

There are one or more damaged walls.

Recommendation

Contact a qualified drywall contractor.



6.1.2 Walls / Ceilings / Floors

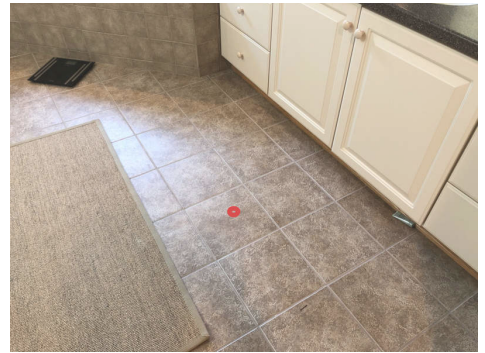
LOOSE FLOOR TILES

MASTER BATHROOM

There are loose floor tiles in this area. The tiles may not have been installed properly or there may be movement in the sub-floor

Recommendation

Contact a qualified tile contractor

**Recommended Repairs**

6.1.3 Walls / Ceilings / Floors

WOOD FLOORING MISSING

REAR PORCH DOOR

Recommendation

Contact a qualified flooring contractor

**Recommended Repairs**

6.2.1 Windows / Doors / Closets

DAMAGED SCREENS

MASTER BEDROOM

There are damaged window screens which should be repaired or replaced to keep pests out.

Recommendation

Contact a qualified handyman.

**Maintenance Issues**

6.2.2 Windows / Doors / Closets

DOORS NEED TRIMMING OR ADJUSTMENT

LAUNDRY ROOM, BASEMENT

One or more doors need to be trimmed or adjusted to work properly.

Recommendation

Contact a qualified handyman.

**Maintenance Issues**

6.2.3 Windows / Doors / Closets

FOGGED WINDOW PANEL

FAMILY ROOM, LIVING ROOM

There are one or more window panels that have failed seals. The seal should keep air and moisture out of the window panel.

**Recommended Repairs**

Recommendation

Contact a qualified window repair/installation contractor.



6.2.4 Windows / Doors / Closets

FOGGED GLASS DOOR PANEL

REAR PORCH

There are one or more glass door panels that have failed seals. The seal should keep air and moisture out of the window panel.

Recommendation

Contact a qualified window repair/installation contractor.



Recommended Repairs



6.2.5 Windows / Doors / Closets

MISSING DOOR HANDLES

Door handles are missing in this area.

Recommendation

Contact a qualified carpenter.



Recommended Repairs

6.3.1 Cabinets / Countertops

LOOSE CABINET DOOR HINGES

KITCHEN

Hinges for cabinet doors are loose. This condition may worsen if not corrected.

Recommendation

Contact a handyman or DIY project



Maintenance Issues

6.4.1 Stairways / Railings

MISSING HANDRAIL

BASEMENT STAIRWAY

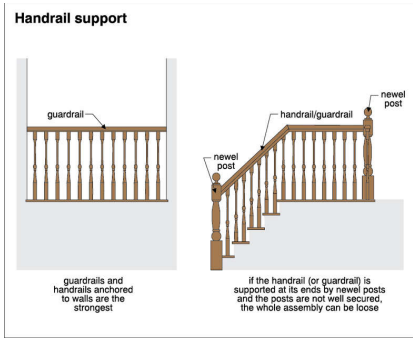
The handrail is missing at one or more stairways. This condition may be unsafe.

Recommendation

Contact a qualified carpenter.



Safety Issue



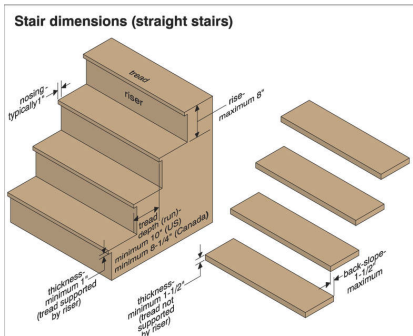
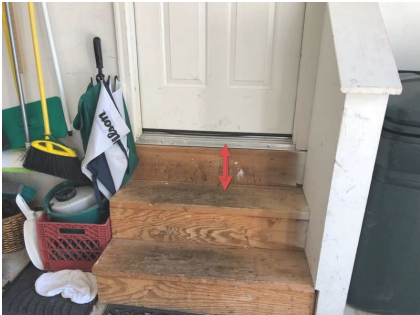
6.4.2 Stairways / Railings

RISER TOO TALL

GARAGE



One or more step exceeds the maximum allowable riser height of 8 inches. This condition may be unsafe.



6.5.1 Smoke Alarms

REPLACE OLD SMOKE ALARMS



Smoke alarms old than 10 years must be replaced according to Maryland State Law. Smoke alarms should be present on each floor and in the common area outside of all bedrooms.

Recommendation

Contact a qualified professional.

6.5.2 Smoke Alarms

CARBON MONOXIDE DETECTORS NEEDED



Carbon Monoxide detectors are needed outside of bedrooms and on each level of the home when fossil fuels are used to heat the home, fuel a fireplace, clothes dryer or stove. These are critically important safety devices that save lives.

Recommendation

Contact a qualified professional.

7: APPLIANCES

		IN	NI	NP	O
7.1	Disposal	X			
7.2	Dishwasher	X			
7.3	Microwave / Exhaust Fan	X			
7.4	Range / Cooktop / Oven	X			X
7.5	Refrigerator	X			
7.6	Clothes Washer / Dryer	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Appliances Present

Cooktop, Dishwasher, Disposal, Refrigerator with ice maker, Wall Oven, Clothes washer, Clothes dryer, Microwave

The inspection of appliances is not required by the State of Maryland Standards of Practice but we try to confirm safety and basic functionality.

About Conveyance

Some appliances may not "convey" or be included with the home. This should be spelled out in your contract. Typically appliances that are permanently installed and directly wired to the electrical or plumbing system may be considered as "fixtures". Your home inspector doesn't determine what should be included with the sale of the home. If you are not certain about what is include or "conveys" check the contract or ask your agent.

Owner's Manuals

An owner's manual is very useful for learning how to operate an appliance, order parts and for general maintenance. If the owner's manual isn't provided by the seller it may be available online at the manufacturer's website. You would need the model number to select the correct manual.

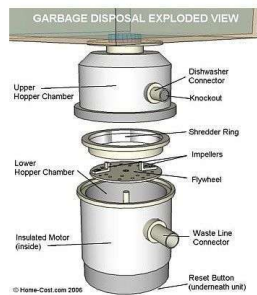
Disposal: About Garbage Disposals

The garbage disposal is mounted to the underside of a sink and is designed to store waste food in a hopper chamber (just beneath the sink drain and the upper part of the disposal). When turned on, the motor spins the flywheel and attached impellers at almost 2,000 RPM.

The attached impellers work to throw the waste food against the shredder ring and together they grind and pulverize the garbage. Water from the kitchen faucet flushes the pulverized waste material out the waste lineconnector discharge outlet and down the sewer system, or in some cases, into the septic system. (NOTE: Disposal usage may have some limitations with septic systems in some municipalities. Check with your local building code official.)

Your garbage disposal is different from your actual garbage can. Not all food scraps and liquids are meant to be poured into your disposal. You should NEVER POUR GREASE down your sink drain or into a disposal.

To learn more



Dishwasher: About Dishwashers

Dishwashers are used to clean dishes and some work better than others. Your home inspector doesn't determine whether the dishwasher will do a good job, just whether it is functional when inspected. Most dishwashers don't actually sanitize dishes; they just wash them. Higher temperatures are required to sanitize your dishes, and dishwashers will typically just wash them. Not everything can be cleaned in a dishwasher, and dishwashers with exposed heating elements may melt some things. Dishwashers drain into the disposal or directly into a drain. Either way, food that isn't dissolved by the dishwasher can clog the dishwasher discharge hose or drain. Bones and small pieces of hard items that won't be dissolved should not be put into a dishwasher.

Microwave / Exhaust Fan: About Microwave Ovens

A microwave oven cooks food because the water molecules inside it absorb the microwave radiation and thereby heat up and heat the surrounding food. Microwaves could affect your tissue in a similar way if they were able to escape from the microwave oven. Modern microwave ovens are designed to allow essentially no leakage of microwaves, however. The only time for concern would be if the door is broken or damaged, in which case the oven should not be used.

Microwave ovens installed directly above a cooktop, or range (stove) will need to have an exhaust fan to deal with steam, grease, and odors. The exhaust fan of a microwave oven will not usually work as well as an exhaust hood, which is designed for the purpose of exhausting steam and grease and may not vent to the home exterior. Your inspector will try to determine if the fan is working but can't know how effective it will be. Filters should be cleaned or replaced regularly to prevent grease build-up and allow the fan to exhaust as well as possible. Most filters can be purchased at hardware stores or online, but the model number and possibly the serial number may be required. Measuring the size might work if the model number isn't available.

Your home inspector doesn't determine whether the microwave oven will cook food or whether it is leaking microwave radiation, but will note if it is damaged.

Range / Cooktop / Oven: Electric Wall Oven

Electric wall ovens use heating elements to cook and are controlled thermostatically by use of knobs or digital control panels. Some are basic and others are more complex. It should be understood that when the heating element is on it will get red hot. Temperature is controlled by the heating element "cycling" on and off. The hotter the temperature that you choose the longer the element will stay on to achieve the desired temperature. Some ovens will have a "Self Cleaning" feature that locks the oven door to prevent accidental injury as it gets very hot. It is important to understand how the manufacturer intends the oven to be cleaned to prevent damaging the finish. Glass top ranges require special cleaning products avoid damaging the top.

If the owner's manual isn't provided by the seller, you can probably go to the manufacturer's website to download or print one.

Your home inspector doesn't determine if the oven will cook well, only if it is functional or damaged. Oven temperatures may not be what the controls indicate and an oven thermometer can be useful as you "get to know" your oven.

Range / Cooktop / Oven: Gas Cooktop

A gas cooktop uses gas to fuel burners for cooking. These burners are controlled by the knobs or digital control panel which are used to regulate gas flow. Typically the burners stay on but use more or less gas to determine the amount of heat needed for the setting.

Caution should be exercised when cooking with oil on a gas range as oil may be ignited by the burners if spilled or overheated and start a kitchen fire.

It is always advisable to use the exhaust fan when cooking with gas as carbon monoxide is created by combustion. A carbon monoxide detector should be installed on every level of the home when gas appliances are used.

It is important to read and understand the owner's manual so that the gas appliance is used safely and proper maintenance is performed. If the owner's manual isn't provided by the seller, you can probably go to the manufacturer's website to download or print one.

If cooking with oil, the residual oil should be cleaned off regularly to avoid a dangerous build up of combustible material. If neglected the oily residue can be very difficult or impossible to remove without damaging the finish.

Your home inspector doesn't determine if the cooktop will cook well, only if it is functional or damaged.

Refrigerator: About Refrigerators

The refrigerator and freezer use refrigerant to remove heat in almost the same way that an air conditioner does. And like an air conditioner it has coils that should be cleaned to maintain proper function, use energy as efficiently as possible, and extend the useful lifespan.

Refrigerators may stop working at any time and cause food spoilage. Having a cooler around to store food is a good way to prevent spoilage when the refrigerator does stop working. If you don't own a cooler, you'll need to decide if purchasing one is worth the expense compared to the cost of food replacement. Refrigerators often require delivery that may take several days. If the refrigerator will need to be taken up stairs the deliverer should be informed at the time of purchase.

An ice maker requires a water supply and sometimes has a filter that will need to be replaced regularly to prevent bacteria buildup. The water supply may leak if the refrigerator is moved or pulled out for cleaning. It is a good idea to know the location of the shut off for the water supply when one exists.

An owner's manual is useful for replacing parts and understanding maintenance requirements. If the seller doesn't provide an owner's manual it may be available at the manufacturer's website for download or printing.

Refrigerator: Remember Filter

Most manufacturers recommend replacing the filter every six months.

**Clothes Washer / Dryer: Clean Dryer Vent Duct**

The dryer ventilation duct should be cleaned or replaced when you move in and cleaned or replaced annually to prevent lint buildup. Lint buildup will restrict airflow and causes over 20,000 house fires annually.

Clothes Washer / Dryer: Dryer**Energy Source**

Gas

Observations

7.4.1 Range / Cooktop / Oven

FLAME IS EXTINGUISHED ON LOW SETTING

When the gas burners were tested by reducing the flame to the lowest setting the flame was extinguished. This condition may allow natural gas to build up in the kitchen, which might then be ignited by another burner or spark. This could be very dangerous and might lead to loss of life or severe property damage.

Recommendation

Contact a qualified appliance repair professional.



Safety Issue



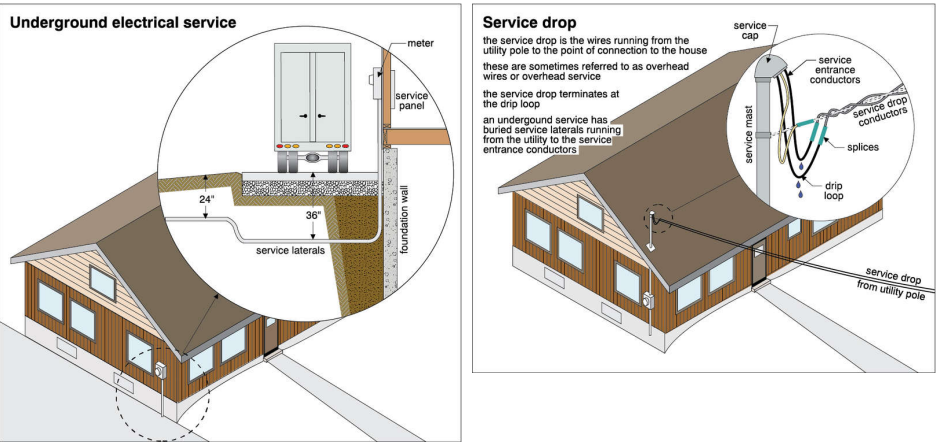
8: ELECTRICAL

		IN	NI	NP	O
8.1	Service Entry / Service Rating	X			
8.2	Service Panel / Main Disconnect	X			X
8.3	Wiring / Grounding / Junction Boxes	X			X
8.4	Outlets / Lights / Ceiling Fans	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Service Entry / Service Rating: Type of Service
Underground Service Lateral



Service Entry / Service Rating:
Service Rating
400 amps

Service Panel / Main Disconnect: Cover Removed For Inspection



Service Panel / Main Disconnect: Main Disconnect / Panel in Basement

The main electrical shutoff (disconnect) is located in the basement. It is important to maintain easy access to the main service panel so that power can be turned off or back on in the event of an emergency. This is a very good place to keep a flashlight.



Service Panel / Main Disconnect: Arc Fault Circuit Interrupter

An arc fault circuit interrupter (AFCI) is a circuit breaker that breaks the circuit when it detects an electric arc in the circuit it protects to prevent electrical fires. An AFCI selectively distinguishes between a harmless arc (incidental to normal operation of switches, plugs, and brushed motors), and a potentially dangerous arc (that can occur, for example, in a lamp cord which has a broken conductor).

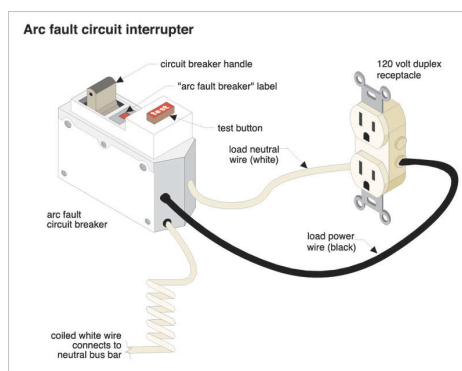
AFCI breakers have been required for circuits feeding electrical outlets in residential bedrooms by the electrical codes of Canada and the United States since the beginning of the 21st century; the U.S. National Electrical Code has required them to protect most residential outlets since 2014.

Arc faults are one of the leading causes for residential electrical fires. Each year in the United States, over 40,000 fires are attributed to home electrical wiring. These fires result in over 350 deaths and over 1,400 injuries each year.

Conventional circuit breakers only respond to overloads and short circuits, so they do not protect against arcing conditions that produce erratic, and often reduced current. An AFCI is selective so that normal arcs do not cause it to trip. The AFCI circuitry continuously monitors the current and discriminates between normal and unwanted arcing conditions. Once detected, the AFCI opens its internal contacts, thus de-energizing the circuit and reducing the potential for a fire to occur.

Determining whether the appropriate rooms are protected is beyond the scope of a general home inspection. Your inspector cannot confirm whether labeling of the circuit breakers is accurate.

Underwriters Laboratory recommends testing the AFCI breakers monthly by pushing the test button.



Wiring / Grounding / Junction Boxes: Wiring Materials
Nonmetallic Sheathed Wire

Outlets / Lights / Ceiling Fans: Bathroom GFCI Reset Location
Jack and Jill Bathroom

Outlets / Lights / Ceiling Fans: Exterior GFCI Reset Location

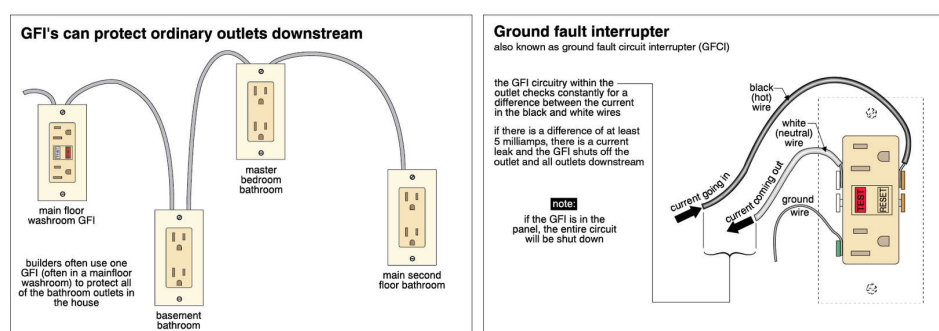
Basement



Outlets / Lights / Ceiling Fans: GFCI Ground Fault Circuit Interrupter

A ground fault circuit interrupter (**GFCI**), is a device that shuts off an electric power circuit when it detects that current is flowing along an unintended path, such as through water or a person.

Underwriters Laboratory recommends testing the GFCI outlets monthly by pushing the test button.



Observations

8.3.1 Wiring / Grounding / Junction Boxes



Recommended Repairs

FURNACE SHUTOFF INSTALLATION INCOMPLETE

The electrical supply cable is coiled next to the furnace where a furnace shutoff switch could be installed. The shutoff switch is not required when the breaker panel is in the same room (basement) and within sight. The switch should be installed or the cable should be shortened and secure properly along its length.

Recommendation

Contact a qualified electrical contractor.



8.3.2 Wiring / Grounding / Junction Boxes



Recommended Repairs

LOOSE BONDING WIRE AT GAS LINE

There is a loose bonding wire at the exterior gas meter.

Recommendation

Contact a qualified electrical contractor.



8.3.3 Wiring / Grounding / Junction Boxes



Recommended Repairs

WIRING NOT RATED FOR EXTERIOR USE

UNDERNEATH REAR DECK

Materials used for exterior wiring are not rated for exterior use. The lighting installed underneath of the screened porch (deck) was not done with materials rated for outdoor use.

Recommendation

Contact a qualified electrical contractor.



8.4.1 Outlets / Lights / Ceiling Fans



Recommended Repairs

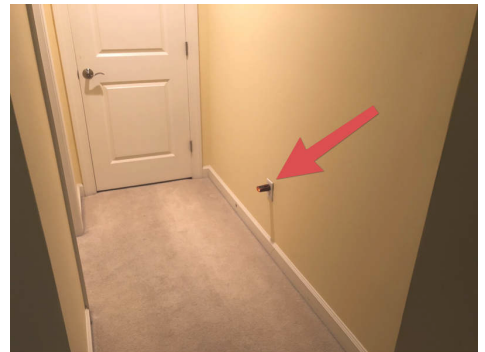
LOOSE ELECTRICAL OUTLET

FRONT RIGHT BEDROOM

There are one or more loose electrical outlets.

Recommendation

Contact a qualified electrical contractor.



8.4.2 Outlets / Lights / Ceiling Fans

EXTERIOR NOT PROTECTED

REAR PORCH

One or more exterior electrical outlets are not GFCI protected.

Recommendation

Contact a qualified electrical contractor.



Safety Issue

8.4.3 Outlets / Lights / Ceiling Fans



Safety Issue

MISSING WALL PLATE

KITCHEN

There are one or more missing wall plates which should be replaced to prevent accidental electrocution.

Recommendation

Contact a qualified electrical contractor.



8.4.4 Outlets / Lights / Ceiling Fans



Maintenance Issues

REPLACE BULBS

FRONT RIGHT BEDROOM BATHROOM

Some light fixtures were not working. The bulbs should be replaced to ensure they are working properly.

Recommendation

Contact a handyman or DIY project

9: MAIN HEATING AND COOLING

		IN	NI	NP	O
9.1	Heating Equipment	X			
9.2	Thermostat / Shutoff	X			X
9.3	Combustion Air / Venting	X			X
9.4	Distribution of Heating / Cooling	X			X
9.5	Condensate disposal	X			
9.6	Cooling System	X			X
9.7	Fireplace / Stove	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Heating Equipment: Main Floor and Basement Heating and Cooling System

This home has multiple heating and cooling systems to condition specific parts of the home. This method is more efficient when the equipment is sized and maintained properly. This section of the report is dedicated to the main floor and basement.

Heating Equipment: Heating System Age

2004

The age of the appliance is determined by use of an online database and cannot be guaranteed by your inspector.

Heating Equipment: Heating Fuel / Energy Source

Natural Gas

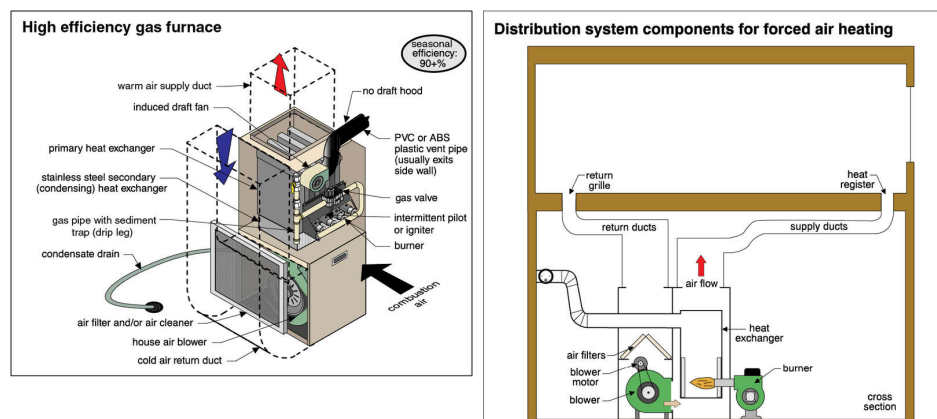
While electricity and natural gas are supplied directly from a utility, other fuels such as propane gas and heating oil require a scheduled delivery by an independent contractor. You should be careful to avoid running out of heating oil or propane in the during the winter months or you may experience frozen water pipes which may burst and cause a great deal of damage. Home owner's insurance typically won't cover damage caused by a failure to heat your home.

Heating Equipment: Heating System Manufacturer

Lennox

Heating Equipment: High-Efficiency Gas Furnace

High-efficiency gas furnaces have AFUE ratings of 90% and greater. A solid-state control board controls the ignition. There is no continuous pilot light. There are two or sometimes three heat exchangers installed inside a high-efficiency gas furnace. Condensate is produced when heat is extracted from the flue gases. The temperature of the flue gases is low enough to use a PVC pipe as the vent exhaust pipe. There is no need to vent the exhaust gases up a chimney stack.



Thermostat / Shutoff:

Thermostat Location

Living room

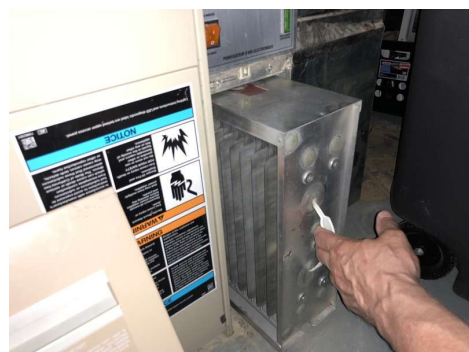
Distribution of Heating / Cooling: About Cleaning Ducts

Knowledge about air duct cleaning is in its early stages, so a blanket recommendation cannot be offered as to whether you should have your air ducts in your home cleaned. The U.S. Environmental Protection Agency (EPA) urges you to read this document in its entirety as it provides important information on the subject.

[Learn more](#)

Distribution of Heating / Cooling: Electrostatic Air Filter

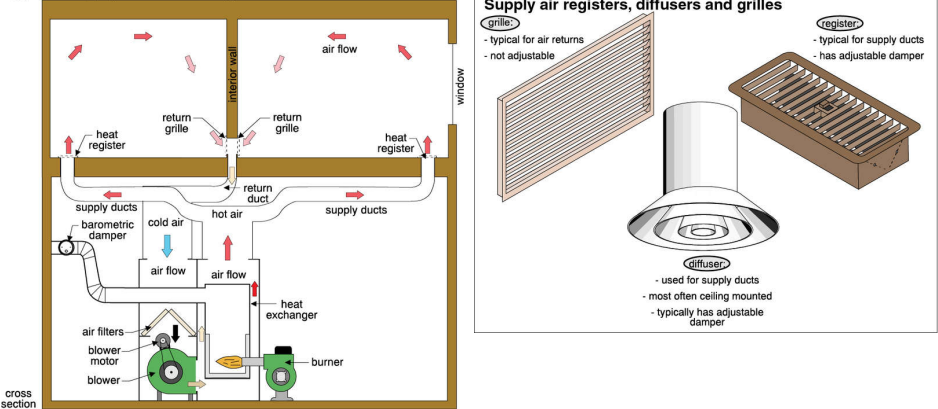
An electrostatic whole house air filter was installed at the furnace. It is beyond the scope of a general home inspection to determine whether an electrostatic air filter is working properly. When functioning properly, they are considered to be among the most efficient methods of improving indoor air quality. Electrostatic filters require regular cleaning. The owner's manual will provide instructions for cleaning.



Distribution of Heating / Cooling: Forced Air Distribution

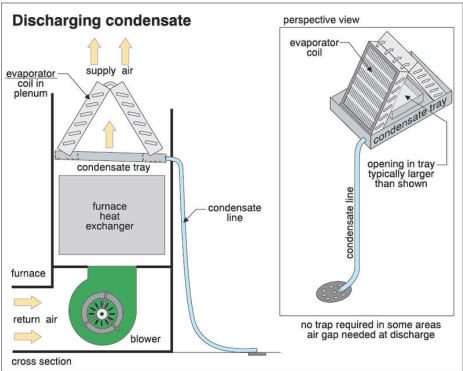
Once the temperature is set at the thermostat, cold air from the home is pulled into the system where it passes through the air filter, removing allergens like pollen and dust. It then blows the air through the air handler where it is warmed via the furnaces heat source and spread to the home through the ducts via the blower motor.

Typical supply and return register locations



Condensate disposal: About Condensate Disposal

The condensate disposal system, usually PVC piping, will require regular cleaning to prevent a blockage which would lead to leakage. The cooling system can remove quite a bit of moisture from the air during the cooling season. Leakage can create a significant amount of water damage and even mold growth. Your Inspector recommends annual cleaning and that you consider having a float switch installed (if there isn't already one) in the trap to shut down the air conditioning system if the trap becomes blocked.



Cooling System: Cooling System Age

2004

The age of the appliance is determined by use of an online database and cannot be guaranteed by you inspector.

Cooling System: Cooling System Manufacturer

Lennox

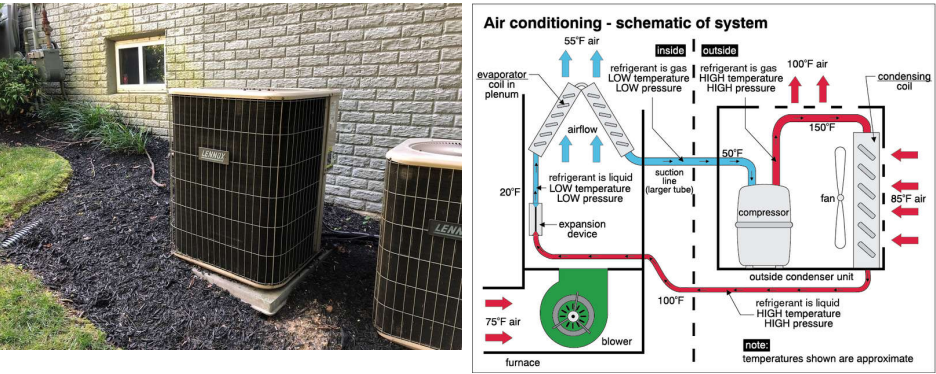
Cooling System: System Cooling Adequately

The air is being cooled adequately. The temperature was checked at the air handler.



Cooling System: Split System Installed

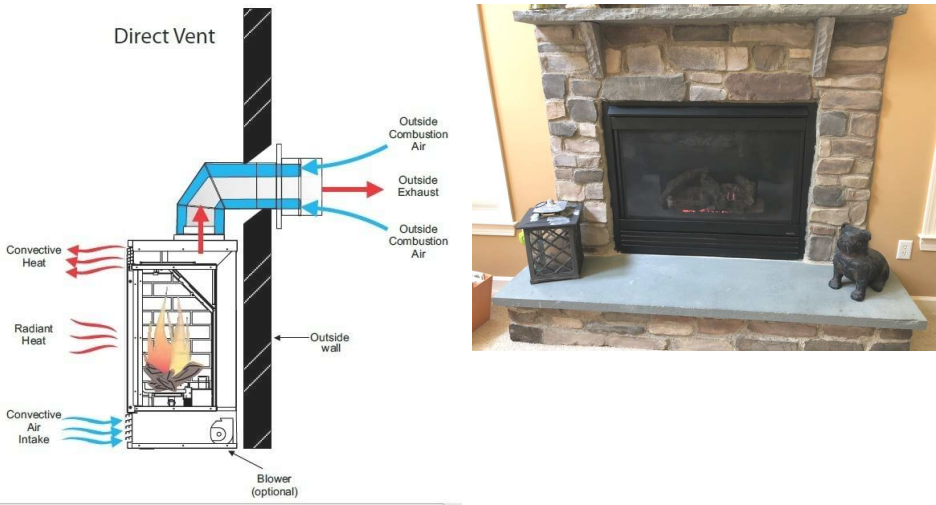
The air conditioning system is a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air.



Fireplace / Stove: Factory Built Natural Gas

The fireplace was a factory built, natural gas burning fireplace. A factory-built fireplace is made up of a firebox enclosed within a steel cabinet, and a steel chimney or flue. Factory-built fireplaces pass rigorous testing standards established by the Underwriters Laboratories and the American Gas Association. Properly installed, factory-built fireplaces have an excellent safety record. However, as in any situation where an open flame is involved, there are some things to keep in mind in order to avoid any risk of fire hazard. In order to ensure safe and optimal operation, normal maintenance and cleaning are required, similar to those used for a traditional fireplace.

Your Inspector recommends annual cleaning and inspection if the fireplace is used.



Fireplace / Stove: Fireplace glass gets very hot

While this is not a defect, you should keep in mind that the fireplace glass gets very hot when in use. This can be dangerous to wandering children attracted by the fire.

Observations

9.3.1 Combustion Air / Venting
GAS FURNACE VENTS TO CORNER
REAR

The exhaust vent should be at least 3 feet from an inside corner but there is no evidence that the exhaust is having a corrosive effect on the siding.

Recommended Repairs

Recommendation

Contact a qualified heating and cooling contractor



9.4.1 Distribution of Heating / Cooling

DIRTY AIR FILTER

The air filter for this furnace was dirty and should be changed. Filters should be checked every month and replaced when they are dirty enough to restrict air flow.

Recommendation

Recommended DIY Project



Maintenance Issues

9.6.1 Cooling System

**INSULATION MISSING
DETERIORATED**

Recommended Repairs

A licensed heating and cooling contractor should replace the missing or deteriorated insulation on the refrigerant lines.

Recommendation

Contact a qualified heating and cooling contractor



9.6.2 Cooling System

**MINOR FIN DAMAGE ON
CONDENSING COILS**

Recommended Repairs

Fins on the condenser coil (outside unit) had minor damage. This condition may affect the efficiency of the equipment.

Recommendation

Contact a qualified heating and cooling contractor



10: UPPER HEATING AND COOLING

		IN	NI	NP	O
10.1	Heating Equipment	X			X
10.2	Thermostat / Shutoff	X			
10.3	Combustion Air / Venting	X			
10.4	Distribution of Heating / Cooling	X			X
10.5	Condensate disposal	X			X
10.6	Cooling System	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Heating Equipment: Heating System Age

2004

The age of the appliance is determined by use of an online database and cannot be guaranteed by your inspector.

Heating Equipment: Heating Fuel / Energy Source

Natural Gas

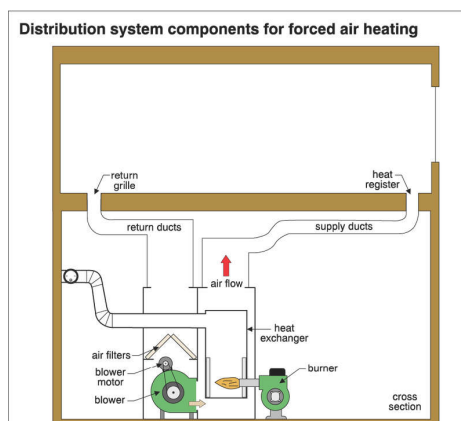
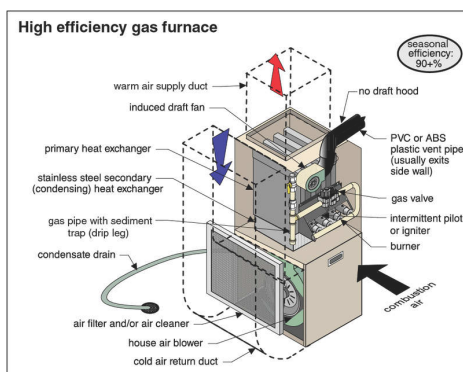
While electricity and natural gas are supplied directly from a utility, other fuels such as propane gas and heating oil require a scheduled delivery by an independent contractor. You should be careful to avoid running out of heating oil or propane in the during the winter months or you may experience frozen water pipes which may burst and cause a great deal of damage. Home owner's insurance typically won't cover damage caused by a failure to heat your home.

Heating Equipment: Heating System Manufacturer

Lennox

Heating Equipment: High-Efficiency Gas Furnace

High-efficiency gas furnaces have AFUE ratings of 90% and greater. A solid-state control board controls the ignition. There is no continuous pilot light. There are two or sometimes three heat exchangers installed inside a high-efficiency gas furnace. Condensate is produced when heat is extracted from the flue gases. The temperature of the flue gases is low enough to use a PVC pipe as the vent exhaust pipe. There is no need to vent the exhaust gases up a chimney stack.

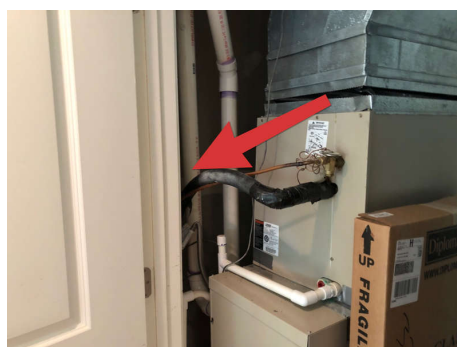


Thermostat / Shutoff:

Thermostat Location

Master Bedroom

Thermostat / Shutoff: Shutoff with heating equipment.



Distribution of Heating / Cooling: Electrostatic Air Filter

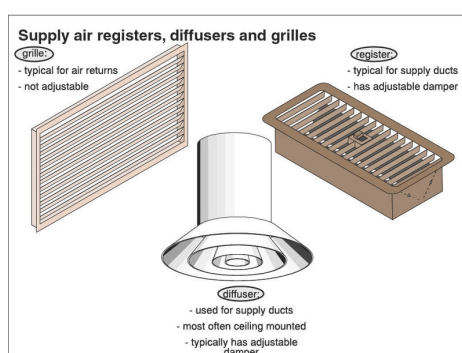
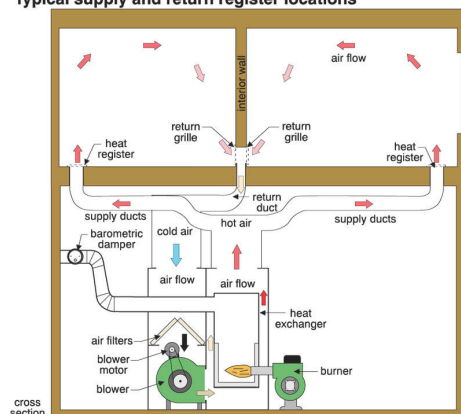
An electrostatic whole house air filter was installed at the furnace. It is beyond the scope of a general home inspection to determine whether an electrostatic air filter is working properly. When functioning properly, they are considered to be among the most efficient methods of improving indoor air quality. Electrostatic filters require regular cleaning. The owner's manual will provide instructions for cleaning.



Distribution of Heating / Cooling: Forced Air Distribution

Once the temperature is set at the thermostat, cold air from the home is pulled into the system where it passes through the air filter, removing allergens like pollen and dust. It then blows the air through the air handler where it is warmed via the furnace's heat source and spread to the home through the ducts via the blower motor.

Typical supply and return register locations



Cooling System: Cooling System Age

2004

The age of the appliance is determined by use of an online database and cannot be guaranteed by you inspector.

Cooling System: Cooling System Manufacturer

Lennox

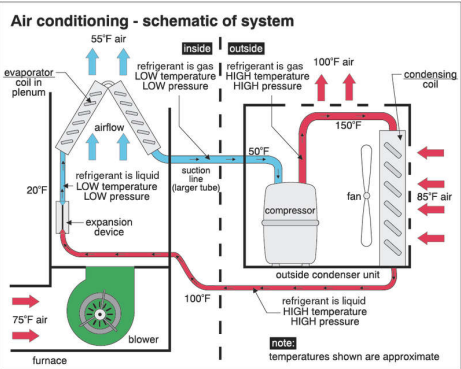
Cooling System: System Cooling Adequately

The air is being cooled adequately. The temperature was checked at the air handler.



Cooling System: Split System Installed

The air conditioning system is a split system in which the cabinet housing the compressor, cooling fan and condensing coils was located physically apart from the evaporator coils. As is typical with split systems, the compressor/condenser cabinet was located at the home's exterior so that the heat collected inside the home could be released to the outside air.



Observations

10.1.1 Heating Equipment

CORROSION INSIDE FURNACE

Corrosion inside of the furnace may indicate that there is a condensate leak from the evaporator coil above or gas exhaust pipe. This condition may affect the operational lifespan of the equipment.

Recommendation

Contact a qualified heating and cooling contractor

Recommended Repairs



10.4.1 Distribution of Heating / Cooling

DIRTY AIR FILTER

The air filter for this furnace was dirty and should be changed. Filters should be checked every month and replaced when they are dirty enough to restrict air flow.

Recommendation

Recommended DIY Project

Maintenance Issues

10.5.1 Condensate disposal

DAMAGED CONDENSATION TUBE

The condensate tube designed to safely dispose of condensate produced by the operation of the air-conditioning evaporator coils was damaged. This condition may cause leakage.

Recommendation

Contact a qualified heating and cooling contractor



Recommended Repairs



10.5.2 Condensate disposal

DRIP PAN ALTERED

The drip pan has been altered and would not hold water in the event of a condensation leak.

Recommendation

Contact a qualified heating and cooling contractor



Recommended Repairs



10.6.1 Cooling System

MINOR FIN DAMAGE ON CONDENSING COILS

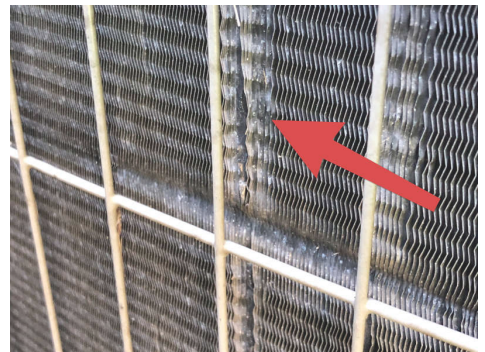
Fins on the condenser coil (outside unit) had minor damage. This condition may affect the efficiency of the equipment.

Recommendation

Contact a qualified heating and cooling contractor



Recommended Repairs



11: PLUMBING

		IN	NI	NP	O
11.1	Water Supply Piping / Shutoff	X			
11.2	Bathtubs / Showers	X			X
11.3	Faucets / Sinks / Toilets	X			X
11.4	Drain, Waste and Vent Piping	X			
11.5	Water Heating	X			
11.6	Gas System	X			X
11.7	Sump Pump	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Water Supply Piping / Shutoff: Main Shutoff Location

Basement

Shutoffs are not operated during inspections as they have a tendency to leak when used.



Water Supply Piping / Shutoff:
Water Source
Private Well

Water Supply Piping / Shutoff:
Water Service Materials
1 inch plastic

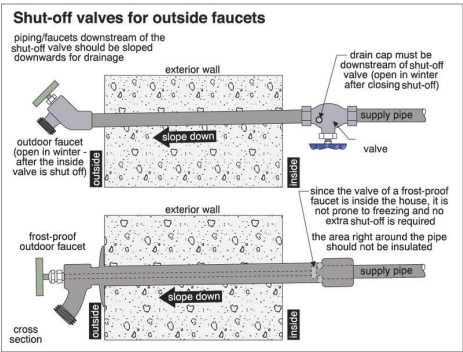
This is the main pipe coming from the street.

Water Supply Piping / Shutoff:
Supply Pipe Materials
1/2", 3/4", CPVC

These are the pipes running throughout the house.

Water Supply Piping / Shutoff: Remember To Winterize

Remember to turn off the water supply to the exterior water faucets which would supply water for the garden hose. Turn them off in October or November to prevent the pipes from freezing and then bursting. Open the outside valves so that water may escape.



Water Supply Piping / Shutoff: Well Water

Water is supplied by a private well. Illustrations are for your information and are general representations of typical configurations and may not describe your specific system. Well testing by a specialist is recommended when purchasing a home with a private well. Repairs can be expensive.

Drilled well with submersible pump

a safety cable is often attached so the pump won't be lost down the well if things come apart

Types of pumps

Pressure tank components and pump controls

Deep wells and shallow wells

Bathtubs / Showers: About Frameless Shower Doors

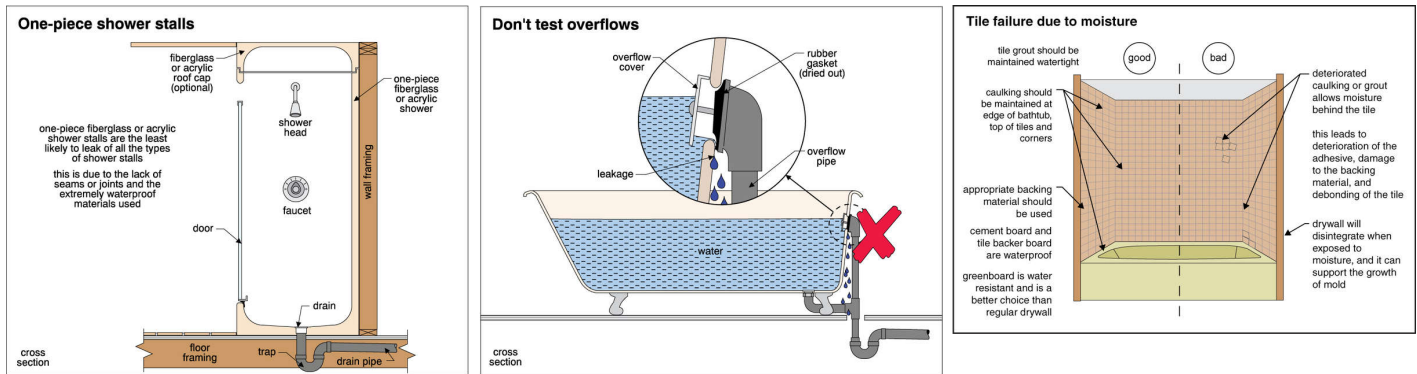
Master Bathroom

There is a frameless glass shower enclosure and/or frameless glass shower door. While the use of tempered glass is mandated for shower enclosures, the possibility for breakage and serious injury still exists. A frameless enclosure or door is made thicker to increase the strength of the glass as the frame is not present to support it. Tempered glass is specially heated or chemically treated and cannot be cut, drilled, ground or polished after this treatment. When fractured at any point, if highly treated, the entire piece breaks into small particles. This renders the particles far safer than those of standard glass. Safer meaning less dangerous.

Bathtubs / Showers: Maintenance

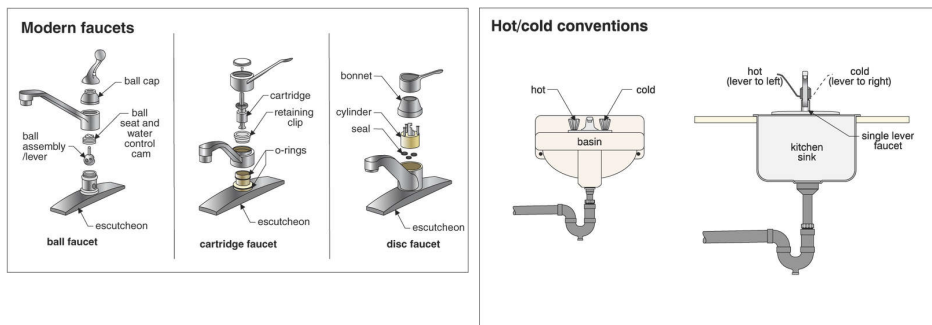
Bathtubs and showers are a regular source of water leakage in residential homes. They have plumbing fixtures that require more piping than other fixtures. The piping will typically have more couplings or connectors which can leak on the supply side and the bathtub has an overflow that is likely to leak on older tubs. Because of the common leakage, difficulty in finding those leaks and possible damage done by water leakage, overflows are generally not tested. While an overflow is designed to prevent overflow of the bathtub, it would only work if the water was flowing very slowly.

Maintaining the surround (walls around a tub or shower) is important because any gaps between wall tiles can allow water leakage. The gap between the tub or shower pan and the surround should be caulked and the caulk maintained to prevent leakage also. One piece shower surrounds are less likely to leak and require less maintenance.



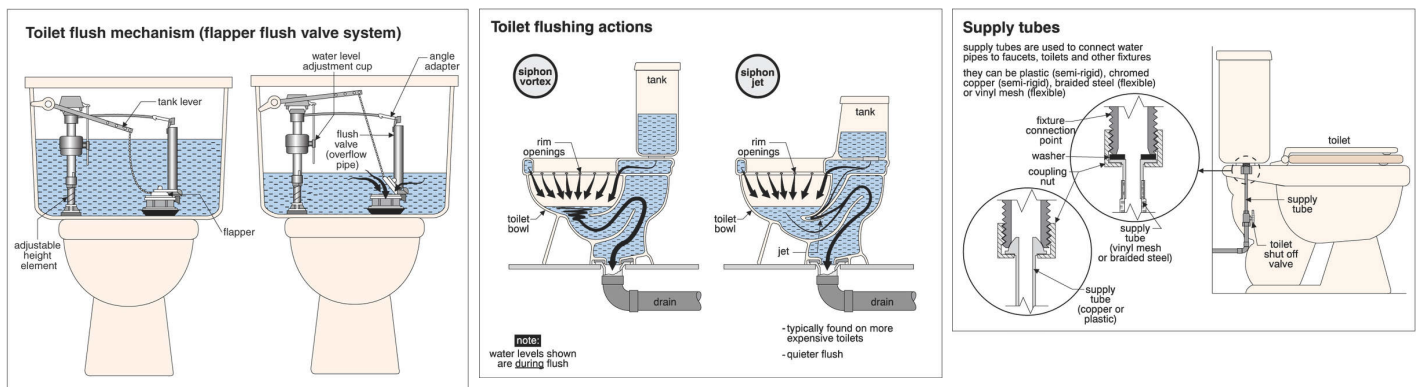
Faucets / Sinks / Toilets: About Sinks & Faucets

Connections to sink drains and faucets are a common source of leakage in a home. Faucets require occasional maintenance to function properly. Faucets purchased at the big box stores are typically of a lower quality than faucets purchased at an actual plumbing supply house. Plumbing contractors will usually need to charge more for these fixtures and they expect them to last longer.



Faucets / Sinks / Toilets: About Toilets

Toilets are a regular source of water leakage and damage to a home. Toilets require maintenance to prevent water leakage and water waste as well. When the flapper leaks, it can cause large water bills or even burn up a well pump. When a toilet becomes loose at the connection to the floor (closet flange) a slow leak of waste can develop and that often damages the structure or creates mold growth. Maintenance is much cheaper than the resulting repairs, especially if mold remediation is required.



Drain, Waste and Vent Piping:	Water Heating: Water Heater	Water Heating: Water Heater
Materials	Age	Energy Source / Capacity
PVC	2004	Natural Gas, 75 gallons

Water Heating: Water Heater
Manufacturer
Bradford White

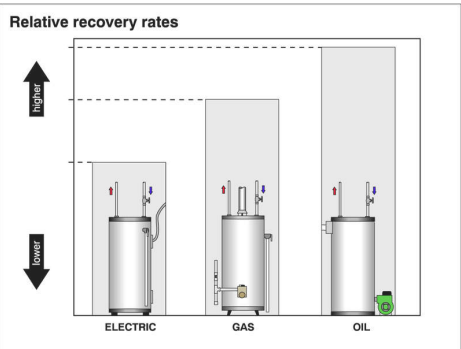
Water Heating: Water Heater Life Expectancy

Most tank-type water heaters last 10 to 20 years, with the average age of replacement between 12 and 14 years. But there are four variables that affect the lifespan:

- 1) Quality of manufacture - As your would expect, the premium-priced water heaters with the longer warranties and features like a porcelain-lined tank, larger heating elements, and better insulation will hold up longer.
- 2) Rate of usage - A 40-gallon water heater serving a family of six is not going to last as long as one serving an older couple with no children.
- 3) Installation - A homeowner or handyman installation can shorten the life of a water heater, especially a gas-fired one.
- 4) Maintenance - The simplest and easiest maintenance item is draining the water heater to flush out sediment accumulation at the bottom every two years, or sooner if you have a lot of sediment in the water.

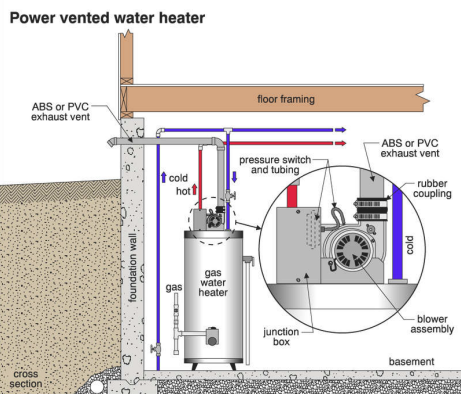
Most water heaters fail by leaking and we recommend that you give it a careful examination twice a year, looking for any telltale small, rust-colored drip strains on the top or sides, and especially around pipe connections may be evidence of the beginning of tank failure. Some water heating fuels will allow the water heater to recover, or reheat the water water faster. This will vary by the efficiency of the model as well as fuel source.

This information is not meant to be any kind of warranty.



Water Heating: Power Vented

Water heating is provided by a power vented gas water heater. Power vented are less likely to leak carbon monoxide gas when correctly installed. Power vented water heaters are more expensive to purchase and install but use less energy to heat the water. The reduction in energy costs may not offset the additional purchase price. Power vented water heaters can be noisy when heating water.



Gas System: Gas Shutoff in Basement

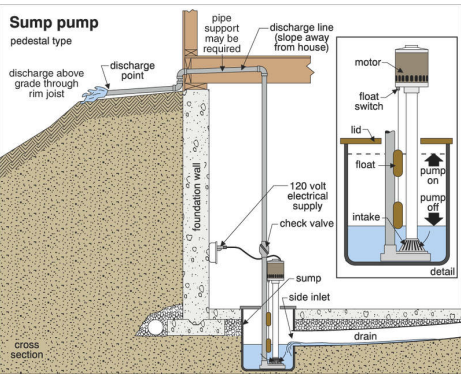
Main gas shutoff is located in basement.



Gas System: Type of Gas Piping
Black Steel, Copper Tubing

Sump Pump: About Sump Pumps

Sump pumps remove ground water. If a sump pump fails the home may be flooded with ground water. Sump pumps are small appliances and may have a short life expectancy. The illustration is an example only and may not be the same type present in this home.



Sump Pump: Location
Basement



Limitations

Water Supply Piping / Shutoff

MOST SUPPLY PIPING NOT VISIBLE

Most water supply pipes were not visible due to wall, floor and ceiling coverings. Any evidence of a defect will be noted in this report.

Drain, Waste and Vent Piping

MOST DRAIN PIPES NOT VISIBLE

Most drain, waste and vent pipes are often concealed by wall and ceiling finishes and run underground to the public sewer system, and are not visible for inspection. Any defects will be noted in this report.

Observations

11.2.1 Bathtubs / Showers

SEAL FIXTURES TO WALL

FRONT RIGHT BEDROOM BATHROOM

Plumbing fixtures need to be sealed to the wall or surround to prevent water leakage, damage and possibly mold growth.

Recommendation

Contact a handyman or DIY project



Recommended Repairs



11.2.2 Bathtubs / Showers

MINOR CRACKS IN GROUT

FRONT RIGHT BEDROOM BATHROOM

There are minor cracks in the grout between the tiles. This condition may allow water to leak behind the tiles and cause water damage and more expensive repairs.

Recommendation

Contact a qualified tile contractor



Recommended Repairs



11.3.1 Faucets / Sinks / Toilets

LOOSE TOILET

JACK AND JILL BATHROOM

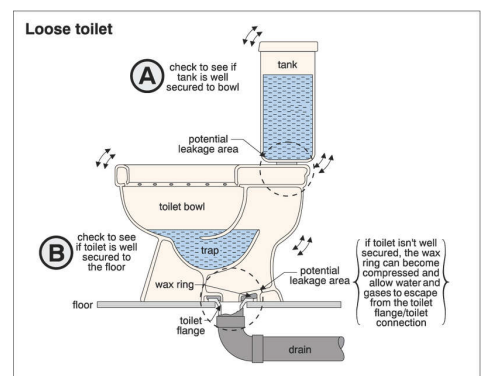
There are one or more loose toilets. The toilet should be pulled, closet flange inspected and repaired if needed, wax ring should be replaced, and the toilet secured properly. Loose toilets often leak.

Recommendation

Contact a qualified plumbing contractor.



Recommended Repairs



11.3.2 Faucets / Sinks / Toilets

ACTIVE LEAK AT KITCHEN SINK

KITCHEN

A leak developed beneath the kitchen sink when the filled sink was drained while the disposal was operated.

Recommendation

Contact a qualified plumbing contractor.



Recommended Repairs



11.3.3 Faucets / Sinks / Toilets

SEAL SPOUT TO WALL

JACK AND JILL BATHROOM

The bathtub water spout is not sealed to the wall in one of more bathrooms. This condition may allow water into the wallspace, water damage and possibly mold growth if not corrected.



11.3.4 Faucets / Sinks / Toilets

SINK NOT CONNECTED

LAUNDRY ROOM

Recommendation

Contact a qualified plumbing contractor.



11.6.1 Gas System

PAINT RUSTY PIPES AT METER

A licensed contractor should remove the rust from the exterior gas piping near the meter and paint it to prevent further corrosion and leakage of natural gas.

Recommendation

Contact a qualified painting contractor.



12: FUNGUS/MOLD

		IN	NI	NP	O
12.1	Evidence	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Observations

12.1.1 Evidence

 Recommended Repairs

MOLD GROWTH UNDER DECK

What may be mold is present on the Hardie Backer walls underneath of the deck. This may be due to the minimal ventilation underneath of the deck and the water that drains into the space. It is very unlikely that this would affect the living space.

