



SAMPLE HOME INSPECTION REPORT

Row Home Rd.
Hanover MD 21076

Sally Sample
AUGUST 12, 2018



Inspector

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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

- 2.1.1 Roof - Roof Covering: Damaged Tiles
- 2.2.1 Roof - Flashing / Penetrations: Corroded Flashing
- 2.3.1 Roof - Drainage System: Damaged Downspout
- 2.3.2 Roof - Drainage System: Sagging Pipe Hold Water
- 2.3.3 Roof - Drainage System: Garage Roof Discharges At Top of Hill
- 2.4.1 Roof - Chimney and Flue Condition: Severely Deteriorated Brick/Mortar
- 2.4.2 Roof - Chimney and Flue Condition: Severely Deteriorated Crown
- 3.1.1 Exterior - Driveway / Sidewalk / Patio: Concrete Heaved Trip Hazard
- 3.1.2 Exterior - Driveway / Sidewalk / Patio: Repair Concrete Cracks
- 3.1.3 Exterior - Driveway / Sidewalk / Patio: Concrete Settled and Cracked
- 3.1.4 Exterior - Driveway / Sidewalk / Patio: Trip Hazard
- 3.2.1 Exterior - Steps / Porch / Deck: Damaged Stair Treads
- 3.2.2 Exterior - Steps / Porch / Deck: Deteriorated Guardrail
- 3.2.3 Exterior - Steps / Porch / Deck: Handrail Missing
- 3.2.4 Exterior - Steps / Porch / Deck: Loose Guardrail
- 3.3.1 Exterior - Siding / Trim / Flashing: Deteriorated Trim
- 3.3.2 Exterior - Siding / Trim / Flashing: Gaps At Penetrations
- 3.3.3 Exterior - Siding / Trim / Flashing: Severe Deterioration of Trim
- 3.4.1 Exterior - Doors / Windows: Deadbolt Doesn't Engage
- 3.4.2 Exterior - Doors / Windows: Large Gaps At Windows
- 3.4.3 Exterior - Doors / Windows: Trim or Adjust Door
- 3.4.4 Exterior - Doors / Windows: Window Wells Uncovered
- 3.4.5 Exterior - Doors / Windows: Lintel above door severely corroded
- 3.4.6 Exterior - Doors / Windows: No Weather Stripping Around Door
- 3.5.1 Exterior - Grading / Site Drainage: Improve Negative Grade
- 3.6.1 Exterior - Trees / Shrubs: Trees Need Trimming
- 3.7.1 Exterior - Fence / Retaining Wall Condition: Retaining Wall Cracked
- 3.8.1 Exterior - Garage / Vehicle Door: Severe Deterioration of Roof / Structure
- 4.2.1 Attic / Insulation / Ventilation - Insulation Condition: Inadequate Insulation in Attic
- 4.2.2 Attic / Insulation / Ventilation - Insulation Condition: No Insulation at Pull Down Ladder
- 4.3.1 Attic / Insulation / Ventilation - Ventilation / Exhaust Fans: Bath Vented to Attic
- 4.3.2 Attic / Insulation / Ventilation - Ventilation / Exhaust Fans: Open Dryer Exhaust Vent
- 6.1.1 Interior - Walls / Ceilings / Floors: Carpet Damp
- 6.2.1 Interior - Windows / Doors / Closets: Door knob Failed to Latch
- 6.2.2 Interior - Windows / Doors / Closets: Doors Need Trimming or Adjustment
- 6.2.3 Interior - Windows / Doors / Closets: Upper Sash Falls
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- 6.3.1 Interior - Cabinets / Countertops: Missing Cabinet Shelves
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- 6.5.1 Interior - Smoke Alarms: Smoke Alarms Failed to Sound
- 7.2.1 Appliances - Dishwasher: Not Properly Secured
- 7.3.1 Appliances - Microwave / Exhaust Fan: Missing Filter
- 7.4.1 Appliances - Range / Cooktop / Oven: No Anti-Tip
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- 8.1.1 Electrical - General Comments: Handyman Work Evaluate
- 8.2.1 Electrical - Service Entry / Service Rating: Old Service Cable Left
- 8.3.1 Electrical - Service Panel / Main Disconnect: "Overstripped" Insulation on Wires
- 8.3.2 Electrical - Service Panel / Main Disconnect: Label Breakers
- 8.3.3 Electrical - Service Panel / Main Disconnect: Missing Screws
- 8.3.4 Electrical - Service Panel / Main Disconnect: Unused and Unterminated Wire in Panel
- 8.3.5 Electrical - Service Panel / Main Disconnect: Cover Needs Handle
- 8.4.1 Electrical - Wiring / Grounding / Junction Boxes: Cables Not Properly Secured
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- 8.5.1 Electrical - Outlets / Lights / Ceiling Fans: Loose Electrical Outlet
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- 9.3.1 Heating and Cooling - Combustion Air / Venting: Flue needs screws
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- 9.6.2 Heating and Cooling - Cooling System: Not Cooling Adequately
- 10.4.1 Plumbing - Drain, Waste and Vent Piping: Cleanouts Covered or Missing
- 10.4.2 Plumbing - Drain, Waste and Vent Piping: Leak in Ceiling Under Bathroom
- 10.5.1 Plumbing - Water Heating: TPR Discharge Is Short
- 10.6.1 Plumbing - Gas System: Paint Rusty Pipes at Meter
- 10.6.2 Plumbing - Gas System: Gas Odor in Utility Closet
- 10.7.1 Plumbing - Sump Pump: Discharge Pipe Not Supported
- 11.1.1 Fungus/Mold - Evidence: Apparent Mold Basement

1: INSPECTION DETAILS

Information

In Attendance

Client

Weather Conditions

Cloudy, Recent Rain, 75-80 degrees

Home Style

Rowhome

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

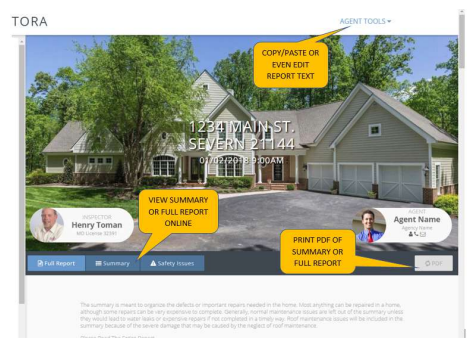
acceptable condition at the time of the inspection. No further comment is necessary but whenever possible additional information about materials used in the construction and how to care for or maintain the home

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			X
2.2	Flashing / Penetrations	X			X
2.3	Drainage System	X			X
2.4	Chimney and Flue Condition	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
Slate Tiles

Roof Covering: Slate Tiles

Roof covering material included slate. Slate is a natural stone and slate roofs can last 100 years or longer with correct installation and maintenance. Overall the slate is in fair condition and showing it's age. There are cracks, breaks and a number of repairs.



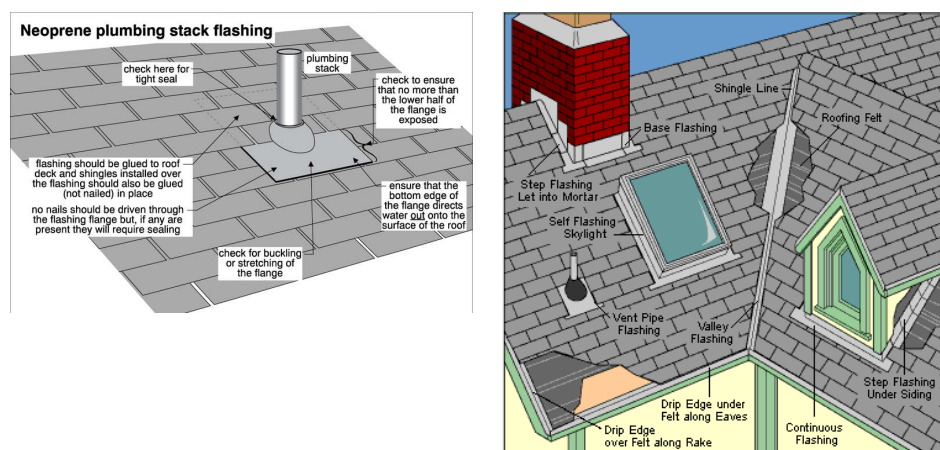
Past repairs

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.

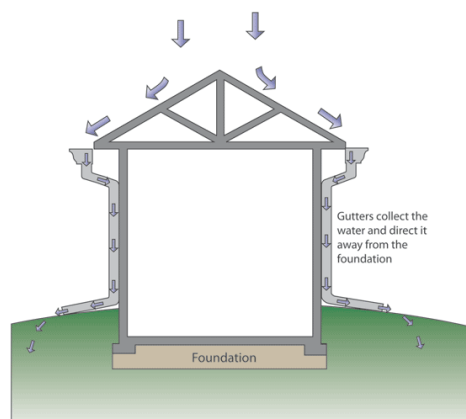
Flashing is a general term used to describe sheet metal fabricated into shapes and used to protect areas of the roof from moisture intrusion. Inspection typically includes inspection for condition and proper installation of flashing in the following locations: - roof penetrations such as vents, electrical 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.



Chimney and Flue Condition: Brick Chimney

The chimney was constructed with mortared bricks



Observations

2.1.1 Roof Covering

DAMAGED TILES



Recommended Repairs

There are damaged slate tiles that should be repaired to prevent leakage. Pieces of broken slates can slide off of the roof and cause damage or injury.

Recommendation

Contact a qualified roofing professional.



Broken but good overlap



Broken, exposed gap between tiles

2.2.1 Flashing / Penetrations

CORRODED FLASHING



Recommended Repairs

Flashing is corroded in one or more areas. This condition may allow leakage and water damage if not corrected.

Recommendation

Contact a qualified roofing professional.



2.3.1 Drainage System

DAMAGED DOWNSPOUT

FRONT

There is a damaged section of downspout that may collect leaves and clog.

Recommendation

Contact a qualified handyman.



Recommended Repairs



2.3.2 Drainage System

SAGGING PIPE HOLD WATER

The roof discharges to a very long PVC pipe that extends to the rear of the property due to the back yard sloping towards the home. This also carries the water discharged by the sump pump. The pipe is sagging and holds water in the middle. The water in the pipe adds resistance to any added water from the roof or sump pump. This added resistance may cause water to backup near the home. This condition may contribute to a flooded basement in a heavy downpour.

Recommendation

Contact a qualified professional.



Recommended Repairs



2.3.3 Drainage System

GARAGE ROOF DISCHARGES AT TOP OF HILL

The downspout for the garage roof is extended to the fence line and water coming off of the roof would probably run down the hill towards the home. This may contribute to a flooded basement.

Recommendation

Contact a qualified professional.



Recommended Repairs



2.4.1 Chimney and Flue Condition

SEVERELY DETERIORATED BRICK/MORTAR

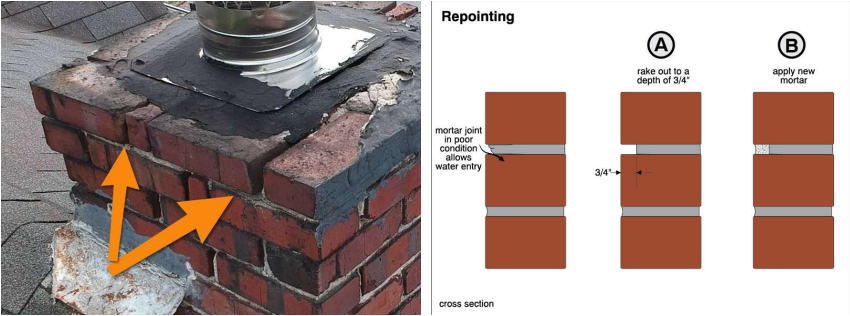
Severe deterioration of portions of the brick mortar was observed. If not corrected this condition will continue to deteriorate.

Recommendation

Contact a qualified chimney contractor.



Recommended Repairs



2.4.2 Chimney and Flue Condition

SEVERELY DETERIORATED CROWN

The chimney crown should be replaced to prevent water damage to the chimney chase.

Recommendation

Contact a qualified chimney contractor.

 Recommended Repairs



3: EXTERIOR

		IN	NI	NP	O
3.1	Driveway / Sidewalk / Patio	X			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

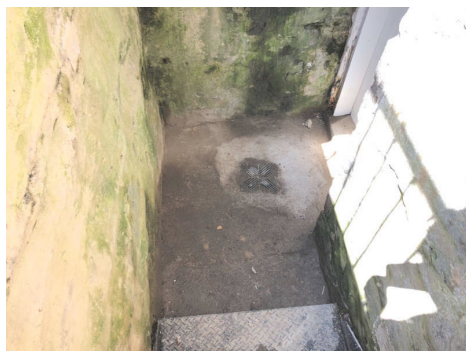
Driveway / Sidewalk / Patio:

Materials

Concrete Walkway, Concrete
Patio

Steps / Porch / Deck: Drain In Stairway

There is a drain at the bottom of the exterior stairs to the basement. This drain must be kept clear at all times. Your inspector cannot be certain this drain is functioning properly absent a rain storm.



Siding / Trim / Flashing: Siding

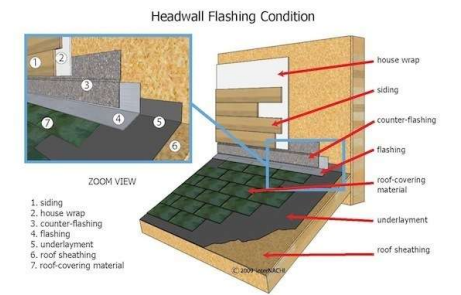
Type

Brick

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.

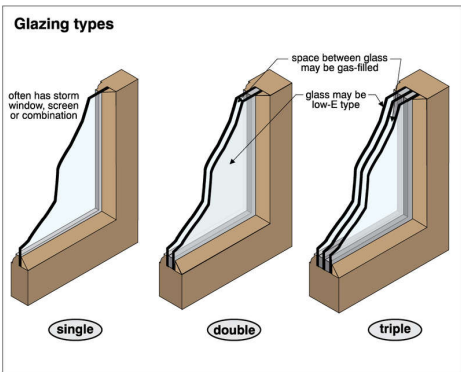


Doors / Windows: Glazing Type

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.

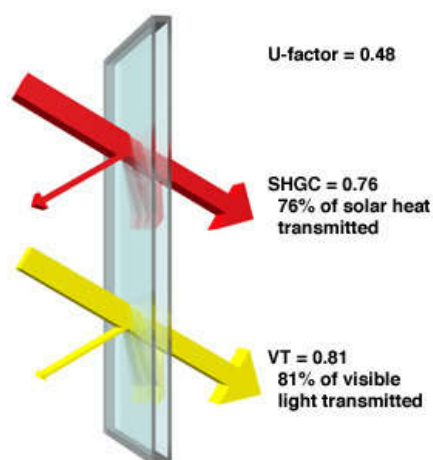
[Learn More](#)



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.

Garage / Vehicle Door: Opening

Method

Opens Manually



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.

Fence / Retaining Wall Condition

EXPLAIN LIMITS

Retaining walls and fences are inspected for evidence of a condition which contributes to a problem that would have a negative impact on the home or safety of the occupants only.

Observations

3.1.1 Driveway / Sidewalk / Patio

CONCRETE HEAVED TRIP HAZARD

REAR PATIO

Concrete has heaved and created trip hazards. This should be corrected by a qualified contractor to prevent personal injury.

Recommendation

Contact a qualified concrete contractor.

**Safety Issue**

3.1.2 Driveway / Sidewalk / Patio

REPAIR CONCRETE CRACKS

There are normal cracks in the concrete which should be filled with an appropriate material to slow the rate of deterioration caused by the freeze/thaw cycle.

Recommendation

Contact a qualified handyman.

**Recommended Repairs**

3.1.3 Driveway / Sidewalk / Patio

CONCRETE SETTLED AND CRACKED

Concrete is settled and cracked. Use caution as the irregularities make for poor footing. A qualified contractor should correct this to prevent further deterioration and personal injury.

Recommendation

Contact a qualified concrete contractor.

**Recommended Repairs**

3.1.4 Driveway / Sidewalk / Patio

TRIP HAZARD

REAR PATIO

**Recommended Repairs**

There is one or more trip hazards that should be corrected to prevent a fall and injury.

Recommendation

Contact a qualified concrete contractor.



3.2.1 Steps / Porch / Deck

DAMAGED STAIR TREADS

REAR BASEMENT STAIRWAY

Damaged stair treads should be repaired or replaced to prevent failure and personal injury.



Safety Issue



3.2.2 Steps / Porch / Deck

DETERIORATED GUARDRAIL

This guardrail is rusted through and needs to be repaired or replaced for safe use.

Recommendation

Contact a qualified professional.



Safety Issue



3.2.3 Steps / Porch / Deck

HANDRAIL MISSING

REAR BASEMENT STAIRWAY

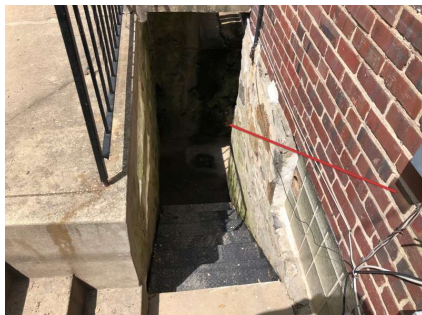
This stairway is missing a graspable handrail. Falls are more likely to happen on stairways and a handrail is needed for safe use.

Recommendation

Contact a qualified carpenter.



Recommended Repairs



3.2.4 Steps / Porch / Deck

LOOSE GUARDRAIL

REAR DOOR

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

Recommendation

Contact a qualified carpenter.



Safety Issue



3.3.1 Siding / Trim / Flashing

DETERIORATED TRIM

Exterior trim at the rear gable vent is deteriorated and may need to be replaced.

Recommendation

Contact a qualified carpenter.



Recommended Repairs



3.3.2 Siding / Trim / Flashing

GAPS AT PENETRATIONS

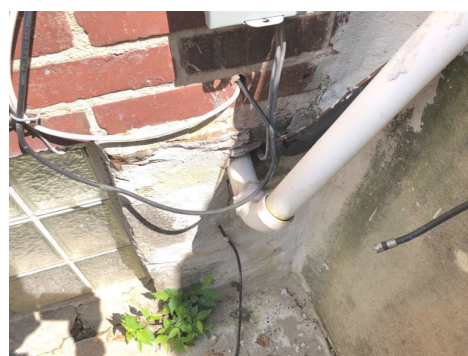
There are gaps at wires, pipes or other penetrations. This condition may allow water into the structure, water damage and possibly mold growth if not corrected.

Recommendation

Contact a handyman or DIY project



Maintenance Issues



3.3.3 Siding / Trim / Flashing

SEVERE DETERIORATION OF TRIM

REAR BASEMENT DOOR



Recommended Repairs

There is severely deteriorated trim in one or more areas. This condition may allow water into the structure and cause more expensive repairs. It is best to replace wood trim with plastic or PVC whenever possible as that material does not rot.

Recommendation

Contact a qualified carpenter.



3.4.1 Doors / Windows

DEADBOLT DOESN'T ENGAGE

REAR KITCHEN DOOR, FRONT DOOR

The deadbolt door lock does not fully engage fully to secure the door.

Recommendation

Contact a qualified locksmith



Recommended Repairs

3.4.2 Doors / Windows

LARGE GAPS AT WINDOWS

There are large gaps at one or more exterior windows. This condition will allow energy loss and possibly water intrusion and damage if not corrected.

Recommendation

Contact a qualified handyman.



Recommended Repairs



3.4.3 Doors / Windows

TRIM OR ADJUST DOOR

REAR BASEMENT DOOR

One or more exterior doors needs to be trimmed or adjusted to function properly.

Recommendation

Contact a qualified handyman.



Recommended Repairs



3.4.4 Doors / Windows

WINDOW WELLS UNCOVERED Recommended Repairs

This window well should be covered as it is very vulnerable to water from the hill.

Recommendation

Contact a qualified handyman.



3.4.5 Doors / Windows

LINTEL ABOVE DOOR SEVERELY CORRODED Recommended Repairs

REAR BASEMENT DOOR

The lintel above the store is severely corroded and the peeling paint may be lead based.

Recommendation

Contact a qualified painting contractor.



3.4.6 Doors / Windows

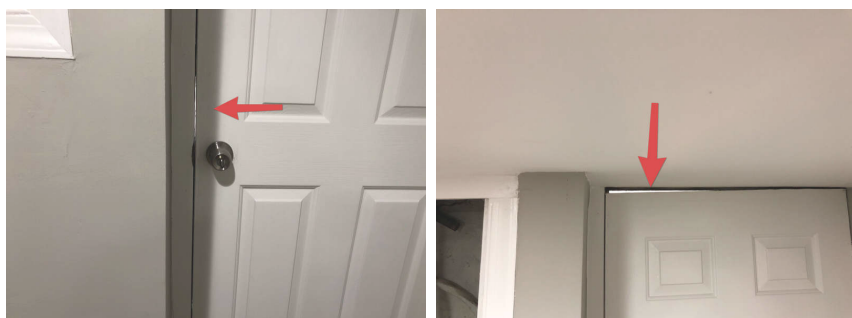
NO WEATHER STRIPPING AROUND DOOR Recommended Repairs

REAR BASEMENT DOOR

There are large gaps where weather stripping is missing or inadequate.

Recommendation

Contact a qualified door repair/installation contractor.



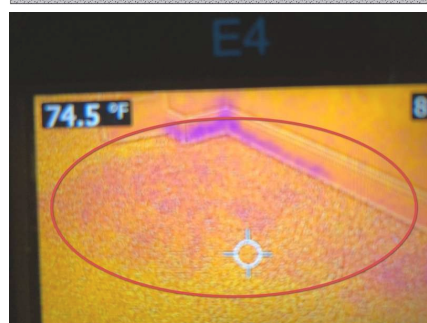
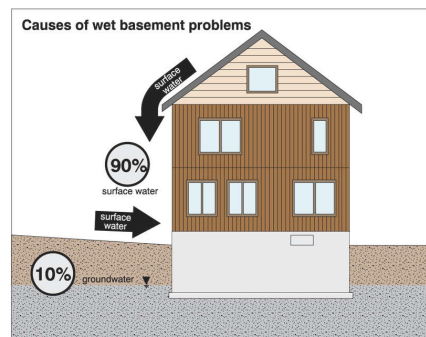
3.5.1 Grading / Site Drainage

IMPROVE NEGATIVE GRADE Recommended Repairs

The back yard is sloped towards the home. There is a patio sloped to collect water for a drain. As it was not raining there is no way to know if the drain is working or adequate for the runoff. As the basement carpet and walls were wet, this is in doubt. The drains should be inspected with a sewer scope to check for leakage that may be causing the patio to sink and crack. The drain may need to be enlarged to handle the water that comes of the hill.

Recommendation

Contact a qualified professional.



Thermal image of wet carpet and wall in basement. Purple is wet.

3.6.1 Trees / Shrubs

TREES NEED TRIMMING

Trees were planted very close to the home and are in contact with the wall covering and/or roof. They should be trimmed at least 24" away from the home and will require regular trimming to prevent damage to the siding.

Recommendation

Contact a qualified tree service company.



Maintenance Issues



3.7.1 Fence / Retaining Wall Condition

RETAINING WALL CRACKED

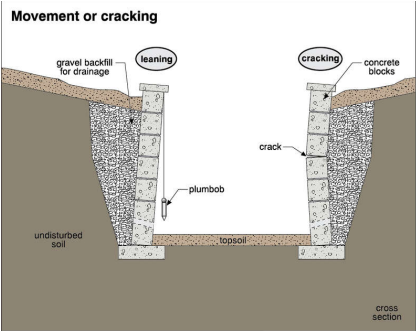
The retaining wall is starting to crack and requires repair to prevent further deterioration. This is probably caused by water from the hill.

Recommendation

Contact a qualified masonry professional.



Recommended Repairs



3.8.1 Garage / Vehicle Door

 Recommended Repairs

SEVERE DETERIORATION OF ROOF / STRUCTURE

The garage roof is leaking and there is severe water damage and termite damage to the roof structure. The roof needs to be replaced and the structure repaired to prevent structural failure.



Termite Damage



Water damage



Water damage



Water damage

4: ATTIC / INSULATION / VENTILATION

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

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

Information

Attic Condition: Attic Access

Inspected in the attic

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

Gable 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 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.

Types and locations of vents

Turbine vents

turbine vents:

- don't work without wind
- can depressurize the attic on windy days
- can be noisy
- often seize
- often leak

Baffles for soffit vents

Attic Condition: Insulation

Materials

Rock Wool

Attic Condition: Insulation Depth

Less than 4 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.

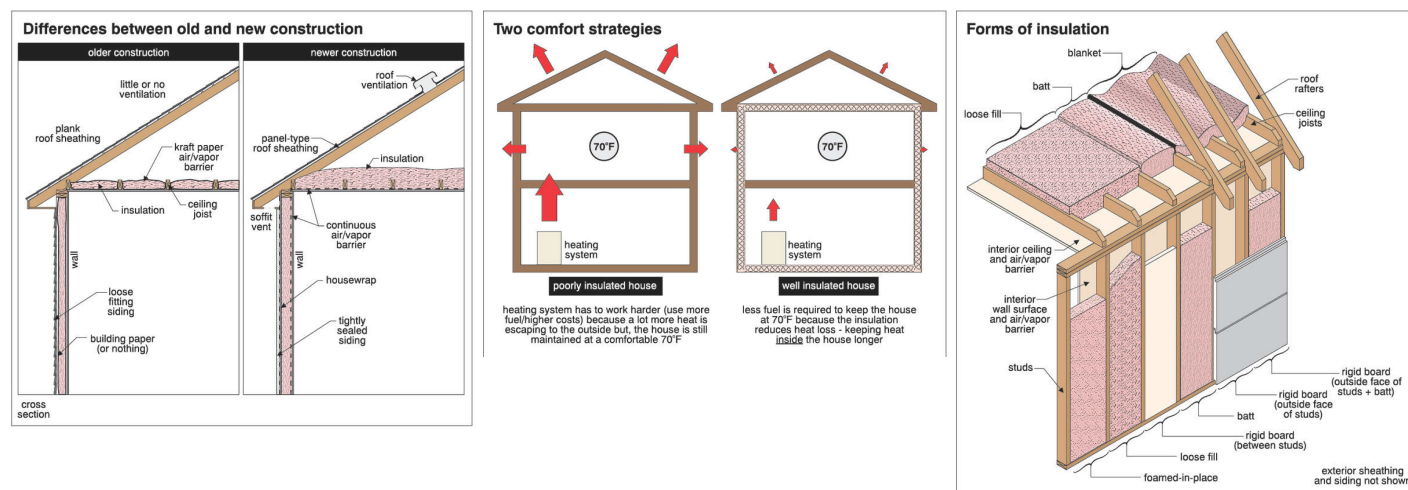
[To learn more visit](#)

Attic Condition: Attic Pull Down Ladder

Pull-down attic stairs are installed for attic access. This is typically safer to use than an A-frame ladder but still has some associated risks as all ladders do. The load bearing capacity should be confirmed before use. Attics are not user friendly places so use caution if entering the attic for any reason!

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,
 And Window

Ventilation / Exhaust Fans:
Kitchen Ventilation Method
 Built in Microwave Vented to
 Kitchen, And Window

Limitations

Attic Condition

VERY HOT IN ATTIC

The heat in the attic during the warm summer months can be distracting and may limit the time spent in the attic. Temperatures in attics are often in the 120-140 degree range.

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.

Observations

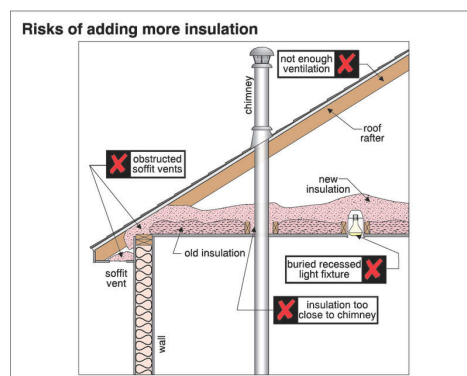
4.2.1 Insulation Condition

INADEQUATE INSULATION IN ATTIC

The insulation of the attic is insufficient by modern standards. This condition will cause higher than necessary heating and cooling costs.

Recommendation

Contact a qualified insulation contractor.

**Recommended Repairs**

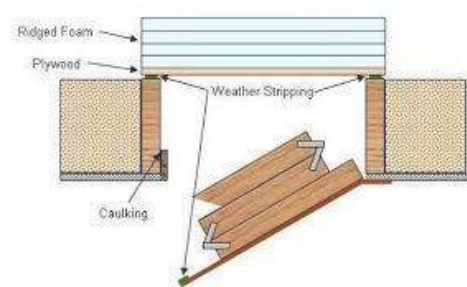
4.2.2 Insulation Condition

NO INSULATION AT PULL DOWN LADDER

There is no insulation at the pull down ladder to the attic. This will result in energy loss and higher heating bills.

Recommendation

Contact a qualified insulation contractor.

**Recommended Repairs**

4.3.1 Ventilation / Exhaust Fans

BATH VENTED TO ATTIC

UPPER HALLWAY

One or more bathroom exhaust fans were vented to the attic and not to the exterior. This condition will cause elevated levels of moisture in the air which may lead to water damage and possibly mold growth if not corrected.

Recommendation

Contact a qualified professional.

**Recommended Repairs**

4.3.2 Ventilation / Exhaust Fans

OPEN DRYER EXHAUST VENT

There is an open exhaust vent. This condition will allow loss of condition air and higher heating and cooling costs if not corrected.

Recommendation

Contact a qualified professional.

**Recommended Repairs**



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 = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Roof Structure: Inspection Access

Inspected in attic

Roof Structure: Roof Structure Materials

Traditional Framing, Solid wood planks

Ceiling Structure: Ceiling Structure Materials

Ceiling and floor 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

Solid brick, Mortared stone

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

Conventional wooden joists, Solid wood planks, 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 below grade exit

Foundation: Foundation Materials

Cement or cinder block, Mortared stone 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

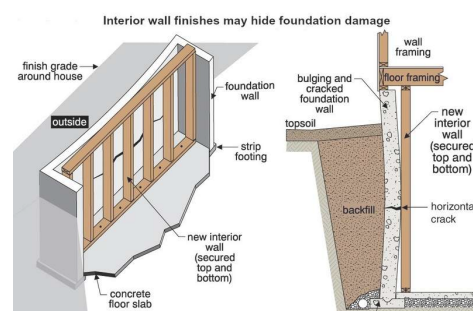
FLOOR STRUCTURE CONCEALED BY FINISHES

Acess 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

CONCEALED BY WALL FINISHES

Wall finishes prevented a thorough visual inspection of the foundation and may have concealed a defect. Any evidence of a suspected defect or structural failure would 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

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NP = Not Present

O = Observations

Information

Walls / Ceilings / Floors: Existing Homes

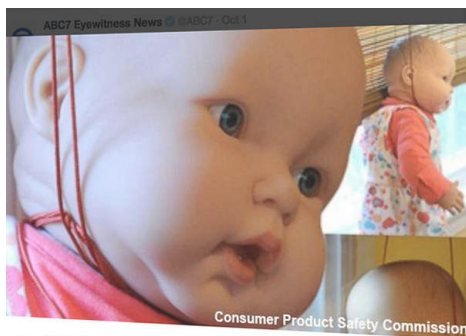
Settlement cracks and nail pops are normal signs of aging in a home. As moisture content in the air changes from season to season, the building materials in the home expand and contract. This will cause small cracks and nail pops in the ceiling that will require normal maintenance. Just as we develop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

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.



ABC7 Eyewitness News @ABC7 - Oct 1
Ikea removes window blinds w/pull cords blamed for strangulation deaths, injuries to children abc7.la/1hdiHrE

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.

Observations

6.1.1 Walls / Ceilings / Floors

CARPET DAMP

BASEMENT

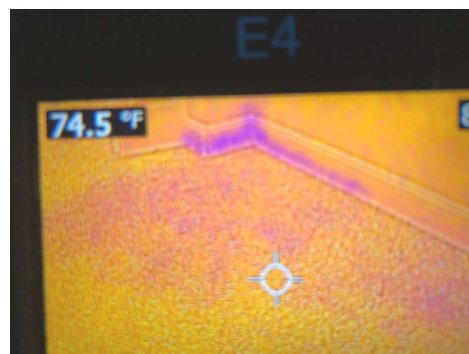
The basement carpet is damp.

Recommendation

Contact a qualified professional.



Recommended Repairs



6.2.1 Windows / Doors / Closets

DOOR KNOB FAILED TO LATCH

BASEMENT BATHROOM

Doors failed to latch. This is typically a simple repair.

Recommendation

Contact a qualified handyman.



Maintenance Issues

6.2.2 Windows / Doors / Closets

DOORS NEED TRIMMING OR ADJUSTMENT

BASEMENT UTILITY ROOM, UPPER HALLWAY BATHROOM, FRONT RIGHT BEDROOM

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

UPPER SASH FALLS

The upper window sash fell when the window was unlatched. This is unsafe as fingers may become pinched by the falling window or it may shatter and cause personal injury. This window became wedged and could not be closed. The seller's agent was notified of this condition.



Recommended Repairs

Recommendation
Contact a qualified window repair/installation contractor.



6.2.4 Windows / Doors / Closets

WINDOW DOESN'T LATCH
FRONT RIGHT BEDROOM

 Recommended Repairs

One or more window latches were not working properly. This condition may cause higher than necessary heating and cooling costs.

Recommendation
Contact a qualified window repair/installation contractor.

6.3.1 Cabinets / Countertops

MISSING CABINET SHELVES
KITCHEN

 Recommended Repairs

The shelves have not been installed.

Recommendation
Contact a handyman or DIY project



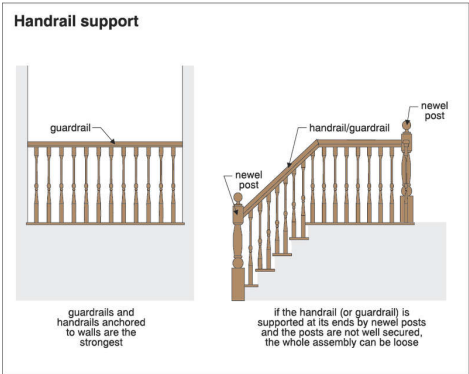
6.4.1 Stairways / Railings

MISSING HANDRAIL
BASEMENT STAIRWAY

 Safety Issue

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

Recommendation
Contact a qualified carpenter.



6.5.1 Smoke Alarms

SMOKE ALARMS FAILED TO SOUND

 Safety Issue

Smoke alarms failed to sound when tested. Smoke alarms are 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			X
7.3	Microwave / Exhaust Fan	X			X
7.4	Range / Cooktop / Oven	X			X
7.5	Refrigerator	X			X
7.6	Clothes Washer / Dryer			X	

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Information

Appliances Present

Microwave, Gas range, Disposal, Dishwasher, Refrigerator with ice maker

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.

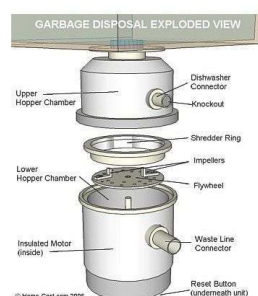
Disposal: About Garbage Disposals

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. Your 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 the 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 do 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 purchase 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: Free Standing Gas Range

A free standing gas range, often referred to as a stove, includes gas burners on the top and in the oven. These burners are controlled by the knobs or digital control panel which are used to regulate gas flow. Typically the burners on the top 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 of the range 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 range 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.

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.

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

Electric

Limitations

Clothes Washer / Dryer

NO CLOTHES DRYER

There was no clothes dryer installed at the time of inspection.

Clothes Washer / Dryer

NO CLOTHES WASHER

There was no clothes washer installed at the time of inspection.

Observations

7.2.1 Dishwasher



Recommended Repairs

NOT PROPERLY SECURED

The dishwasher was not properly secured to the cabinets or counter top.



7.3.1 Microwave / Exhaust Fan



Recommended Repairs

MISSING FILTER

The exhaust filter is missing. This condition may allow aerosolized cooking oil to collect in the fan or microwave.



7.4.1 Range / Cooktop / Oven



Safety Issue

NO ANTI-TIP

SAFETY ISSUE - A qualified contractor should install an anti-tip device to prevent the range from falling forward if too much weight is placed on the door. This is an important safety device.

Recommendation

Contact a qualified appliance repair professional.

7.5.1 Refrigerator

NO WATER SUPPLY FOR REFRIGERATOR

There was no water supply for the ice maker.

Recommendation

Contact a qualified plumbing contractor.

**Recommended Repairs**

8: ELECTRICAL

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

IN = Inspected

NI = Not Inspected

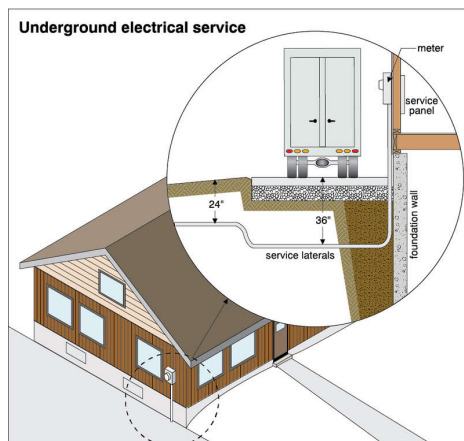
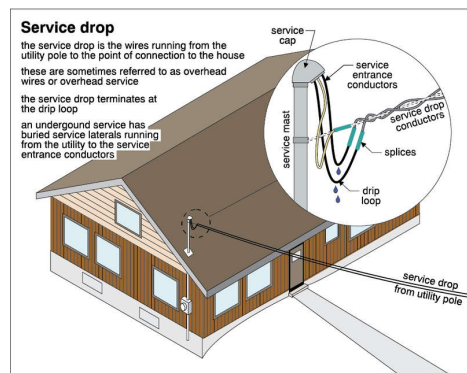
NP = Not Present

O = Observations

Information

Service Entry / Service Rating: Type of Service

Overhead Service Drop



Service Entry / Service Rating:

Service Rating

100 amps

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.



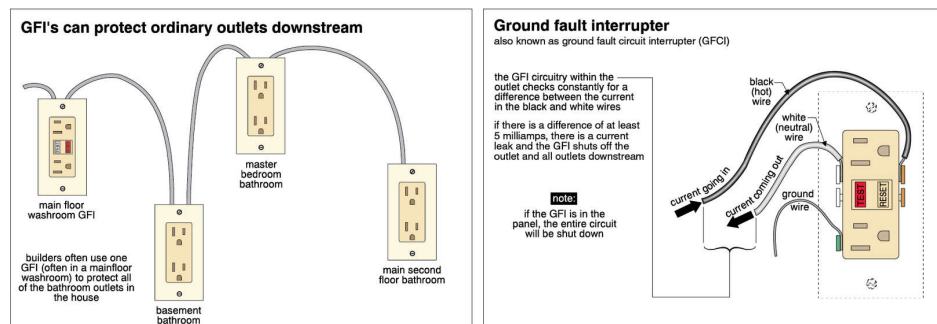
Wiring / Grounding / Junction Boxes: Wiring Materials

Nonmetallic Sheathed Wire,
Armored Cable

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

8.1.1 General Comments



Safety Issue

HANDYMAN WORK EVALUATE

The inspection of the electrical system turned up evidence of practices not consistent with the work of a qualified electrical contractor. Your Inspector recommends: A qualified electrical contractor evaluates the electrical system. All deficiencies should be corrected as needed and documentation and invoices supplied to verify completion. Keep in mind that incorrect electrical work can cause house fires.

Recommendation

Contact a qualified electrical contractor.

8.2.1 Service Entry / Service Rating

OLD SERVICE CABLE LEFT

The old service entry cable was left in place when the new service was installed. As the cable is no longer electrified, anyone with the appropriate skills can remove it.

Recommendation

Contact a qualified handyman.



Recommended Repairs



8.3.1 Service Panel / Main Disconnect

"OVERSTRIPPED" INSULATION ON WIRES

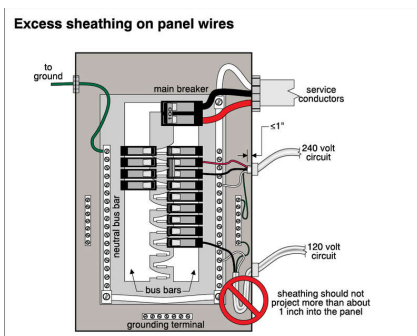
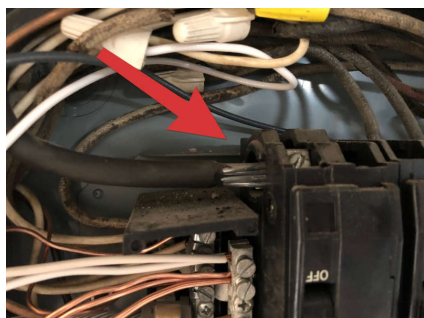
Too much insulation has been removed from the wiring in the service panel. The wire can be shortened by an electrician to allow the insulation to fit properly.

Recommendation

Contact a qualified electrical contractor.



Recommended Repairs



8.3.2 Service Panel / Main Disconnect

LABEL BREAKERS

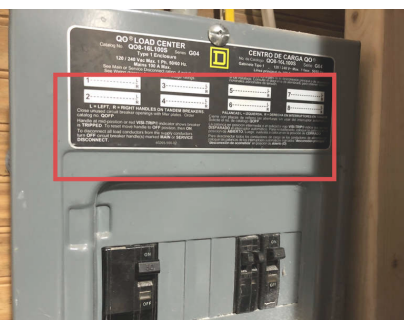
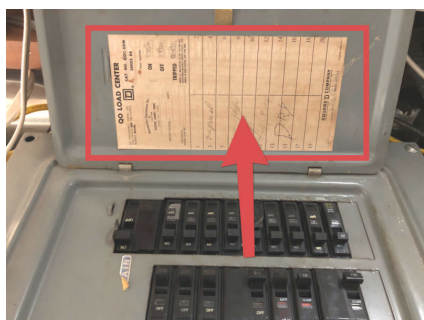
Every circuit breaker in the electrical panel should be labeled to indicate what it serves so that power can be turned off in a hurry.

Recommendation

Contact a qualified electrical contractor.



Recommended Repairs



8.3.3 Service Panel / Main Disconnect

MISSING SCREWS

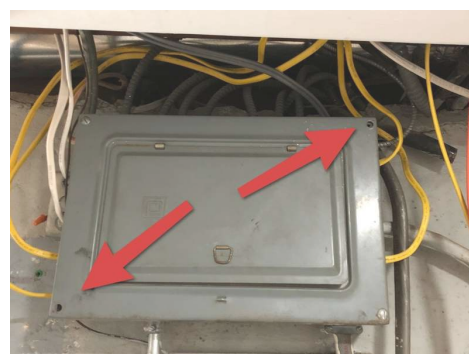
There are one or more screws missing from the panel cover. Only the correct screws designed for use with this panel should be used to replace the missing screws.

Recommendation

Contact a qualified electrical contractor.



Recommended Repairs



8.3.4 Service Panel / Main Disconnect

UNUSED AND UNTERMINATED WIRE IN PANEL

There are loose, unterminated wires in the main service panel. These wires would become electrified if they came in contact with some parts of the panel. This condition also suggests the work of someone who isn't a professional electrician.

Recommendation

Contact a qualified electrical contractor.



Recommended Repairs



8.3.5 Service Panel / Main Disconnect

COVER NEEDS HANDLE

The cover installed to conceal the electrical panel needs to have a handle so that it can be opened.

Recommendation

Contact a qualified handyman.



Recommended Repairs



8.4.1 Wiring / Grounding / Junction Boxes

CABLES NOT PROPERLY SECURED

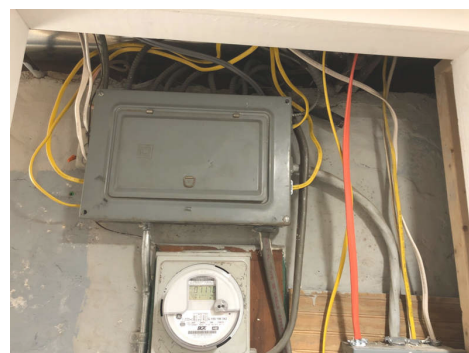
One or more electrical cables were installed without adequate support. This condition should be corrected to prevent damage to the cable insulation.

Recommendation

Contact a qualified electrical contractor.



Recommended Repairs



8.4.2 Wiring / Grounding / Junction Boxes

OPEN JUNCTION BOXES

BASEMENT UTILITY ROOM

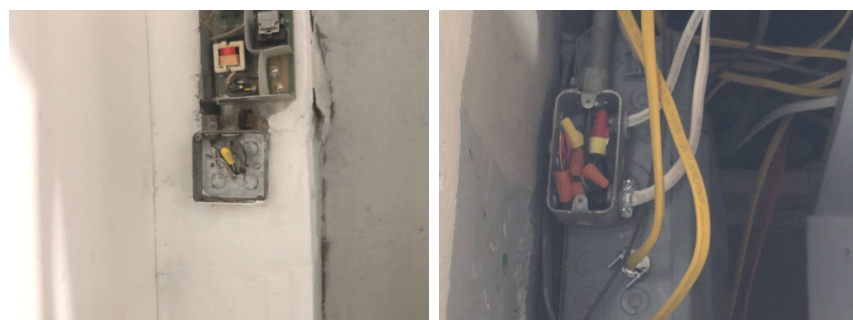
There are open junction boxes which should be covered to prevent accidental electrocution.

Recommendation

Contact a qualified electrical contractor.



Recommended Repairs



8.5.1 Outlets / Lights / Ceiling Fans

LOOSE ELECTRICAL OUTLET

KITCHEN, DINING ROOM

There are one or more loose electrical outlets.

Recommendation

Contact a qualified electrical contractor.



Recommended Repairs



8.5.2 Outlets / Lights / Ceiling Fans

MISSING LIGHT IN STAIRWAY

BASEMENT STAIRWAY

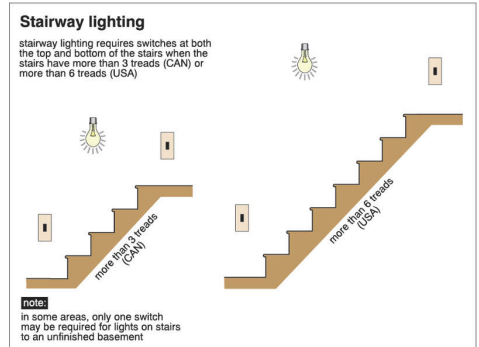
There is no light in the basement stairway. It may be unsafe to use a stairway in darkness.

Recommendation

Contact a qualified electrical contractor.



Recommended Repairs



8.5.3 Outlets / Lights / Ceiling Fans

NO POWER AT OUTLET

LIVING ROOM, FRONT RIGHT BEDROOM RIGHT REAR BEDROOM

One or more electrical outlets were not energized when tested. No switch was located to energize the outlet.

Recommendation

Contact a qualified electrical contractor.



Recommended Repairs

9: HEATING AND COOLING

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

IN = Inspected

NI = Not Inspected

NP = Not Present

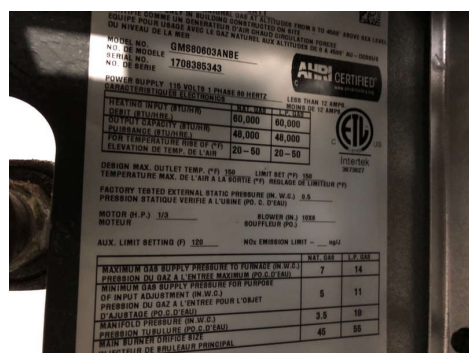
O = Observations

Information

Heating Equipment: Heating System Age

2017

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

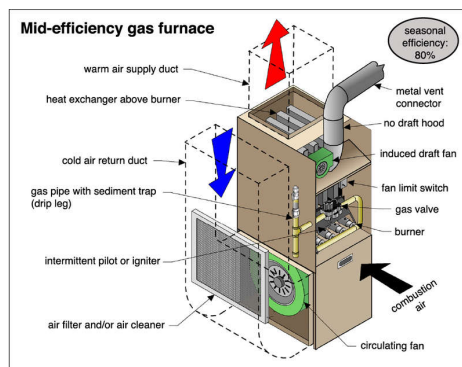
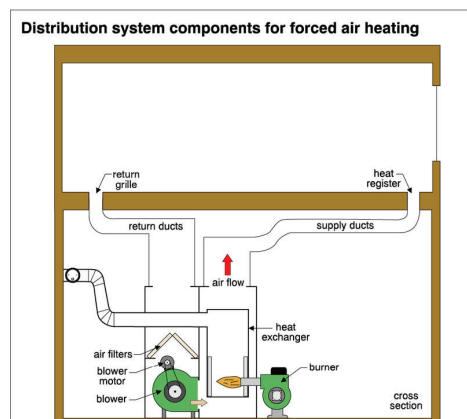
While electricity and natural gas are supplied directly from a utility, other fuels such as propane gas and heating oil require a scheduled delivery by an independent contractor. You should be careful to avoid running out of heating oil or propane in the during the winter months or you may experience 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

Goodman

Heating Equipment: Mid-Efficiency Gas Furnace

A mid-efficiency gas furnace is equipped with a naturally aspirating gas burner and a pilot light. The pilot light is unlike a standing-pilot. It does not run continuously. The pilot light is shut off when the furnace is not in operation, when the thermostat is not calling for heat. The heat exchanger is more efficient than one inside a conventional furnace. There's no draft hood. There may be a small fan installed in the flue pipe to create an induced draft, so these furnaces are sometimes referred to as induced-draft furnaces. A mid-efficiency gas furnace is also equipped with automatic controls, blower and motor assembly, venting, and air filtration. A mid-efficiency furnace has an AFUE rating of 78 to 82%. The intermittent-pilot is the main distinguishing characteristic. Some mid-efficiency furnaces have a motorized damper installed in the exhaust flue pipe. A mid-efficiency



Thermostat / Shutoff:

Thermostat Location

Dining Room

Thermostat / Shutoff: Shutoff with heating equipment.

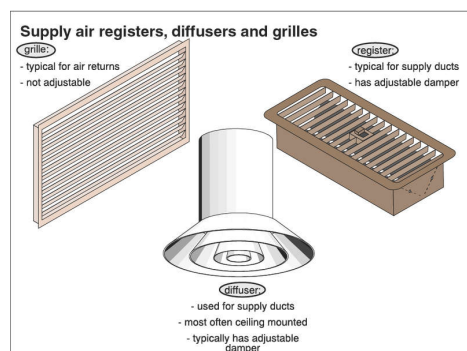
Distribution of Heating / Cooling: Air Filter Maintenance

Furnace Air Filters should be checked monthly and replaced as needed. Failure to change the filter when needed may result in the following problems:

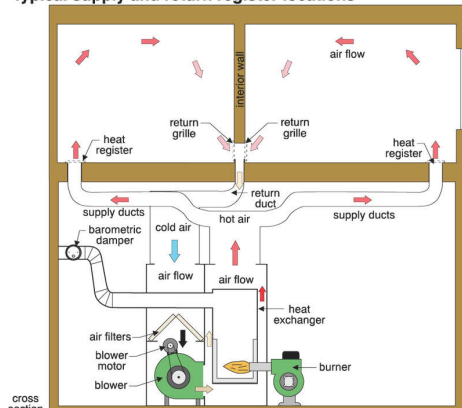
- Reduced blower life due to dirt build-up on vanes, which increasing operating costs.
- Reduced effectiveness of air filtration resulting in deterioration of indoor air quality.
- Increased resistance resulting in the filter being sucked into the blower. **This condition can be a potential fire hazard.**
- Frost build-up on air-conditioner evaporator coils, resulting in reduced cooling efficiency and possible damage.
- Reduced air flow through the home.
- Dirty filter cause **dirty refrigerant coils which are the #1 cause of major repairs.**

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



Distribution of Heating / Cooling: Filter Size

Missing undetermined

Air filters should be checked monthly and replaced when dirty. Air filters trap dust, dirt and pollen that would otherwise collect on the refrigerant coils or be recirculated throughout the home. High quality air filters will trap smaller particles and improve the air quality as well as keep the coils cleaner. Dirty Refrigerant Coils are the #1 cause of major repairs such as failed compressors.

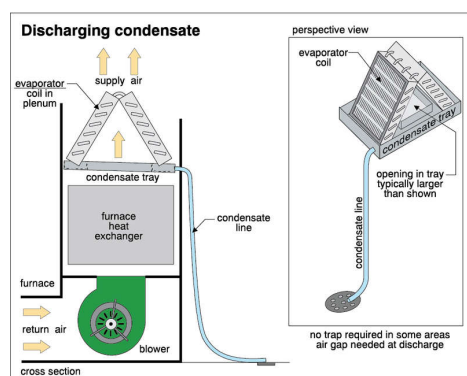
Distribution of Heating / Cooling: About Cleaning Ducts

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](#)

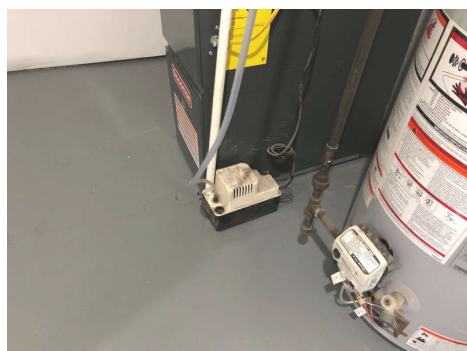
Condensate disposal: About Condensate Disposal

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.



Condensate disposal: Condensate Pump Included

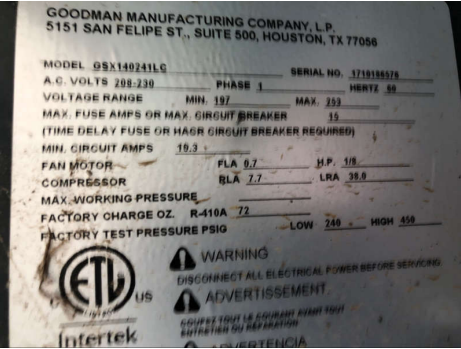
A condensate disposal pump is used to remove condensate to the exterior, sump pump or sink when a gravity fed drain is not an option. This typically works well when configured properly but it is one more thing that can fail.



Cooling System: Cooling System Age

2017

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

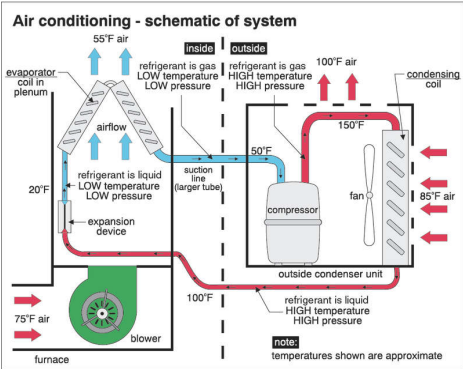


Cooling System: Cooling System Manufacturer

Goodman

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

9.3.1 Combustion Air / Venting

FLUE NEEDS SCREWS

Several joints in the furnace and water heater vent connector didn't have 3 screws as required. This condition may allow the vent to loosen and separate which would allow combustion gases such as carbon monoxide into the living spaces.

Recommendation

Contact a qualified heating and cooling contractor

Recommended Repairs

9.3.2 Combustion Air / Venting

INCORRECT CONFIGURATION OF COMMON VENT CONNECTOR

Safety Issue

When two gas fired appliances share a vent connector the appliance which uses fewer BTU's should enter the connector above the appliance which uses more BTU's. This connector does not rise sufficiently after the water heater is connected. This is important as gas fired appliances vent carbon monoxide and carbon monoxide exposure can be fatal.

Recommendation

Contact a qualified heating and cooling contractor



9.4.1 Distribution of Heating / Cooling

NO FILTER INSTALLED

No air filter was installed in this furnace at the time of the inspection. A filter should be installed to improve indoor air quality and extend the life of the air conditioner. Dirty refrigerant coils are the primary cause of major repairs to air conditioning equipment and heat pumps.

Recommendation

Contact a qualified heating and cooling contractor



9.4.2 Distribution of Heating / Cooling

LARGE GAP BETWEEN DUCT AND CEILING

ATTIC

There is a large gap between the duct in the attic and the ceiling. This condition may allow energy loss, moisture problems and higher heating and cooling costs.

Recommendation

Contact a qualified heating and cooling contractor



9.5.1 Condensate disposal

CONDENSATE DISCHARGE TUBE INADEQUATELY SECURED

The condensate discharge tube was not properly secured to anything and would be subject to damage and leakage.

Recommendation

Contact a qualified heating and cooling contractor



9.6.1 Cooling System

INSULATION MISSING DETERIORATED

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

NOT COOLING ADEQUATELY

The cooling system was not cooling the air adequately and should be serviced.

Recommendation
Contact a qualified heating and cooling contractor

 Recommended Repairs



10: PLUMBING

		IN	NI	NP	O
10.1	Water Supply Piping / Shutoff	X			
10.2	Bathtubs / Showers	X			
10.3	Faucets / Sinks / Toilets	X			
10.4	Drain, Waste and Vent Piping	X			X
10.5	Water Heating	X			X
10.6	Gas System	X			X
10.7	Sump Pump	X			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

Public Utility

Water Supply Piping / Shutoff: Water Service Materials

3/4 inch copper

This is the main pipe coming from the street.

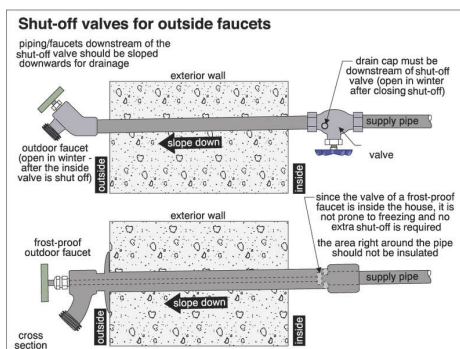
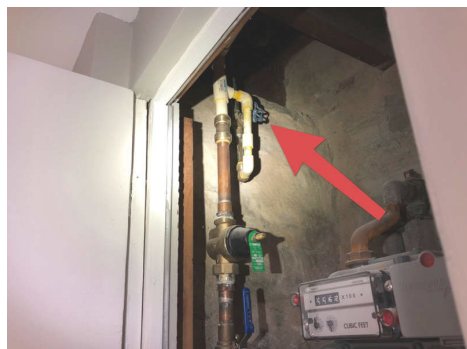
Water Supply Piping / Shutoff: Supply Pipe Materials

1/2", 3/4", Copper, CPVC

These are the pipes running throughout the house.

Water Supply Piping / Shutoff: Remember To Winterize

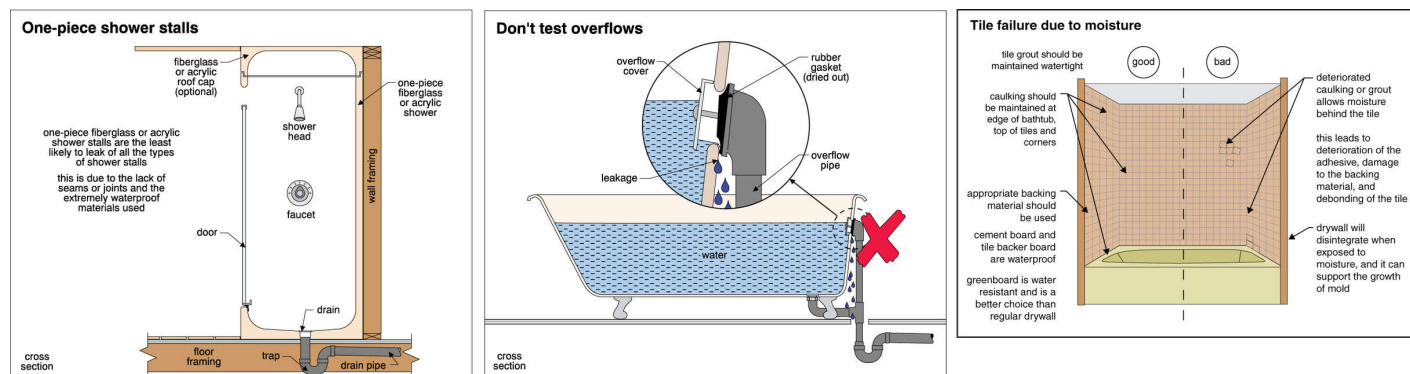
Remember to turn off the water supply to the exterior water faucets which would supply water for the garden hose. Turn them off in October or November to prevent the pipes from freezing and then bursting. Open the outside valves so that water may escape.



Bathtubs / Showers: Maintenance

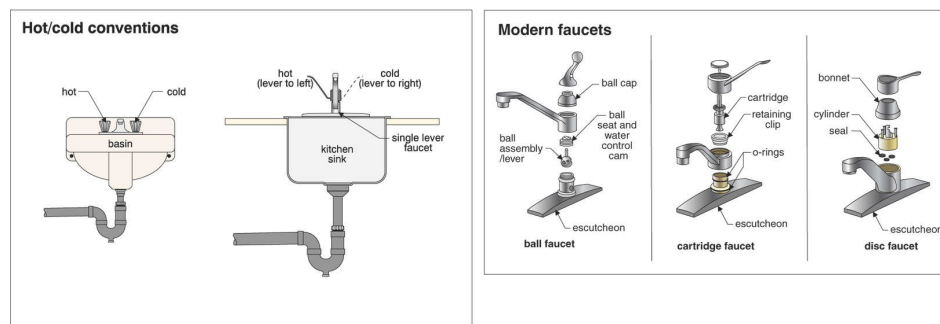
Bathtubs and showers are a regular source of water leakage in residential homes. They have plumbing fixtures that require more piping than other fixtures. The piping will typically have more couplings or connectors which can leak on the supply side and the bathtub has an overflow that is likely to leak 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.



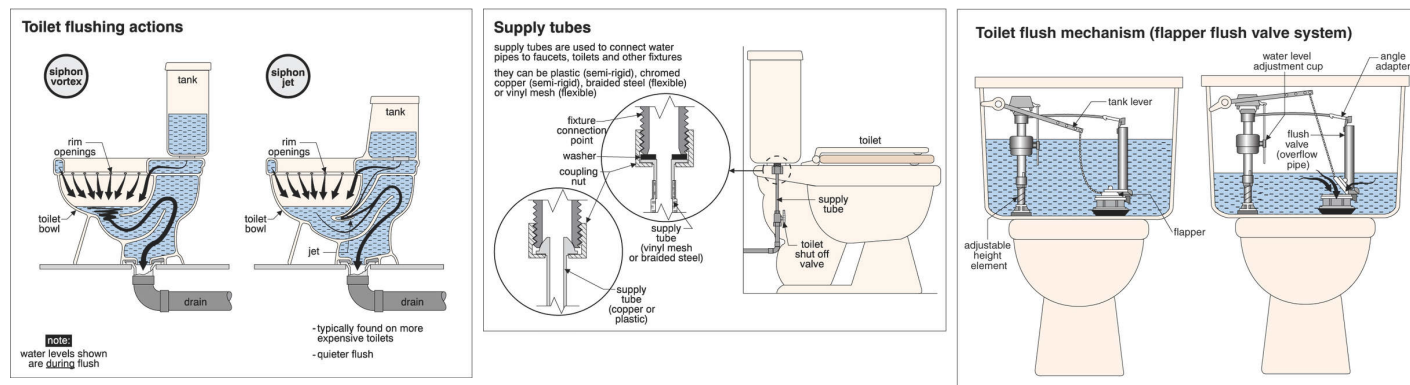
Faucets / Sinks / Toilets: About Sinks & Faucets

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:
Materials

PVC, Cast Iron

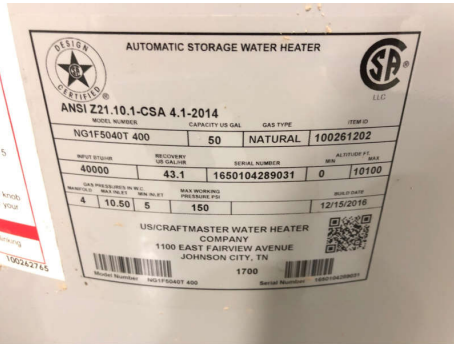
Drain, Waste and Vent Piping: About Cast Iron

Cast Iron drain/waste/vent pipes are very common in homes built before 1970. Cast iron pipes can last 80-100 years or may fail in as little as 50-60 years. As waste materials travel through the pipes, hydrogen sulfide gas can form. This can oxidize and produce sulfuric acid, which corrodes cast iron. Some drain cleaners also contain sulfuric acid and, if used continuously, can accelerate the corrosive action and shorten the life of the cast iron piping system. As cast iron pipes often deteriorate from the inside out, surface rust on the outside is usually a problem.

Water Heating: Water Heater
Age
2016

Water Heating: Water Heater
Energy Source / Capacity
Natural Gas, 50 gallons

Water Heating: Water Heater
Manufacturer
Craftmaster



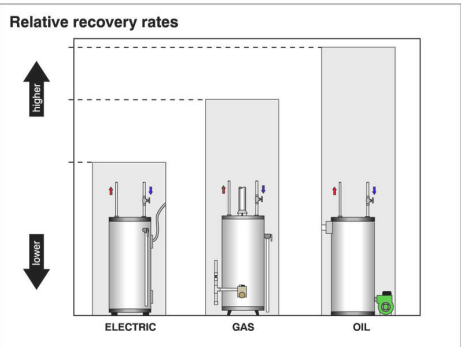
Water Heating: Water Heater Life Expectancy

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 you 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.



Gas System: Gas Shutoff at
Meter

Gas System: STATE REQUIRED NOTICE:

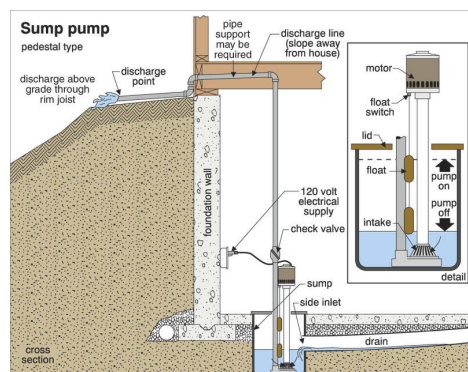
The home had corrugated stainless steel tubing (CSST) installed as gas pipe. This pipe can be recognized by its yellow coating. A licensed master electrician review the bonding of the CSST. This notice is required by the state of Maryland.

Gas System: Type of Gas Piping

Black Steel, C.S.S.T., Galvanized Steel

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

10.4.1 Drain, Waste and Vent Piping

CLEANOUTS COVERED OR MISSING

Plumbing cleanouts (where a plumber would snake the drain line) were missing or covered up by wall finishes. A qualified contractor should locate the cleanouts and add access panels or a means of reaching the cleanouts for service of the plumbing drains or the seller should identify the location if they were hidden by the belongings.



Recommendation

Contact a qualified professional.

10.4.2 Drain, Waste and Vent Piping

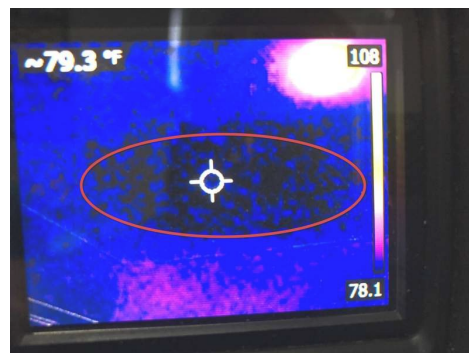
LEAK IN CEILING UNDER BATHROOM

ABOVE FOYER, BENEATH UPPER HALLWAY BATHROOM

There is a leak under one or more bathrooms which became evident while the plumbing was being tested. The specific cause of the leak is unknown to your inspector.

Recommendation

Contact a qualified plumbing contractor.



This is thermal image of the ceiling above the front door, beneath the upper hallway bathroom. The dark spot was confirmed to be wet with a moisture meter.

10.5.1 Water Heating

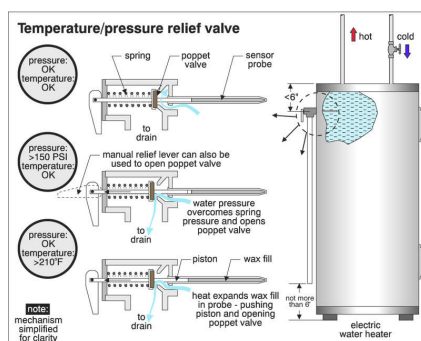
TPR DISCHARGE IS SHORT



The temperature pressure relief (TPR) valve discharge tube was short. This condition may expose occupants to scalding hot water if discharged.

Recommendation

Contact a qualified plumbing contractor.



10.6.1 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.



10.6.2 Gas System

GAS ODOR IN UTILITY CLOSET

Recommended Repairs

There is an odor of natural gas in the utility room that may be due to a gas leak.

Recommendation

Contact a qualified plumbing contractor.

10.7.1 Sump Pump

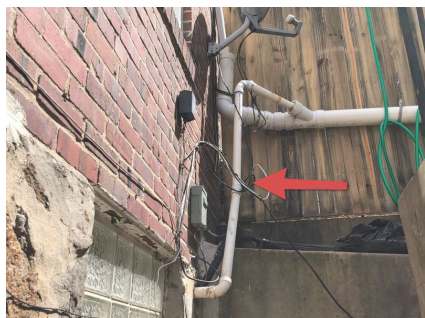
DISCHARGE PIPE NOT SUPPORTED

Recommended Repairs

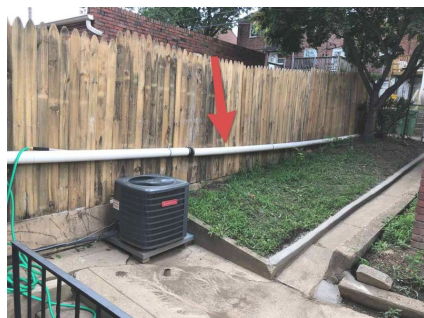
The sump pump discharge pipe was not supported inside or out. The pipe serving the roof drainage and sump pump is sagging and holding water. In a downpour water may back up near the home.

Recommendation

Contact a qualified plumbing contractor.



Not supported



Sagging

11: FUNGUS/MOLD

		IN	NI	NP	O
11.1	Evidence	X			X

IN = Inspected

NI = Not Inspected

NP = Not Present

O = Observations

Observations

11.1.1 Evidence

 Recommended Repairs

APPARENT MOLD BASEMENT

What may have been mold was observed in the basement on the wall near the back door and on the walls of the bathroom. This area should be tested for mold to confirm this and any mold growth should be removed by a qualified mold remediation contractor. When the mold remediation is complete, clearance testing should be performed to ensure that it was effective.

