PRO-SPEX

Residential & Commercial Inspection Services

RESIDENTIAL INSPECTION REPORT

Prepared By

Glenford Blanc

Inspection Report

1234 Sample Street, Sample Twon, Maryland 12345

Report ID

AP-293-002701

Inspection Date

April 05, 2020 at 06:00 AM

Inspector

Glenford Blanc
sales@pro-spex.com
3016758411

Client

DS

Doctor Sample

PRO-SPEX

Pro Spex Home & Commercial Inspection Services
606 Main St
cell : 8446758851

DON'T MAKE YOUR SMARTEST INVESTMENT YOUR BIGGEST MISTAKE

REPORT INTRODUCTION

PROPERTY & INSPECTION INFORMATION

Full Address	Year Build	Square Footage
1234 Sample Street, Sample Twon, Maryland, 12345	1234	5432

PRO SPEX PROPERTY INSPECTION SCOPE OF WORK

SCOPE OF WORK

NOTICE: This inspection report is protected by copyright laws, any use or distribution by persons not party to the inspection contract for which this report is intended, is strictly prohibited. Refer to the inspection contract for terms of use.

A Pro Spex (here after referred to as Inspection Company) building Inspection is intended to be more than a report on the condition of the systems and components of the subject structure. It's an comprehensive documentation of, and an education in, the various systems and components. In addition to documenting conditions in specified systems and components, the information developed in the course of a property Inspection is intended to help you in managing maintenance costs and preserving your property, by providing a basic understanding of how various systems work, and idea of age, documenting manufacturer and many other aspects.

Client understands that by accepting this building Inspection report, it is a limited and primarily visual, non-destructive, and non-technical examination (using normal operating controls where appropriate) of the applicable, safely accessible and readily accessible systems and components specified in the property Inspection Contract and Scope of Inspection and in the Inspection Report. Only the visible, safely accessible and readily accessible portions of the specified systems and components will be inspected. A building Inspection is intended to assist you in identifying these conditions. It is not a technical inspection, it is not a code compliance inspection.

Destructive testing and/or disassembly of materials of components, other than the removal of access covers intended to allow normal homeowner maintenance, is excluded. Barriers, carpet, walls, ceilings, tile, obstacles, personal goods or stored items are not removed or moved to gain access or to provide a clearer view.

Examination of certain systems and components and specific testing, evaluation, and remedial design work requires substantial additional time and the services of licensed contractors or individuals with necessarily narrow and highly specialized training. Such services may be provided by us as separate services but are not a part of this Inspection. These include but are not limited to the performance of engineering services, the inspection of swimming pools, spas, solar systems, irrigation, well and septic systems, or inspections for insects, pests, toxic substances and environmental hazards. If inspections or other services not included in the Home Inspection are desired, the Inspection Company, under a separate contract and for an additional fee, may provide some of these services or you may also seek any of these services independently.

This building Inspection is not a warranty, guarantee, or insurance of any kind. By accepting the report, client understands that the report represents the conditions of the property at the time of the inspection and these conditions may change immediately following this inspection. It is not a substitute for a seller's disclosure statement or a pre-closing walk through. It does not replace insurance to protect against eventual deterioration of systems or components. Contact your real estate professional, insurance agent, or lender for information about this type of insurance.

This property inspection is not a code compliance inspection. While the inspector at his discretion may discuss issues that are related to the building code, the inspector does not have the authority to perform a code compliance inspection under the terms of this agreement. If client desires a technical code compliance inspection, for an additional fee, this can be provided separately and may involve the services of other professionals.

This building Inspection should not be seen as a termite or wood destroying organism (WDO) or wood destroying insect (WDI) inspection as

required by some mortgage companies. When termite damage is visible at the time of inspection or when evidence of possible termite activity is noted, these areas are recorded for reference only, so that additional evaluation can be conducted during the WDO inspection by a licensed termite inspector. If prior repairs have been carried out, full confirmation and disclosure from the sellers is advised to ensure proper repair. Checking the historical data with the seller with regard to previous termite activity is always advised. Therefore, it's recommend that you have the property inspected by a licensed Termite Inspector prior to the close of escrow. Note: when requested thru this company, at the companies discretion, the termite inspections may be handled by a third party and arrangements are made as a courtesy only. Any agreements, warranties etc. related to the termite inspection, are the responsibility of that company.

This building Inspection does not include testing for mold or the measurement of indoor air quality. These services can be purchased separately. The presence of mold indicates abnormal moisture conditions. This inspection will attempt to identify the possible sources of moisture that may contribute to mold like conditions, but this is not a mold inspection. If you desire mold testing, contact our office for information about such services. In addition, you may want to consider the cleaning or sanitizing of air ducts and other concealed areas.

Note: Mold cannot exist without moisture. As a result any moisture whatsoever, no matter what its source, should be eliminated, or the potential for mold infestation will remain.

The Inspection Company is not a party to any contracts or other agreements relating to the transfer to the subject property between parties. Therefore, this Inspection Company cannot offer recommendations pertaining to the use of the information contained in the Inspection Report with regard to such contracts or agreements. All decisions pertaining to consulting with any representatives or other parties including, but not limited to, real estate agents, insurers, title companies, surveyors, mortgage lenders, and attorneys with regard to the use or to the timeliness of use of the information contained in the Inspection Report are solely your responsibility.

A Building Inspection is a "snapshot in time." A system or component performing normally during the inspection, does not assure that it will continue to do so. By accepting the services of this company, client understands that any system or component can fail catastrophically and without any warning or indication of impending failure. While the inspector may provide estimates, based on historical data, the inspector cannot predict any future Negative Conditions including but not limited to plumbing leaks, systems failures, or the remaining service life of any applicable system or component. The Inspection Company is not responsible for and will not repair any component which fails subsequent to this inspection or which is identified or described in this Inspection Report.

All repairs, corrective measures, or new work undertaken on any system or component should be performed only by qualified parties, licensed where applicable. It is recommended that only new or appropriate materials should be used. All work should be performed in a workmanlike manner and in accordance with all appropriate and applicable industry standards and governmental codes and regulations. Subsequent to completion and where appropriate and applicable, it is recommended that all such work be documented by work orders, invoices, or receipts from the individuals or companies which performed the work as well as by copies of all signed off building permits and lien releases from contractors and their employees, other workers, and material suppliers.

It is recommended that a copy of the appropriate portion or portions of the inspection report be provided to all qualified individuals retained to further evaluate and/or perform modifications or corrective measures to address Adverse Conditions documented in the Inspection Report. When work requiring a permit is performed without obtaining the proper permit and inspections, that work may be considered nonconforming and illegal by governmental building code, ordinance, and regulation agencies that are charged with the promulgation and enforcement of such codes, ordinances, and regulations. Nonconforming work may jeopardize the safety of persons occupying or entering the property. It may also adversely affect specific insurance coverage and the saleability of the property and may result in added costs in the form of additional fees and/or property taxes or other penalties.

The written observations and recommendations contained in this Inspection Report are based on the knowledge and experience of the inspector. You may receive different information from other inspectors, trades persons, insurance adjusters, private or public personnel, contractors, building and system warranty services personnel, or other parties whose interests are different from the Inspection Company's interests. If you receive information which differs from that expressed in this written Inspection Report, it is recommended that such information also be obtained in writing on the appropriate company or agency letterhead, bearing all applicable licensing numbers, and signed by the individual providing the information.

When other parties state that a component or an Adverse Condition designated Corrective Action is safe and/or adequate at the present time, without the need for any modifications or corrective measures, it is recommended that those parties be asked to put such statements in writing accompanied by a signed letter stating that no action is necessary and that the component or Adverse Condition identified in the Inspection Report is safe and adequate according to all industry standards and governmental regulations.

The following conditions and limitations apply to the use of ladders throughout this inspection: A ladder will be used only to aid in inspecting roof surfaces and reaching attic access openings. A ladder will be used only, when, in the judgment of the inspector, it is safe to do so. Under no circumstances will the use of ladder be considered when roof surfaces are not safely accessible and readily accessible with a ladder eighteen(18) feet or shorter in length and when attic access openings are not safely accessible and readily accessible with a ladder sixteen(16) feet or shorter in length.

This inspection is performed and this Inspection Report is prepared solely on behalf of and for the exclusive use of the person or organization named in this report and no third parties have any right to this inspection and Inspection Report. Its sole purpose is to provide you with both an education and a better understanding of some of the conditions which may exist at the subject property in order to assist you in planning for both immediate and regular maintenance of the specified systems and components. Therefore, it is recommended that the contents of this inspection and Inspection Report be kept strictly confidential and not be discussed with or shown to others, including but not limited to appraisers, insurance agents and adjusters, home warranty companies, and lenders, without careful consideration, whose interests are different from those of the Inspection Company and its Clients.

The Inspection Company will return (for a separate fee) to any property which the Company has previously inspected for the purpose of re-inspection to verify that any Adverse Conditions documented in the course of the original inspection have been modified or corrected, to inspect items that were inaccessible at time of inspection, or that remedial measures have been performed. Said re-inspection will be performed subject to the following:

- The re-inspection will only address items identified in the original report as deficient or inaccessible.
- The re-inspection will focus on attempting to determine whether or not the action taken meets the actions agreed to as provided for in a written contract or agreement.
- The re-inspection will not address issues of adequacy of method chosen to repair or replace deficient system or component.
- Client must provide a detailed description of the proposed work write, sufficient to assist the inspector in determining if the agreement has been fully satisfied. Client understands that if the work once completed, conceals any element of the agreed repair/replacement, the
- Inspector can only report observations of the completed product and can make no judgment on the completeness of the work as it involves elements that are no longer visible (e.g. roof underlayment, plumbing repairs in finished ceilings etc.) If client desires a more detailed
- Inspection of repair or replacement of any system or component, client has the option under separate fee agreement to retain the inspectors services to perform interim inspections as the work progresses.
- The re-inspection is not a code compliance inspection. While we may at our discretion point out issues that may be inconsistent with the local building code, Pro Spex Inspectors are not authorized to report code compliance issues. Client has the option to contract for code compliance inspection under separate agreement, or contact the local authority for having jurisdiction, or retain the services of licensed professionals familiar with local code applicable to the situation at hand.

Like the home inspection, the re-inspection is limited to what can be seen without dismantling or removing components. All conditions of a full home inspection apply to a re-inspection.
For the reason stated above, it is recommended that all repairs, corrective measures, or new work undertaken on any system or component be performed only by qualified parties and that only new, appropriate or specified materials be used. Further, that all work be performed in a workmanlike manner and in accordance with all appropriate applicable industry standards and governmental codes, ordinances and regulations. Client is strongly advised the verify the competence of persons contracted to complete or correct any repairs undertaken in response to the comments of the home inspection.

Items that are present but no inspected. While the inspection company make every effort to inspect all aspects of the home. Site and environmental conditions may dictate that certain systems or components cannot be safely inspected (e.g. roof too high above ground or snow on roof). When such conditions exist, the inspector will note in the report why a system or component was not inspected. Note: the inspection report at that point is complete. If client desires said system or component to be inspected, separate arrangements will have to be made with the inspection company or other professional.

This Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

Please read the entire report for all items .
Notice: This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection report. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.

Summary items that are marked as either Major (in the inspectors opinion, item may be costly, is in need of immediate attention or is a safety issue) or Minor (item is not determined to the be costly, is not in need of immediate attention or is not a safety issue). Be advised that opinions can vary. Note: This company classifies all electrical issues as major due to possible safety implications regardless of cost or ease of repair.

Note: The pictures and comments within this report, represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a SUITABLY LICENSED AND QUALIFIED CONTRACTOR. It is not the inspectors responsibility to determine the cause of the issues described herein or what corrective action should take place. When multiple instances

of the same issue are observed, this report may not contain photos of all instances.

Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Client advised to take these issues into consideration before the end of the contingency period. IT IS FURTHER RECOMMENDED THAT CLIENT CONDUCT A RE-INSPECTION BY OUR OFFICE WHEN CORRECTIONS ARE MADE. Note: If this inspection is covered by our service guarantee, failure to follow our recommendations could void the terms of the guarantee. If client was not present during the inspection, it is strongly recommended that client conduct a phone consultation with the inspector before their contingency expires.

COVER LETTER

Pro Spex Inc.

606 Main Street
Laurel, MD 20707

Thank You

Hello,

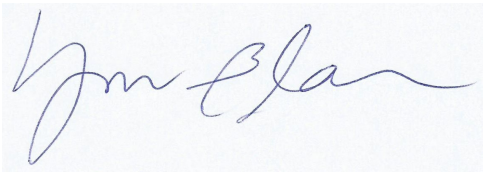
First we want to say thank you for choosing our company to help you at this very important time. Buying a home is a process that can be stressful and tiring. At Pro Spex we strive to make the process less stressful, provide information of value and give you an experience that says we care. If we haven't done that, we want to be the first to know.

The report that follows is our inspectors efforts to paint a complete picture of your investment. Your report is presented as a full report documenting the homes condition, and a summary that helps to summarize your inspectors findings. Please be sure to read the entire report and not just the summary.

Our inspectors are here to help, please don't hesitate to reach out to us to discuss the report in more detail, or consult with us when making future decisions. If you encounter any issues along the way, please call us, we are here to help,

Thank you again for entrusting us in this very important process, we look forward to continuing to be of service.

Glenford Blanc
President/CEO.



Yvonne Blanc
Exec. Vice President.

TABLE OF CONTENT

#	Inspection Category Name
1.	Cover Letter
2.	Inspector Profile
3.	Report Introduction
4.	Comment Key Or Definition Of Recommendation
5.	Inspection Details
6.	Exterior
7.	Roofing Systems
8.	Interiors
9.	Plumbing System
10.	HVAC Systems
11.	Structural Systems
12.	Electrical System
13.	Insulation and Ventilation
14.	Built-In Appliances
15	Report Summary
16	Recommended Next Steps

Name: **Glenford Blanc**

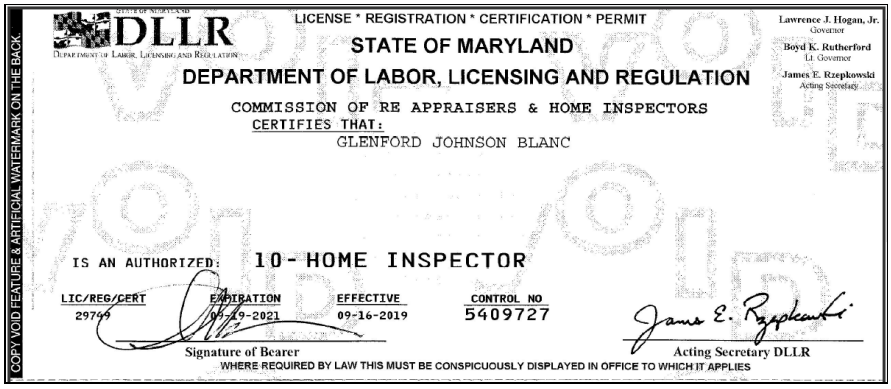
Email Address: **sales@pro-spex.com**

Licence Number: **MD 29749**

Association Information:

InterNachi	08111306
Maryland Association of Home Inspoectors	26223446
National Association of Commercial Building Inspectors	NACBI

Inspectors Certification



DLLR
DEPARTMENT OF LABOR, LICENSING AND REGULATION

LICENSE * REGISTRATION * CERTIFICATION * PERMIT

Lawrence J. Hogan, Jr. Governor
Boyd K. Rutherford Lt. Governor
James E. Rzepkowski Acting Secretary

STATE OF MARYLAND
DEPARTMENT OF LABOR, LICENSING AND REGULATION
COMMISSION OF RE APPRAISERS & HOME INSPECTORS
CERTIFIES THAT:
GLENFORD JOHNSON BLANC

IS AN AUTHORIZED: 10- HOME INSPECTOR

LIC/REG/CERT	EXPIRATION	EFFECTIVE	CONTROL NO
29749	09-29-2021	09-16-2019	5409727

Signature of Bearer
Acting Secretary DLLR

WHERE REQUIRED BY LAW THIS MUST BE CONSPICUOUSLY DISPLAYED IN OFFICE TO WHICH IT APPLIES

COPY VOID FEATURE & ARTIFICIAL WATERMARK ON THE BACK

Association Logo

Maryland Association of Home Inspectors

#	Image	Name	Description
1.		Appears Serviceable (AS)	The inspector did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions if applicable, will be noted in the body of the report.
2.		Action Recommended(AR)	The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement. Significantly deficient systems or components will be identified as: Not functional / unsafe / worn / near end of lifespan. When in the inspector's opinion, an item is "significantly deficient", the reason will be within the body of the report. NOTE: Opinions can vary, it is the customers responsibility to seek a 2nd opinion from a qualified contractor. The decision to Repair or Replace, lies solely with the party for whom this report is prepared.
3.		Not Inspected(NI)	The inspector did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.
4.		Not Present(NP)	This item (found in most homes), component or unit is not present in this home or building.
5.		High (Immediate)	Requires immediate attention, and/or is the cost to remedy is anticipated to be significant. Failure to address quickly, likely to lead to additional short term problems. All safety and health related concerns, should be treated as "High" priority.
6.		Medium (Short Term)	Requires attention in the near future. Should not be delayed for an extended period. May often require specialized training. Is not considered to be a health and safety issue.
7.		Low (Long Term)	Low priority, low cost, does not require immediate attention. Often refers to deferred maintenance that can be accomplished at a later time without significant implications to other systems or components. Many of these can be address without specialized training.

INSPECTION DETAILS IMPORTANT INFORMATION

PROPERTY RECENTLY REMODELED

The subject property was in good overall condition for its age. It has recently remodeled and permits and inspections may have been required depending on the scope of the renovation. Client should request copies of all applicable permits.The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation.

This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.Summary items that are marked as either Major (in the inspectors opinion, item may be costly, is in need of immediate attention or is a safety issue) or Minor (item is not determined to the be costly, is not in need of immediate attention or is not a safety issue). Be advised that opinions can vary.

Note: This company classifies all electrical issues as major due to possible safety implications regardless of cost or ease of repair.Note: The pictures and comments within this report, represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a SUITABLY LICENSED AND QUALIFIED CONTRACTOR.

It is not the inspectors responsibility to determine the cause of the issues described herein or what corrective action should take place. When multiple instances of the same issue are observed, this report may not contain photos of all instances.Client advised to take these issues into consideration before the end of the contingency period. IT IS FURTHER RECOMMENDED THAT CLIENT CONDUCT A REINSPECTION BY OUR OFFICE WHEN CORRECTIONS ARE MADE. Note: If this inspection is covered by our service guarantee, failure to follow our recommendations could void the terms of the guarantee. If client was not present during the inspection, it is strongly recommended that client conduct a phone consultation with the inspector before their contingency expires.

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INSPECTION DETAILS INSPECTION LIMITATIONSS

Occupied Home

Subject property was occupied at time of inspection. Furniture and occupant belongings may conceal other issues and or cause damage when removed. Client should consider a re-inspection after the property is vacated.

INSPECTION DETAILS SECTION DETAILS

Style Of Building	# Bedrooms/Bathrooms	In Attendance
Town/Row-house	3 FULL BATHS, 3 Bedroom, 1 HALF BATH	Buyer
Occupancy	**Weather Conditions**	**Start Time:**
Occupied	Partly cloudy, Cold	12:00pm
End Time:	**Approx Temp (F)**	
4:00pm	40-45	

EXTERIOR SECTION STANDARDS

EXTERIOR SYSTEMS SOP

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Probe exterior wood components where deterioration is suspected.

The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Note: The pictures and comments represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a qualified contractor. It is not the inspectors responsibility to determine the cause of the issues described herein.

1.1

1.2

1.3

1.4

EXTERIOR SECTION DETAILS

Exterior Siding Material	Exterior Entry Doors	Driveway
Metal, Brick Veneer	Double Pane (rear slider), Steel (Front)	NONE

Deck Type	Other Exterior Elements
Pressure Treated Wood	NONE

EXTERIOR INSPECTION CATEGORY REPORT

Inspection Category Items	AS	AR	NI	NP	Comments	
2.1 CLADDING FLASHING & TRIM		✓			1	View Comments
2.2 DOORS		✓			1	View Comments
2.3 STOOPS, STEPS, AREAWAYS	✓				0	
2.4 DECKS, BALCONIES, PORCHES, PATIOS		✓			7	View Comments
2.5 VEGETATION, GRADING, DRAINAGE	✓				0	
2.6 EAVES, SOFFITS AND FASCIAS	✓				0	
2.7 DRIVEWAYS, WALKWAYS	✓				0	
2.8 RETAINING WALLS				✓	0	
2.9 WINDOWS		✓			1	View Comments

AS = Appears Serviceable , AR = Action Recommended, NI = Not Inspected NP = Not Present,

COMMENTS

2.1.1 SEAL (CAULK) GAPS

Low (Long Term)

ROUTINE MAINTENANCE

Seal (caulk) holes and gaps in the exterior to prevent moisture intrusion and damage.

1.1

1.2

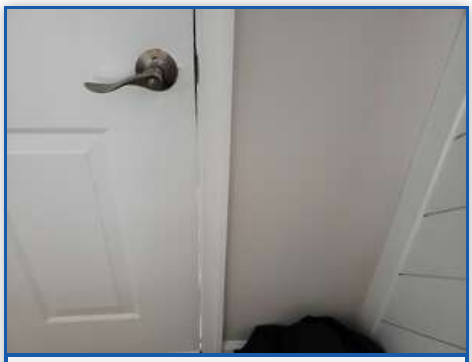
1.3

2.2.1 MISSING W STRIP

Medium (Short Term)

REPAIR/REPLACEMENT

The exterior door does not have a weather strip resulting in gaps that cause air infiltration when the door is closed. This will lead to heat loss in the winter and loss of cool air in summer. Recommend proper installation of a door weather strip.



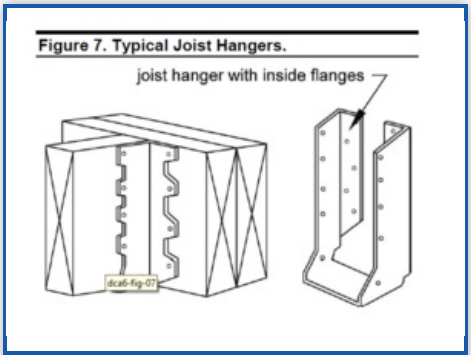
1.1 front door

2.4.1 END JOIST TO LEDGER CONNECTION

High (Immediate)

HEALTH/SAFETY CONCERN

The joist hangars to connect the outer deck joists (joists at each end of the deck) to the ledger board are missing, instead the joist is nailed to the cut end of the ledger board. The joist should be attached to the ledger with an approved joist hangar to prevent the joist from rotating



1.1

1.2

1.3

2.4.2 BOLT CORROSION

High (Immediate)

HEALTH/SAFETY CONCERN

The bolts holding the deck in place are corroding. Failure to correct this could lead to deck failure. In most jurisdictions, deck thru bolts or lag screws should be minimum 1/2" diameter corrosion resistant galvanized steel. Recommend all bolts and lag screws be replaced.

2.1

2.2

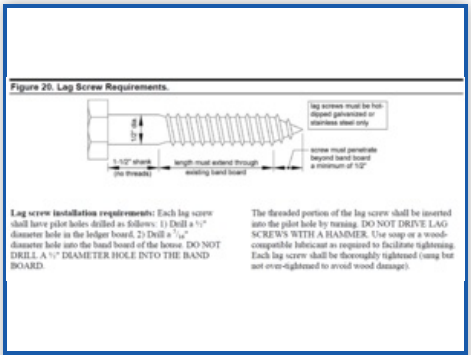
2.3

2.4.3 CARRIAGE BOLTS AND DECKS

High (Immediate)

HEALTH/SAFETY CONCERN

Carriage bolts have long been used on older decks, however carriage bolts are not approved for use on decks. There are 2 issues with carriage bolts. Over time deck bolts should be tightened. It is not possible to tighten carriage bolts because there is no way to attach a wrench to the round end. Secondly, over time the head of a carriage bolt can be pulled into the wood. For this reason Lag screws and thru bolts with washers, should be used at all connections where bolting is needed.



3.1

3.2

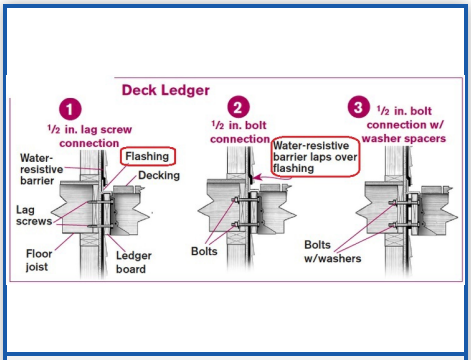
3.3

2.4.4 MISSING FLASHING AT DECK

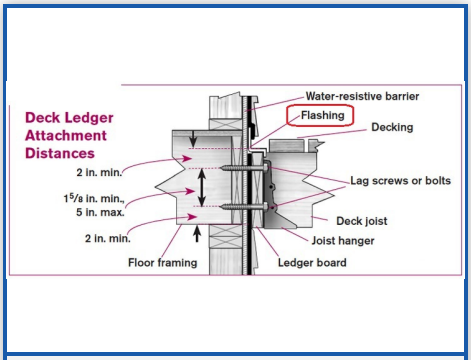
High (Immediate)

HEALTH/SAFETY CONCERN

Decks attached to homes with veneer walls using the old standards, bolting to house frame, have been known to fail. This has often been traced to missing flashing where the deck attaches to the wall. There is no visible flashing at this deck. Recent changes to deck construction requirements call for interior posts and beam to provide independent support.



4.1



4.2

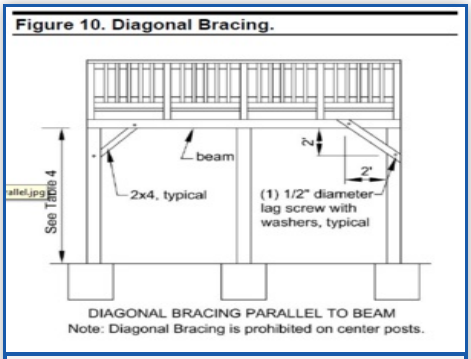
4.3

2.4.5 Missing Lateral Bracing

High (Immediate)

HEALTH/SAFETY CONCERN

Missing lateral bracing results in Excessive lateral movement of the deck floor. Diagonal or lateral bracing, is required on all decks. Failure to correct this, can lead to deck failure.



5.1

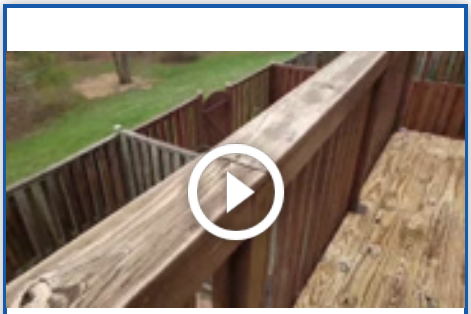
5.2

2.4.6 LOOSE POSTS

High (Immediate)

HEALTH/SAFETY CONCERN

The guardrail post is loose at the base, resulting in excessive movement. If not repaired a fall or injury may occur.



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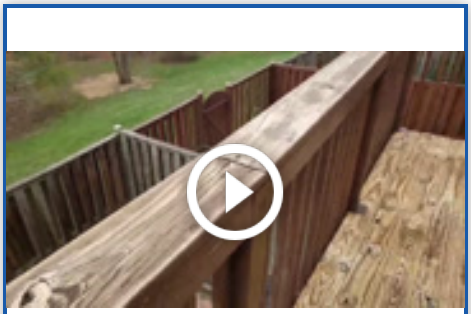

6.2

2.4.7 Worn wood deck

High (Immediate)

HEALTH/SAFETY CONCERN

The wood deck is worn and unsafe for minors. Worn deck boards with splinters, raised nails, and loose components can injure small children.

7.1

7.2

2.9.1 MISSING/DAMAGED SCREENS

Low (Long Term)

REPAIR/REPLACEMENT

Window screens missing or damaged. Replace to prevent insect intrusion.

1.1

ROOFING SYSTEMS SECTION STANDARDS

ROOFING SYSTEM SOP

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector will walk the roof if he/she considers it safe to do so. Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. The fasteners used to install roof shingles, in most instances are not visible and therefore are not inspected.

Note: The pictures and comments represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a qualified contractor. It is not the inspectors responsibility to determine the cause of the issues described herein.

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ROOFING SYSTEMS INSPECTION LIMITATIONSS

INACCESSIBLE DUE TO HEIGHT OR SLOPE

Roof inaccessible due to height/slope making it unsafe to walk without special equipment. All observations were made from the ground with a remote camera and the attic. No visible signs of adverse conditions.

UNDERLAYMENT NOT VISIBLE

The underlayment was not visible and as such could not be inspected

ROOFING SYSTEMS SECTION DETAILS

Roof Material	Roof Approximate Age.	Roof Number of Layers
3 Tab Composite (Asphalt/Fiberglass) Shingles	1-5 Years	Unknown

Sky Light(s)	INSPECTED ROOF COVERING FROM	SHEATHING MATERIAL
Fixed	Remote Control Camera	PLYWOOD

ROOFING SYSTEMS INSPECTION CATEGORY REPORT

Inspection Category Items	AS	AR	NI	NP	Comments	
3.1 COVERINGS	✓				0	
3.2 FLASHINGS	✓				0	
3.3 PENETRATIONS	✓				0	
3.4 DRAINAGE		✓			1	View Comments
3.5 VENTING		✓			1	View Comments
3.6 SHEATHING	✓				0	
3.7 UNDERLAYMENT			✓		0	
3.8 OTHER CONCERNS	✓				0	

AS = Appears Serviceable , AR = Action Recommended, NI = Not Inspected NP = Not Present,

COMMENTS

3.4.1 DOWNSPOUT EXTENSIONS

Low (Long Term)

REPAIR/REPLACEMENT

Downspouts need an extension drain line to carry water away from the foundation. Long term saturation of the foundation wall often leads to water penetration and high humidity in basements, which in turn can cause other problems. Recommend extensions that extend at least 8 ft long beyond the foundation or into buried drain lines that terminate on the downhill side of the home.

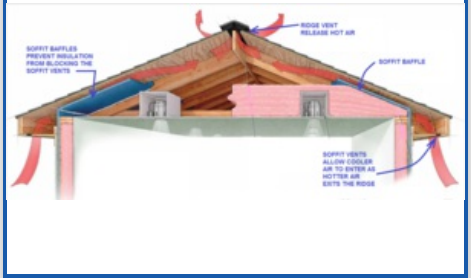
1.1

3.5.1 BLOCKED SOFFIT

Medium (Short Term)

REPAIR/REPLACEMENT

The insulation is blocking the soffit vents in the attic. Attics that do not vent properly can lead to other issues, including excessive heat and damage to the sheathing. Insulation should be pulled back or soffit baffles installed.



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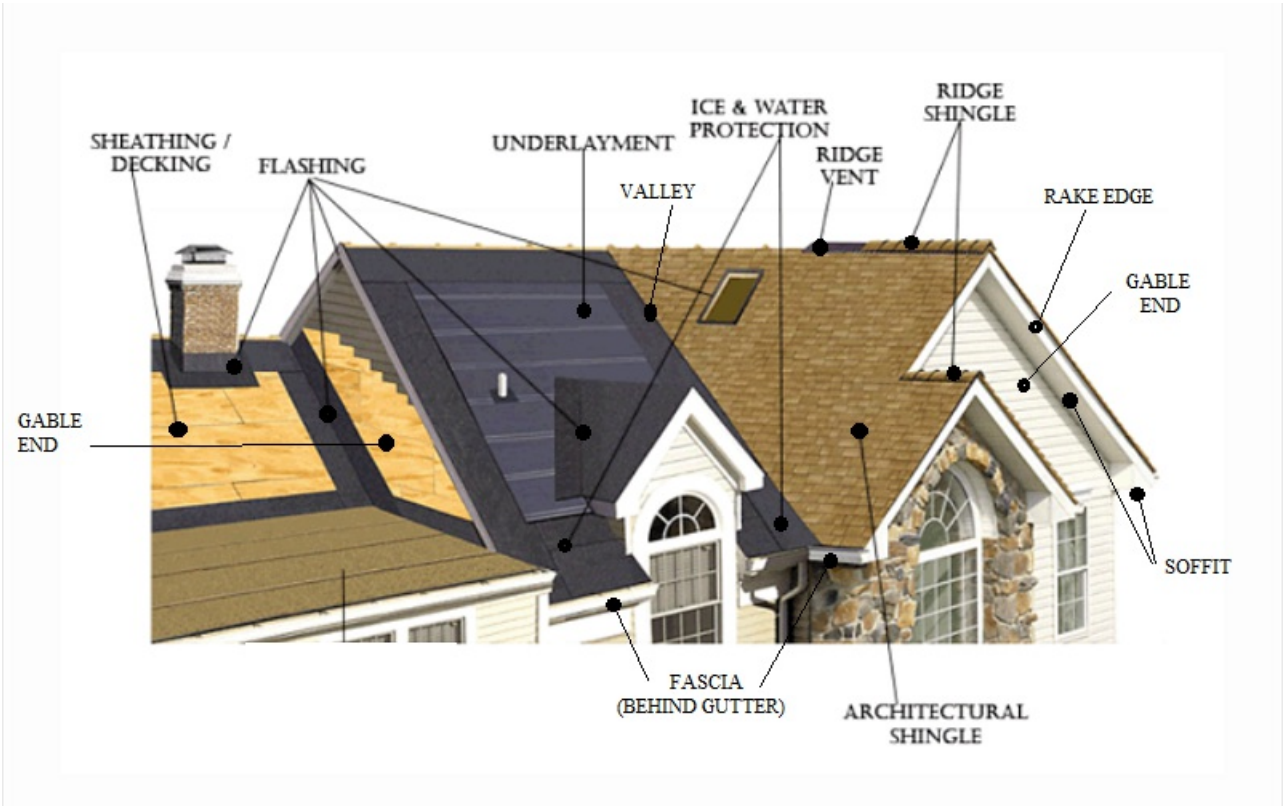

ROOFING TERMS

INTERIORS SECTION STANDARDS

Interior SOP

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

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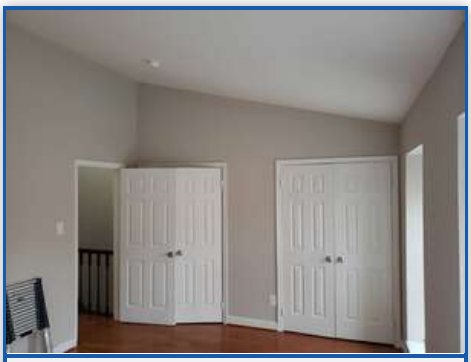
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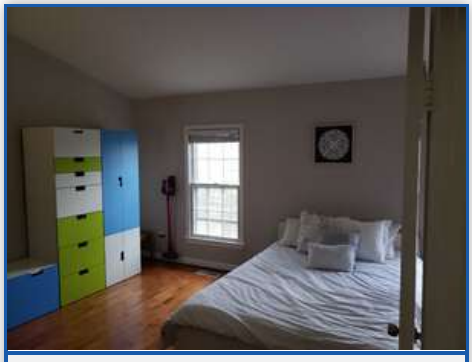
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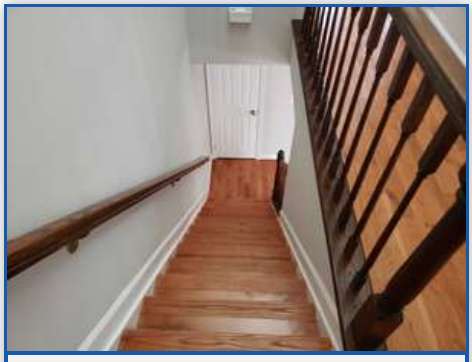
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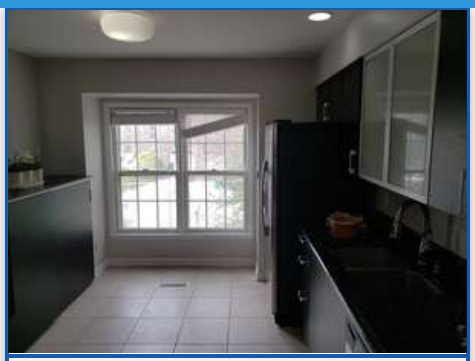

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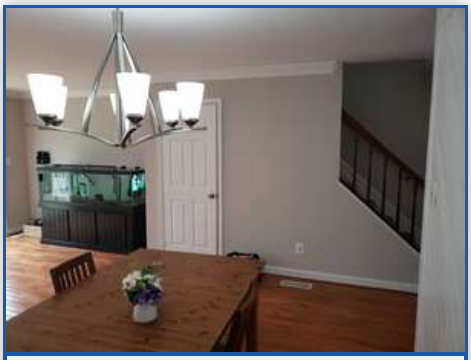

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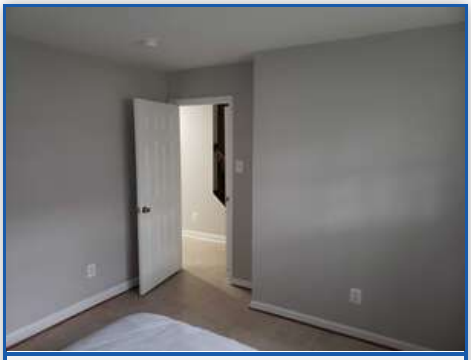

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1.24

INTERIORS SECTION DETAILS

Ceiling Materials	Wall Material	Floor Covering(s)
Drywall	Drywall, Paneling	Ceramic Tiles, Wood
Interior Doors	**Kitchen Cabinetry**	**Kitchen Countertop**
Hollow Core Masonite	Wood	Stone
Window Types	**Window Manufacturer**	**Window Material**
Double Hung, Single Pane	UNKNOWN	Wood

INTERIORS INSPECTION CATEGORY REPORT

Inspection Category Items	AS	AR	NI	NP	Comments	
4.1 CEILINGS	✓				0	
4.2 WALLS	✓				0	
4.3 FLOORS	✓				0	
4.4 STAIRWAYS, BALCONIES & RAILINGS		✓			2	View Comments
4.5 COUNTERS & CABINETS	✓				0	
4.6 DOORS		✓			1	View Comments
4.7 WINDOWS		✓			2	View Comments
4.8 OTHER INTERIOR CONCERNS	✓				0	

AS = Appears Serviceable , AR = Action Recommended, NI = Not Inspected NP = Not Present,

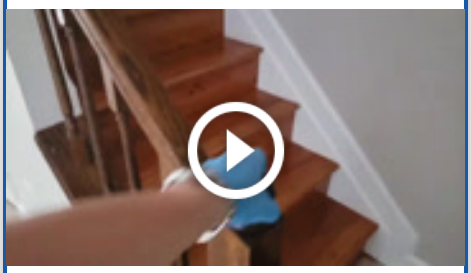
COMMENTS

4.4.1 LOOSE NEWEL POST

High (Immediate)

HEALTH/SAFETY CONCERN

The guardrail post (newel post) is loose at its base. Possible detachment presents a safety hazard.



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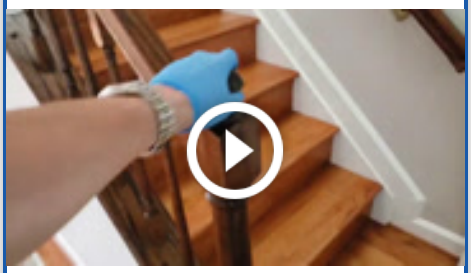

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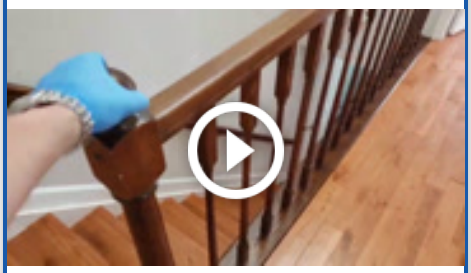

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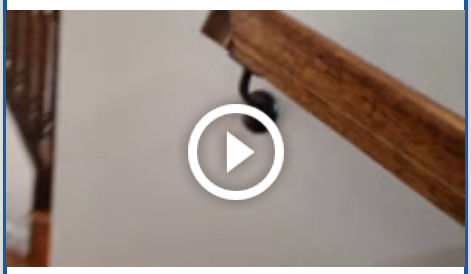
4.4.2 LOOSE RAILS

High (Immediate)

HEALTH/SAFETY CONCERN

The hand/guard rail for the stairs is loose. A fall or injury could occur if not corrected.



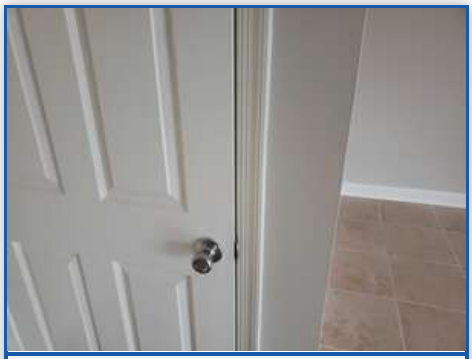
2.1

4.6.1 ADJUST DOOR-RUBBING

Low (Long Term)

REPAIR/REPLACEMENT

Thee interior door rubs when opening and closing. Over time, either the hinges work loose or the locks will not align.



1.1 utility room

4.7.1 WINDOWS PAINTED SHUT

Medium (Short Term)

REPAIR/REPLACEMENT

The window appears operational, may have not been opened in some time and is painted shut. Windows serve as an means of egress in an emergency and therefore should always be operational.

1.1 basement bedroom, right window

4.7.2 FAILED THERMAL SEALS

High (Immediate)

REPAIR/REPLACEMENT

The seal between glass panes are failing at at least one window resulting in condensation between the panes. Over time the condensation gets worse, turning into a milky white film until you cannot see thru the window. This condition typically requires replacement of the window. Replacement costs can be significant depending on the quality of the replacement and number of windows. Note: Others may have failed seals that may not be detected due to dry weather conditions or may fail at anytime. This condition cannot always be seen or future failure of the seal predicted.

2.1 skylight

PLUMBING SYSTEM SECTION STANDARDS

PLUMBING SYSTEMS SOP

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps.

The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.When possible, the water distribution system will be inspected by running the water at all interior locations at the same time for approximately 15 minutes. This includes all bathrooms, the kitchen, and dishwasher. while repeatedly flushing the toilets. The inspector will observe the system response and drainage systems.

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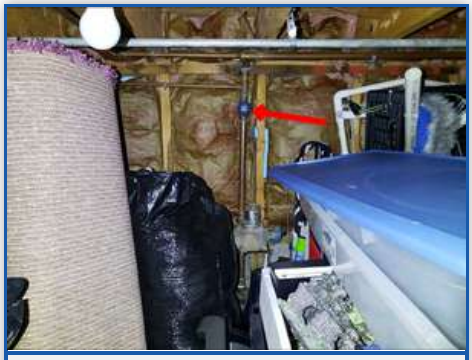


1.1 Water MAIN

1.2 water heater

1.3 water heater DATA PLATE

1.4 PLUMBING LINES

1.5 WASTE line

PLUMBING SYSTEM IMPORTANT INFORMATION

BGE

The Baltimore Gas and Electric (BGE) Power Company is a public utility that supplies natural gas. (800) 685-0123 www.bge.com

WATER MAIN LOCATION

The water main is located in the utility closet in the basement. Maintain easy access in the event it is needed in an emergency.

SUMP NOT FOUND

I did not locate a sump pump. If one exists, consult owner for location and check for proper operation.

PLUMBING SYSTEM INSPECTION LIMITATIONSS

HOSE BIB OFF

The exterior hose bib was turned off at the shut off valve. This company does not open valves that are closed. Have owner open valve and check for proper operation.

1.1

OWNER BELONGINGS

Due to owner belongings the water MAIN could not be inspected. Recommend re-inspection when conditions permit. (,additional fees apply)

2.1

HOSE BIB SHUTOFF VALVES

The hose bib shutoff valves were not found. Ask seller for location information.

PLUMBING SYSTEM SECTION DETAILS

Water Source	Water Supply (From Street)	Water Distribution (Interior)
Public Utility	Copper Where Visible	Copper
Waste Disposal	**Waste Type (internal)**	**Water Heater Type**
Public Sewer	PVC where visible	Electric High Efficiency
Water Heater Brand	**Water Heater Capacity**	**Water Heater Age**
RHEEM	40 Gallon (1-2 people)	0-5 years
Gas Distribution		
None		

PLUMBING SYSTEM INSPECTION CATEGORY REPORT

Inspection Category Items	AS	AR	NI	NP	Comments	
5.1 DRAINAGE & VENTING		✓			3	View Comments
5.2 WATER SUPPLY & DISTRIBUTION	✓				1	View Comments
5.3 HOT WATER SYSTEMS	✓				0	
5.4 FIXTURES		✓			1	View Comments
5.5 SUMP PUMP			✓		0	
5.6 HOSE BIBS			✓		0	
5.7 FUEL STORAGE & DISTRIBUTION				✓	0	
5.8 EJECTOR PUMPS				✓	0	
5.9 FIRE SPRINKLER SYSTEM				✓	0	
5.10 OTHER PLUMBING CONCERNS	✓				1	View Comments

AS = Appears Serviceable , AR = Action Recommended, NI = Not Inspected NP = Not Present,

COMMENTS

5.1.1 CLOGGED SINK

High (Immediate)

REPAIR/REPLACEMENT

There are restrictions in the drainage system at several locations, a possible indicator of a problem with the main sewer line

1.1 back side bedroom bath

1.2 powder room

1.3 basement BATH

5.1.2 Underground Sewer Pipe Inspection

High (Immediate)

FURTHER INVESTIGATION

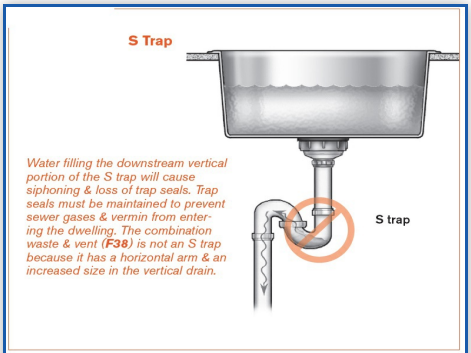
Underground sewer pipes are not included in this report. Homes in excess of 10 years old should have the sewer line inspected from the home to the street connection. A sewer line replacement can cost several thousand dollars depending on depth and length. If owner cannot provide proof of recent inspection, we recommend a sewer line (sewer scope) inspection.

5.1.3 STUDOR VENT

Medium (Short Term)

REPAIR/REPLACEMENT

The 'S' trap installed at the is outdated, and is not permitted in most jurisdictions. S traps often fail to maintain water, thus allowing odors from the drainage system to enter the home. If allowed by local standards, an (air admittance valve) or studor vent can be installed to vent the waste line.



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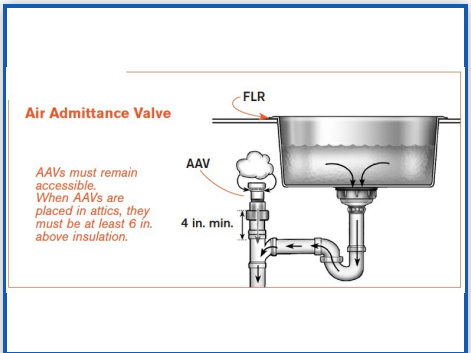

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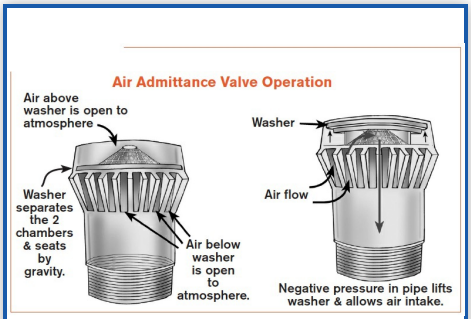


3.3

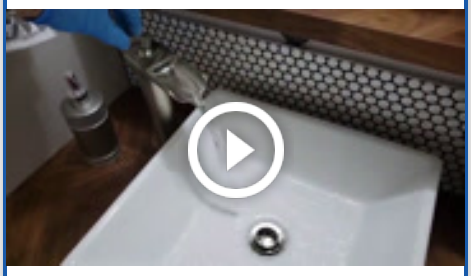
3.4 backside bedroom bath

5.2.1 WATER FLOW

Medium (Short Term)

REPAIR/REPLACEMENT

The flow at the cold water at this fixture is significantly lower than other fixtures. Check valve before calling plumber.



1.1 Powder ROOM

5.4.1 HOT/COLD REVERSE

High (Immediate)

HEALTH/SAFETY CONCERN

The hot/cold at the sink is reversed, (hot should be on the left, cold on right). This is a safety hazard for small children.

1.1 basement sink

5.10.1 Accordian Drain pipes

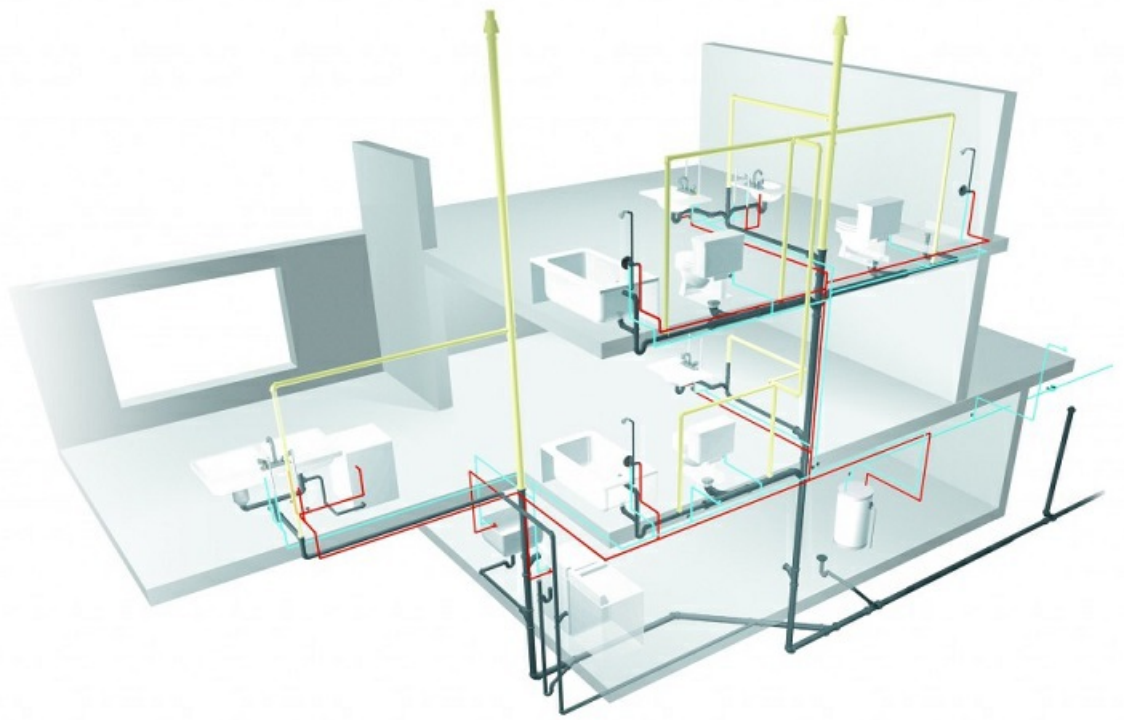
Medium (Short Term)

REPAIR/REPLACEMENT

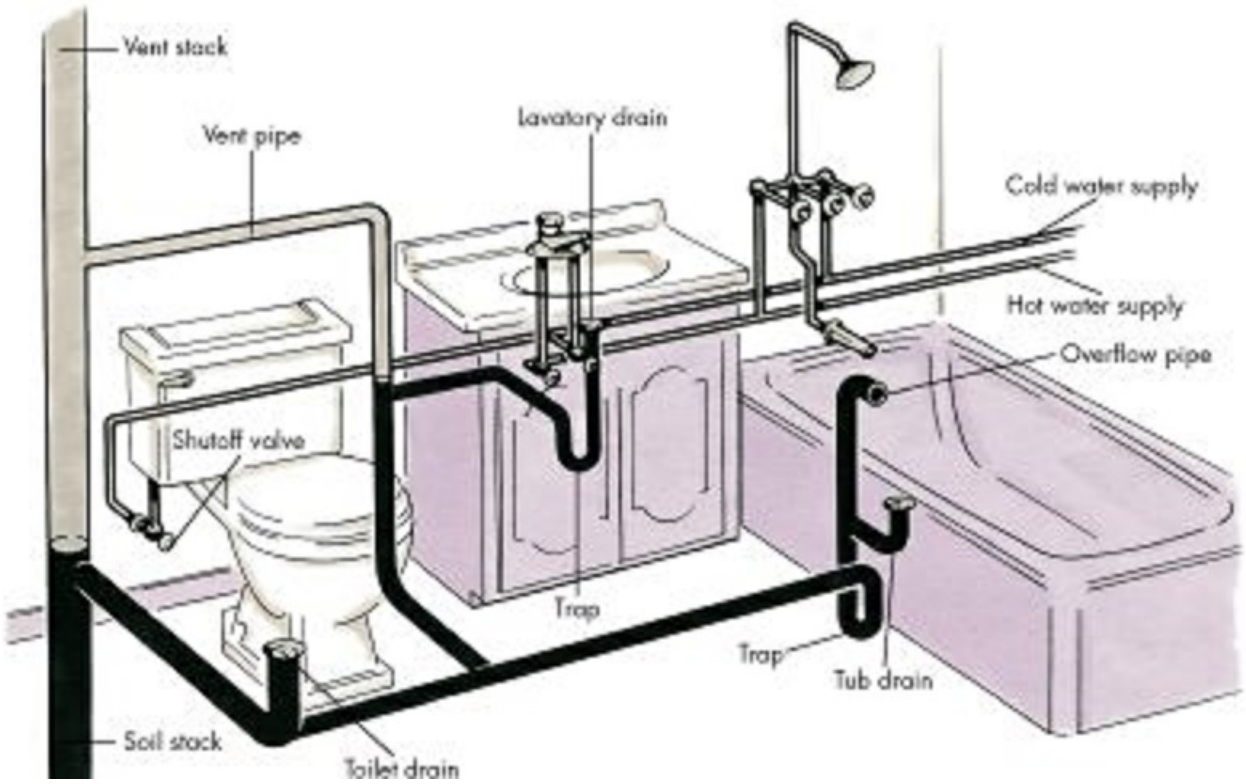
Accordian drain pipes should not be used on kitchen sinks. They should only be used as a temporary repair, in part because they are highly susceptible to clogging.

1.1 basement BATHROOM

1.2 POWDER ROOM



BASIC HOUSE PLUMBING DIAGRAM



TYPICAL BATHROOM PLUMBING

HVAC SYSTEMS SECTION STANDARDS

HVAC SYSTEMS SOP

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room.

The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

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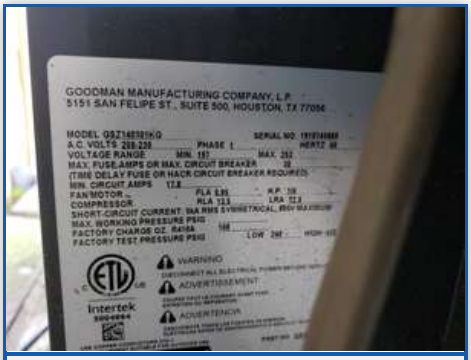
1.1 COMPRESSOR



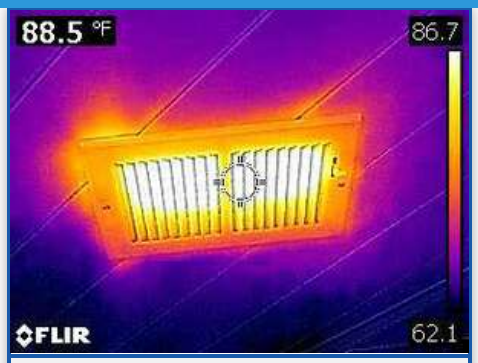
1.2 COMPRESSOR DATA PLATE

1.3 HEAT PUMP

1.4 HEAT PUMP DATA PLATE

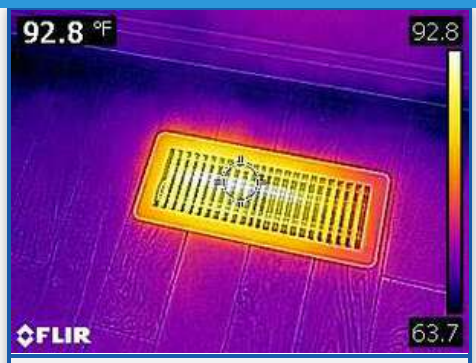
1.5 Filter

1.6 Heat PUMP COIL



1.7 THERMAL IMAGE of HEAT system

1.8 THERMAL IMAGE of HEAT system



1.9 THERMAL IMAGE of HEAT system

HVAC SYSTEMS INSPECTION LIMITATIONSS

Low Outdoor Temps

The A/C was not tested for proper operation due to the low outside air temperature. Operating cooling systems below 65 degrees can damage the system. We did not perform a full inspection on this unit. Recommend a more complete inspection when conditions permit.

HVAC SYSTEMS SECTION DETAILS

Heat System Brand	Heating System Age	Heat Type & Energy Source
GOODMAN	0-5yrs	Heat Pump Forced Air
Cooling (Compressor) Age	**Cooling (Coil) Age**	**Cooling Type & Source**
0-5 yrs.	0-5 yrs.	Electric Heat Pump
Distribution Type	**Filter Size (s)**	**Filter Type**
Non-insulated Metal, Insulated Flex Duct	16x20	Disposable
CHIMNEY TYPE	**Types of Fireplaces**	**Cooling System Brand**
None	None	GOODMAN
Cooling (Evaporator) Brand		
GOODMAN		

HVAC SYSTEMS INSPECTION CATEGORY REPORT

Inspection Category Items	AS	AR	NI	NP	Comments	
6.1 HEATING EQUIPMENT	✓				0	
6.2 CHIMNEYS, FLUES AND VENTS	✓				0	
6.3 OPERATING CONTROLS	✓				0	
6.4 AUTOMATIC SAFETY CONTROLS	✓				0	
6.5 DISTRIBUTION SYSTEMS	✓				0	
6.6 COOLING EQUIPMENT			✓		0	
6.7 SOLID FUEL HEATING				✓	0	
6.8 GAS/LP FIREPLACES				✓	0	
6.9 OTHER HVAC CONCERNS		✓			1	View Comments

AS = Appears Serviceable , AR = Action Recommended, NI = Not Inspected NP = Not Present,

COMMENTS

6.9.1 CONDENSATE TRAP MISSNG

High (Immediate)

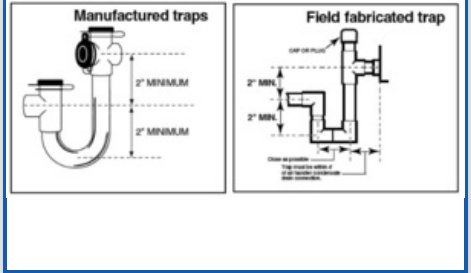
HEALTH/SAFETY CONCERN

The primary purpose of a condensate trap is to prevent air from moving in or out of the coil box or air handler during operation. Traps must be installed in a manner that will stop the air from passing through, but still allow the condensate to drain from the condensate pan.

Without a trap, this doesnt happen. Air that is lost through the condensate drain in blow-through systems (the fan blows the air thru the coil), primarily is an efficiency issue. Failure to install a trap on a blow-through system can be likened to drilling a hole in the ducts for each drain connection. As for draining away condensate, the pressure around the pan on a blow-through system almost guarantees the pan will drain, trapped or not.

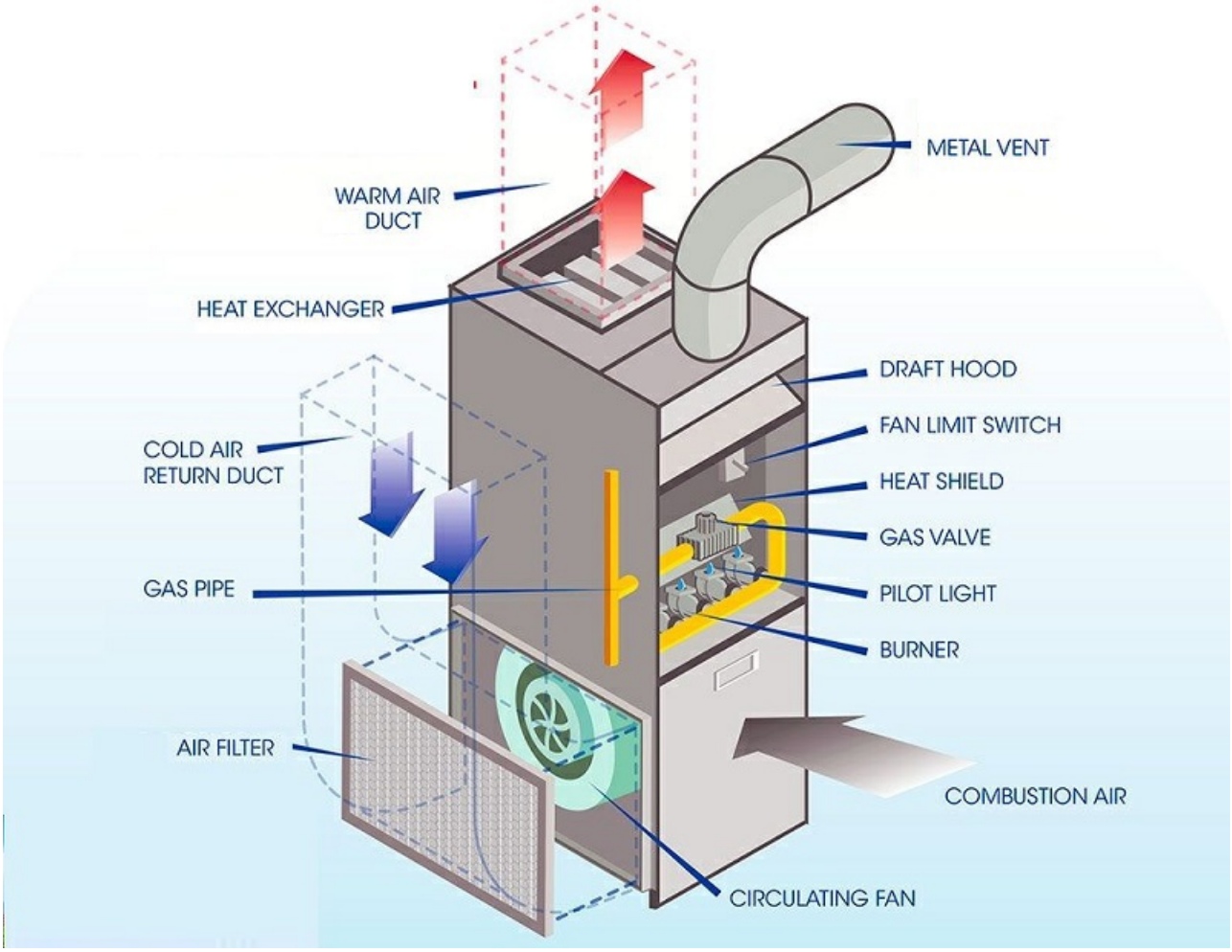
Trapping is a major issue on draw-through systems (Fan sucks the air thru the coil). Untreated air can be drawn into the airstream while the system is running. If the coil is located in an attic or other warm space, there is even greater reason for concern. As on a blow-through system, an untrapped drain on a draw-through system is an efficiency issue. But more importantly, the air being sucked through the drainpipe can prevent the pan from draining, causing it to run over.

Without proper trapping, air pulled back into the equipment can lift the water up from the condensate pan much like an aerosol spray. Often, this results in a good soaking of the liner material and many of the components located nearby. As noted earlier, if a condensate pan is contaminated it can become a health issue. If the pan water becomes airborne as a result of improper trapping, it is even more likely to be one.

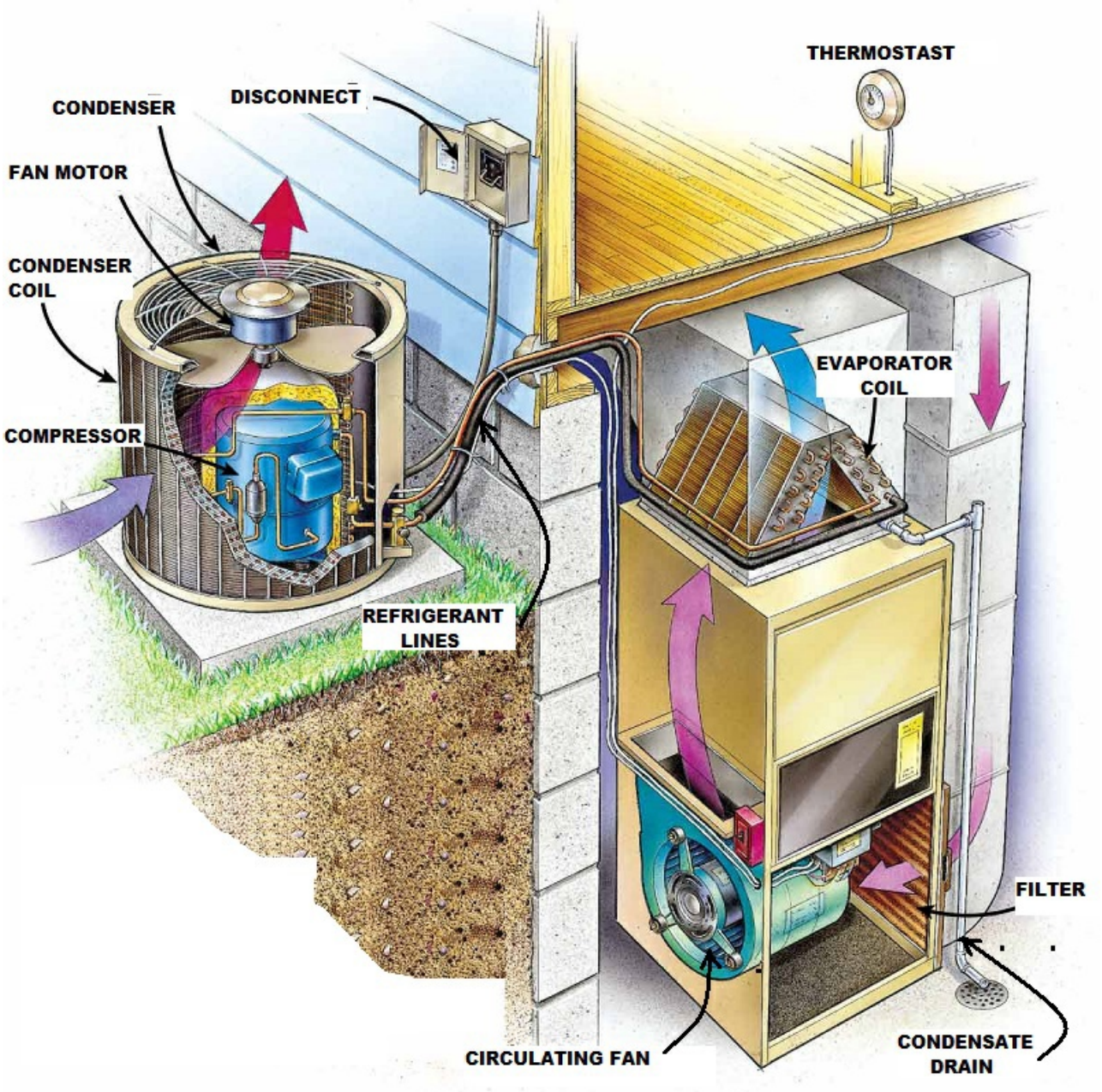


1.1 CONDENSATE TRAP

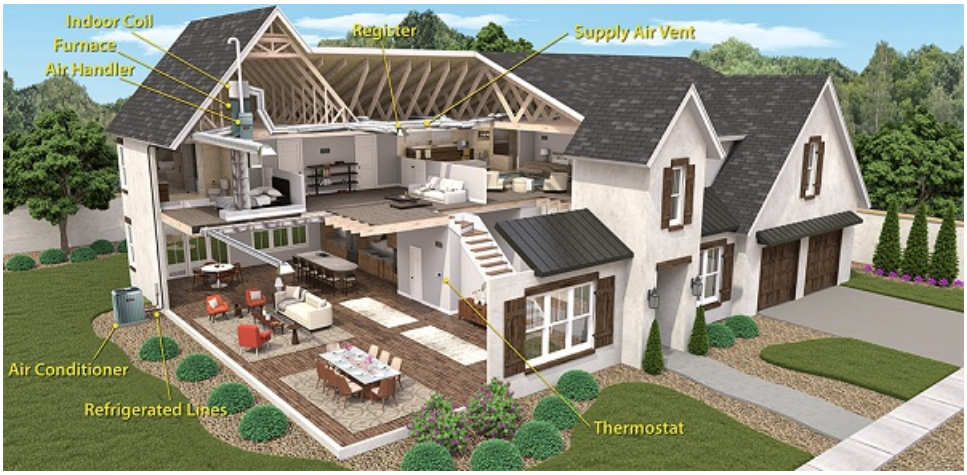
1.2



STANDARD GAS FURNACE



TYPICAL COOLING SYSTEM



HOW HVAC SYSTEMS WORK

STRUCTURAL SYSTEMS SECTION STANDARDS

STRUCTURAL SYSTEM SOP

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure.

The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

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1.1 STRUCTURAL MEMBERS

1.2 attic

1.3 attic

1.4 attic

STRUCTURAL SYSTEMS INSPECTION LIMITATIONSS

CEILINGS-LIMITED INSPECTION

Most of the ceilings are covered and structural members are not visible. Inspection limited to observation of finished surfaces only. There were no readily visible signs of adverse conditions at time of inspection.

FLOORS-LIMITED INSPECTION

Most of the floors and ceilings are covered and structural members are not fully visible. Inspection is limited to observation of finished surfaces, and where visible, those areas of the structure only. There were no readily visible signs of adverse conditions at time of inspection.

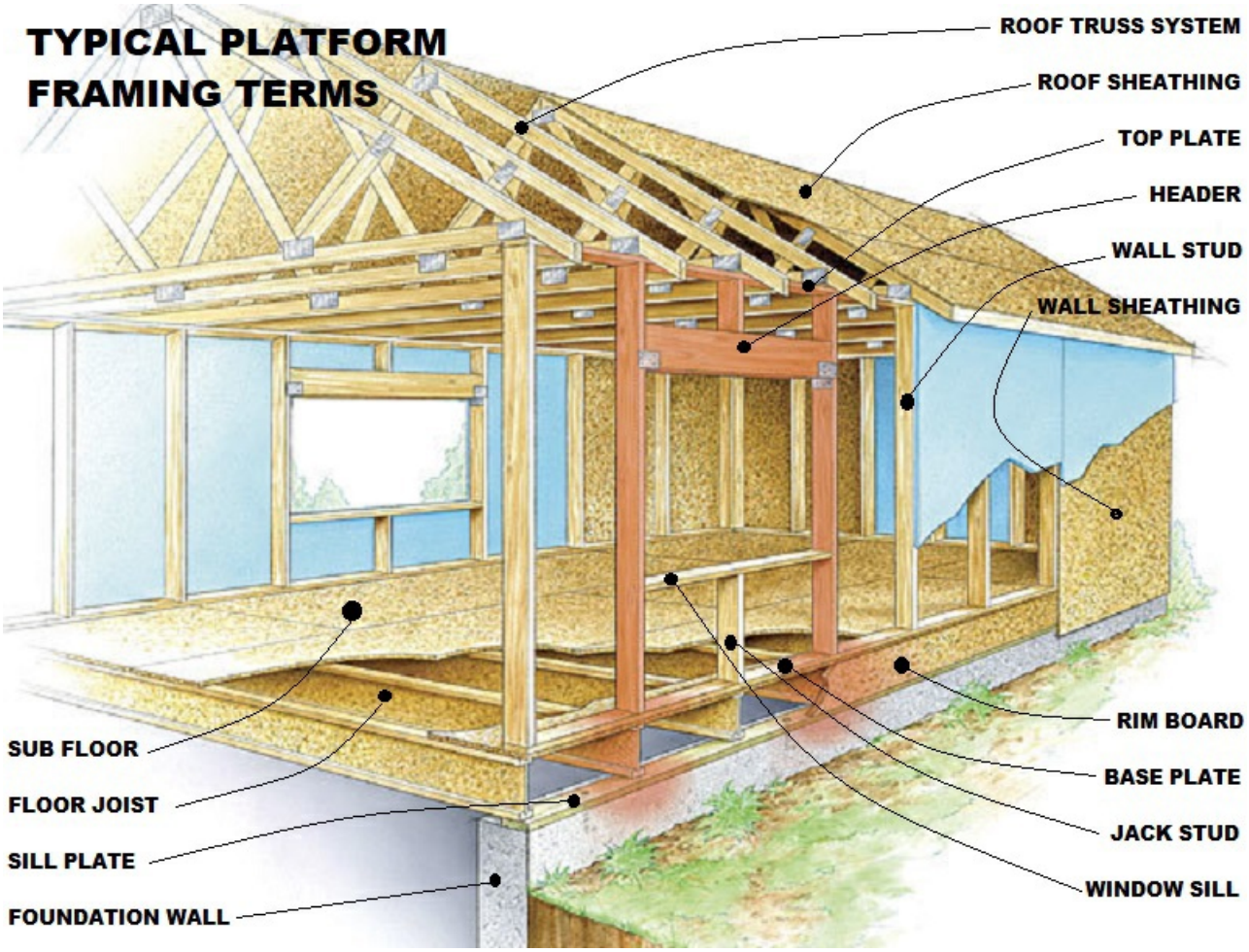
STRUCTURAL SYSTEMS SECTION DETAILS

Foundation Wall Type	Exterior Walls (Above Foundation)	Roof Structure
Pre-Formed Concrete Panels	WOOD	Engineered wood trusses
Roof-Sheathing	**Ceiling Structure (Below Roof)**	**Columns or Piers**
Plywood	Engineered Wood Truss	NOT VISIBLE
Main Floor Structure	**Upper Floor Structure**	**Attic Access**
Engineered Wood floor trusses	Not Visible	Scuttle Hole in Bedroom Closet
Method used to observe attic	**Roof-Type**	
Walked Main Attic	Gable, Mansard	

STRUCTURAL SYSTEMS INSPECTION CATEGORY REPORT

Inspection Category Items	AS	AR	NI	NP	Comments	
7.1 CRAWLSPACES				✓	0	
7.2 WALLS	✓				0	
7.3 COLUMNS & PIERS	✓				0	
7.4 FLOORS	✓				0	
7.5 CEILINGS	✓				0	
7.6 ROOF STRUCTURE	✓				0	
7.7 OTHER STRUCTURAL CONCERNS	✓				0	

AS = Appears Serviceable , AR = Action Recommended, NI = Not Inspected NP = Not Present,



TYPICAL PLATFORM FRAMING TERMS

ELECTRICAL SYSTEM SECTION STANDARDS

ELECTRICAL SYSTEM SOP

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors.

The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

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1.1 electrical service entrance

1.2 Smoke detector

1.3 Electrical panel

1.4 Electrical panel INTERIOR

ELECTRICAL SYSTEM IMPORTANT INFORMATION

Smoke Alarm Testing

Smoke alarms save lives. Smoke alarms that are properly installed and maintained play a vital role in reducing fire deaths and injuries. If there is a fire in your home, smoke spreads fast and you need smoke alarms to give you time to get out. Here's what you need to know!

- A closed door may slow the spread of smoke, heat and fire. Install smoke alarms in every sleeping room and outside each separate sleeping area. Install alarms on every level of the home.
- Smoke alarms should be interconnected. When one sounds, they all sound.
- Large homes may need extra smoke alarms.
- **Test your smoke alarms at least once a month. Press the test button to be sure the alarm is working.**
- Today's smoke alarms will be more technologically advanced to respond to a multitude of fire conditions, yet mitigate false alarms.
- When a smoke alarm sounds, get outside and stay outside.
- Replace all smoke alarms in your home every 10 years.

For more information on testing smoke detectors, see the link below to the National Fire Protection Association and their recommendation for testing smoke detectors

https://www.nfpa.org/smokealarms

MD SMOKE ALARM REQUIREMENTS

The residential property disclosure form provided to the purchaser of specified single-family residential real property must include whether the smoke alarms (1) are over 10 years old and (2) if battery-operated, are sealed, tamper-resistant units incorporating a silence/hush button and use long-life batteries as required in all Maryland homes by 2018. If seller cannot provide documentation that this requirement has been met, all detectors should be replaced.Click HERE to find out more.

Location: NULL

2.1 SMOKE ALARM LOCATIONS

ELECTRICAL SYSTEM SECTION DETAILS

Electrical Service Conductor (SEC) Size	Internal Branch Wire Type	Main Panel Capacity
200A Buried Aluminum	Romex (Copper)	200 AMP
Main Panel Manufacturer	**Sub Panel Capacity**	**Sub Panel Manufacturer**
BRYANT	N/A	None

ELECTRICAL SYSTEM INSPECTION CATEGORY REPORT

Inspection Category Items	AS	AR	NI	NP	Comments	
8.1 SERVICE ENTRANCE CONDUCTORS (SEC)	✓				0	
8.2 MAIN & DISTRIBUTION PANELS		✓			2	View Comments
8.3 ELECTRICAL GROUNDING/BONDING	✓				0	
8.4 BRANCH CIRCUITS & OVERCURRENT PROTECTION	✓				0	
8.5 PERMANENT DEVICES		✓			6	View Comments
8.6 DISTRIBUTION PANEL LOCATION	✓				0	
8.7 SMOKE DETECTORS	✓				0	
8.8 CARBON (CO) MONOXIDE DETECTORS				✓	0	
8.9 OTHER ELECTRICAL CONCERNS	✓				0	

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COMMENTS

8.2.1 PANEL DOOR

High (Immediate)

HEALTH/SAFETY CONCERN

The panel door is broken and in need of repair for safe operation, inspection, and maintenance of electrical panel.

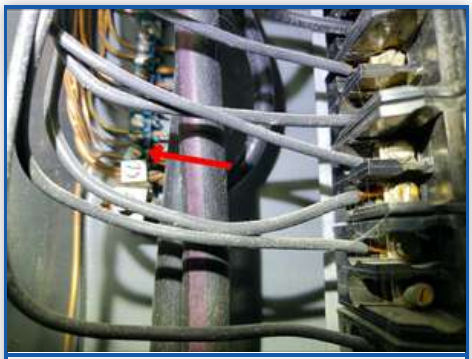
1.1

8.2.2 Different Gauge wires under same lug

High (Immediate)

HEALTH/SAFETY CONCERN

Wires of a different gauge or thickness are not allowed under the same lug or screw in an electrical panel. When the screw (lug) is tightened, it will only tighten on the larger of the 2 wires leaving the other loose. Loose electrical connections can overheat, causing an electrical fire.



2.1

8.5.1 WATER HEATER DISCONNECT NOT INSTALLED

Medium (Short Term)

REPAIR/REPLACEMENT

Electric water heaters are required to have a service disconnect switch in close proximity to the heater when the breaker is not in the same room or within sight.

1.1

8.5.2 LOOSE OUTLETS

High (Immediate)

HEALTH/SAFETY CONCERN

Several "three-prong" outlets (see outlets with green dots for location) are loose in the property. Loose outlets can result in an electrical short inside the wall. Electrical issues are considered a hazard until repaired. All outlets should be properly secured, and should not move when inserting or removing a device.

2.1

2.2

2.3

2.4

8.5.3 LIGHT NOT WORKING

Low (Long Term)

REPAIR/REPLACEMENT

Light fixture not working. Check light bulb before calling electrician.

3.1

8.5.4 EXPOSED WIRING

High (Immediate)

HEALTH/SAFETY CONCERN

All interior and exterior wiring not within walls or ceilings should be securely anchored and protected by proper conduit to prevent accidental damage or contact that may result in injury.

4.1 under basement sink

8.5.5 NO POWER AT OUTLET

Medium (Short Term)

REPAIR/REPLACEMENT

There is no power at the outlet. Reason unknown.

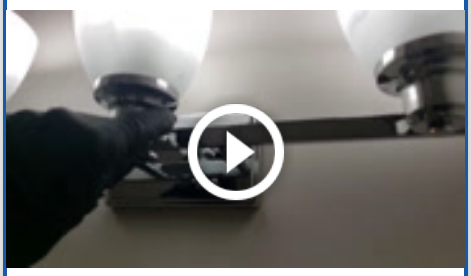
5.1 above MICROWAVE

8.5.6 LOOSE LIGHT FIXTURE

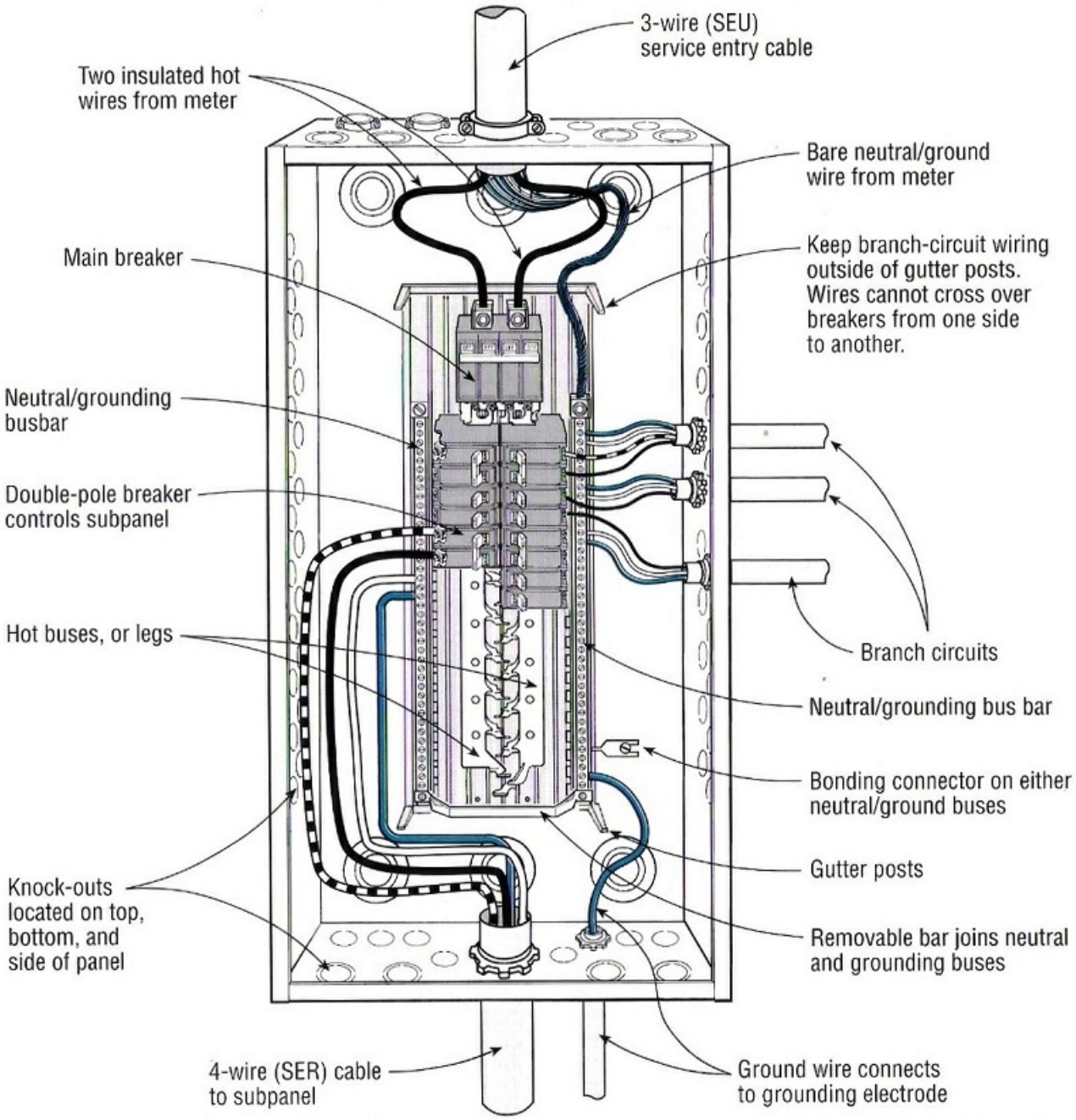
High (Immediate)

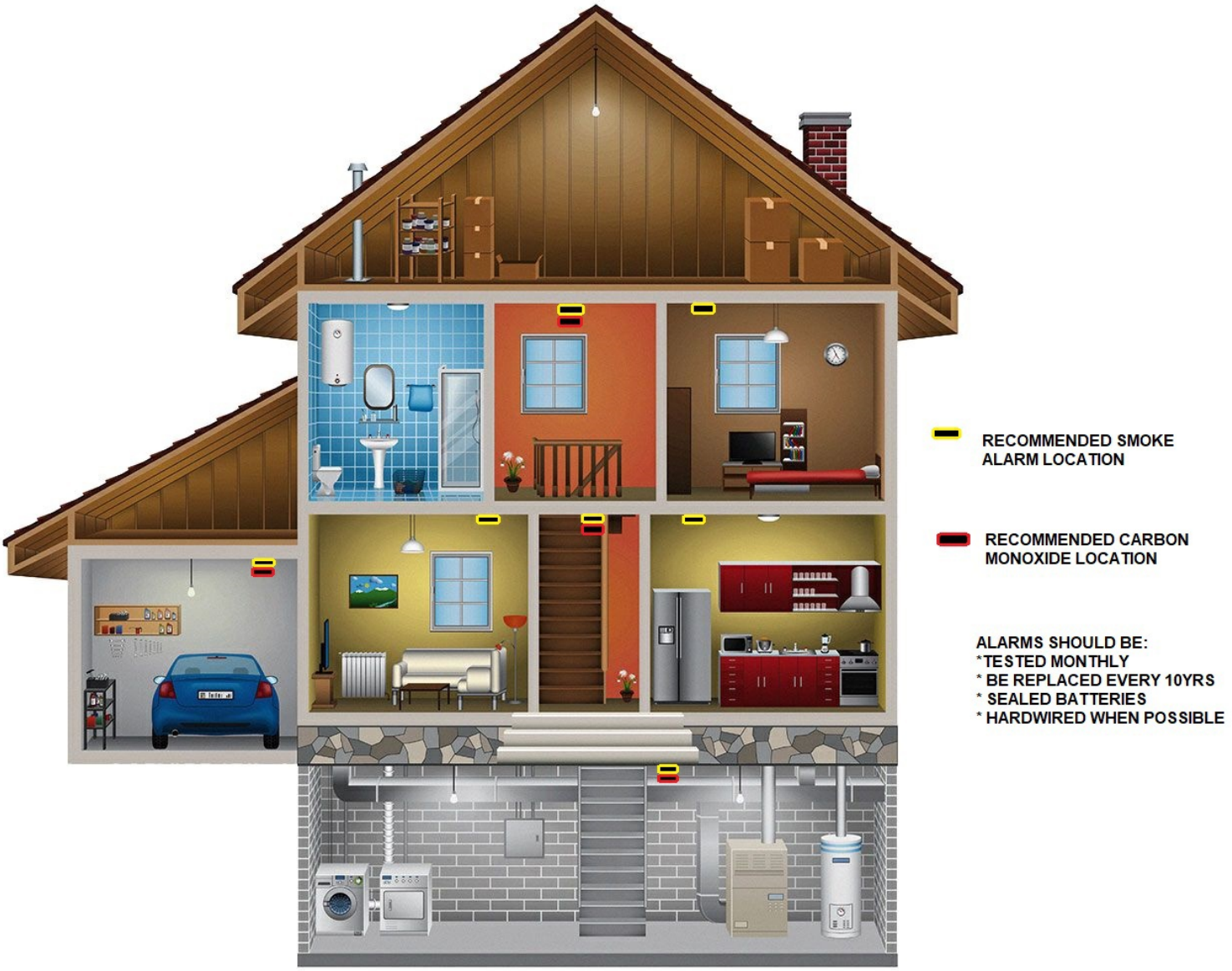
HEALTH/SAFETY CONCERN

Light fixture loose in the property. Loose fixtures can result in an electrical short inside the wall. Electrical issues are considered a hazard until repaired.



6.1 Front side BEDROOM bathroom


3-wire (SEU)
service entry cable
Two insulated hot
wires from meter
Bare neutral/ground
wire from meter
Main breaker
Keep branch-circuit wiring
outside of gutter posts.
Wires cannot cross over
breakers from one side
to another.
Neutral/grounding
busbar
Double-pole breaker
controls subpanel
Hot buses, or legs
Branch circuits
Neutral/grounding bus bar
Bonding connector on either
neutral/ground buses
Gutter posts
Knock-outs
located on top,
bottom, and
side of panel
Removable bar joins neutral
and grounding buses
4-wire (SER) cable
to subpanel
Ground wire connects
to grounding electrode



ALARM PLACEMENT

INSULATION AND VENTILATION SECTION STANDARDS

INSULATION AND VENTILATION SOP

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces.

The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors.

The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

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1.1 attic INSULATION

1.2 RIDGE VENT

INSULATION AND VENTILATION SECTION DETAILS

Attic Insulation Type/R Rating	Attic Ventilation	Bathroom Ventilation
Fiberglass Batt	Ridge vents, Soffit Vents	Fan with light

Dryer Vent	Floor Insulation Type
Flexible Vinyl	None

INSULATION AND VENTILATION INSPECTION CATEGORY REPORT

Inspection Category Items	AS	AR	NI	NP	Comments	
9.1 INSULATION (Attics, Crawlspaces)	✓				1	View Comments
9.2 VENTILATION & MOISTURE CONTROL	✓				0	
9.3 VENTING SYSTEMS (Kitchens, baths and laundry)		✓			4	View Comments

AS = Appears Serviceable , AR = Action Recommended, NI = Not Inspected NP = Not Present,

COMMENTS

9.1.1 INSULATION REMOVED

Low (Long Term)

REPAIR/REPLACEMENT

The insulation has been disturbed in one area. Insulation that is removed results in heat loss. Recommend replacing the insulation.

1.1

9.3.1 DAMAGED VENT COVER

Low (Long Term)

REPAIR/REPLACEMENT

The exhaust vent cover is damaged. Recommend replacement to prevent cooling/heating energy losses, prevent pest intrusion.

1.1

1.2

9.3.2 DRYER VENT CLOGGED

Medium (Short Term)

REPAIR/REPLACEMENT

The dryer vent is clogged. Failure to maintain proper venting on dryers can lead to over heating, dryer damage and house fires.

2.1

9.3.3 DRYER VENTING CSPC

High (Immediate)

HEALTH/SAFETY CONCERN

Proper clothes dryer venting is essential to your dryers operation, and for safety. Foil and vinyl accordion vents are known to choke and cause house fires. The dryer lint adheres to the walls of the vent, accumulating over time to reduce the vent size. When this happens, the dryer rate of exhaust is reduced, causing the dryer to overheat and ignite the lint in the vent. Recommend replacement and periodic cleaning to ensure safety.CLICK HERE to read the CSPC article for more information on proper dryer venting.CLICK HERE for a 2008-2010 FEMA study on Dryer Fires.

3.1

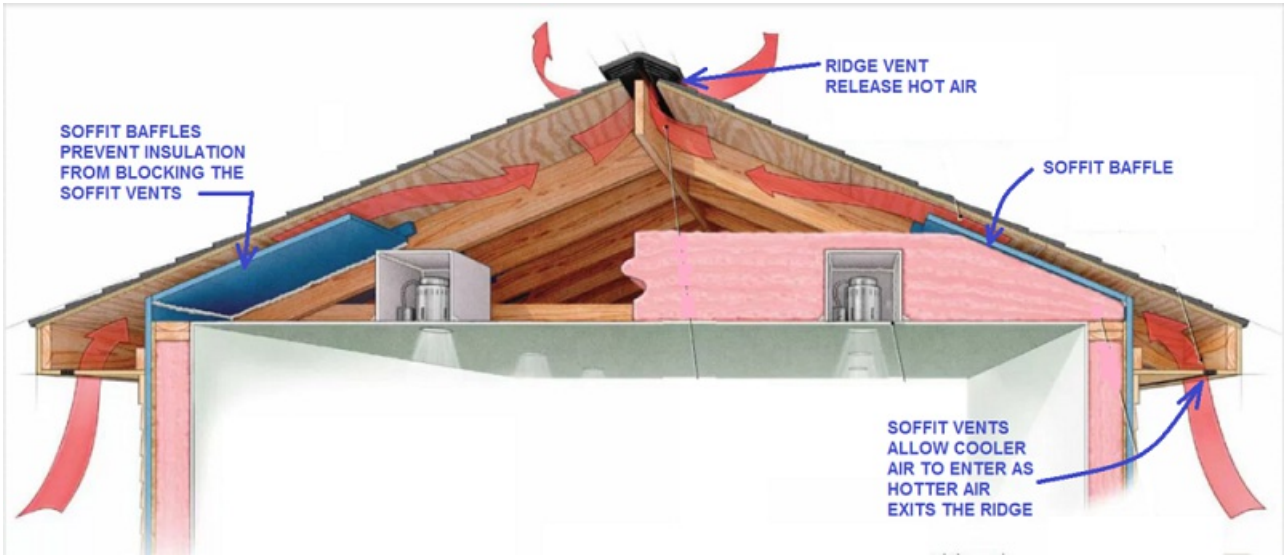
9.3.4 BATH VENT INTO ATTIC

Medium (Short Term)

REPAIR/REPLACEMENT

The bathroom vent should not terminate in the attic. This can cause excess moisture build up in the attic and create mold, a health hazard.

4.1



ATTIC VENTING

BUILT-IN APPLIANCES SECTION STANDARDS

BUILT-IN APPLIANCES SOP

NOTE: INSPECTION OF APPLIANCES ARE LIMITED IN SCOPE, ALL FEATURES ARE NOT INSPECTED, AS A RESULT SOME FEATURES MAY NOT FUNCTION. FOR A MORE EXTENSIVE INSPECTION, ADDITIONAL FEES APPLY AND MAY REQUIRE AN APPLIANCE CONTRACTOR.

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle only; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances (e.g. Washer/Dryers); or Refrigeration units.

The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. Inspection of refrigerators is limited to reporting its physical appearance only (refrigeration temperatures are not measured).

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1.1 Fridge

1.2 Fridge DATA PLATE

1.3 Disposal

1.4 Dishwasher

1.5 Dishwasher DATA PLATE

1.6 Range

1.7 Range DATA PLATE

1.8 MICROWAVE

1.9 MICROWAVE DATA PLATE

1.10 basement disposal

BUILT-IN APPLIANCES INSPECTION LIMITATIONSS

Fridge Limited Inspection

Refrigerator inspections are limited in scope to the outward physical appearance. This unit appears to operate normally however interior temperatures are not measured and its ability to keep items frozen for extended periods is not known. We do not test ice makers. For more information, we recommend consulting an appliance contractor.

CLOTHING IN WASHER AND DRYER

We don't operate washers and dryers when articles of clothing are inside. We could damage clothing that is not simple to replace. The washer and dryer are generally outside the scope of this inspection. While we may perform a limited operation, we do so to evaluate the connections to the building electrical and plumbing, not to confirm operation of all features.

2.1

BUILT-IN APPLIANCES SECTION DETAILS

Built-in Microwave Brand	Dishwasher Brand	Disposer Brand
WHIRLPOOL	WHIRLPOOL	BADGER (INSINK ERATOR), Unknown
Exhaust/Range Hood Brand	**Kitchen Exhaust Type**	**Range / Cooktop Brand**
NONE	Microwave Ductless (Recirculating)	WHIRLPOOL
Range / Cooktop Type	**Refrigerator Brand**	**WALL OVEN Brand**
Electric	WHIRLPOOL	NONE
Wall Oven Type		
N/A		

BUILT-IN APPLIANCES INSPECTION CATEGORY REPORT

Inspection Category Items	AS	AR	NI	NP	Comments	
10.1 DISHWASHER	✓				1	View Comments
10.2 RANGES & COOKTOPS	✓				0	
10.3 WALL OVENS				✓	0	
10.4 KITCHEN EXHAUST/HOODS	✓				0	
10.5 WASTE DISPOSALS	✓				0	
10.6 REFRIGERATOR	✓				0	
10.7 OTHER APPLIANCES (Limited Inspection)			✓		0	

AS = Appears Serviceable , AR = Action Recommended, NI = Not Inspected NP = Not Present,

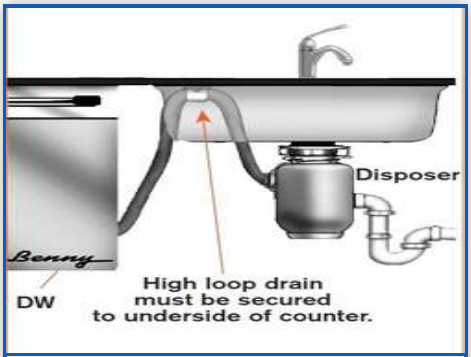
COMMENTS

10.1.1 HIGH LOOP REQ'D

Low (Long Term)

REPAIR/REPLACEMENT

The dishwasher drain line must form a high loop below the sink before entering the disposal. Air gaps and high loops are there to prevent any dirty water from the sink or disposal from draining back into the dishwasher. An air gap is a mechanical device that mounts on the counter top. A high loop will loop the discharge hose up as high as it will go under the cabinet. It must loop above the top of the sink drain to be effective.



1.1 DISHWASHER HIGH LOOP

1.2

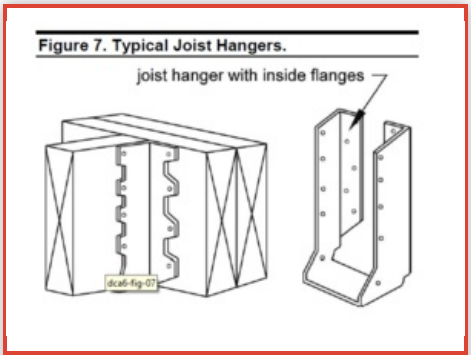
HEALTH/SAFETY CONCERN

2. Exterior

2.4.1 END JOIST TO LEDGER CONNECTION

☐ High (Immediate)

The joist hangars to connect the outer deck joists (joists at each end of the deck) to the ledger board are missing, instead the joist is nailed to the cut end of the ledger board. The joist should be attached to the ledger with an approved joist hangar to prevent the joist from rotating



1.1

1.2

1.3

2.4.2 BOLT CORROSION

☐ High (Immediate)

The bolts holding the deck in place are corroding. Failure to correct this could lead to deck failure. In most jurisdictions, deck thru bolts or lag screws should be minimum 1/2" diameter corrosion resistant galvanized steel. Recommend all bolts and lag screws be replaced.

2.1

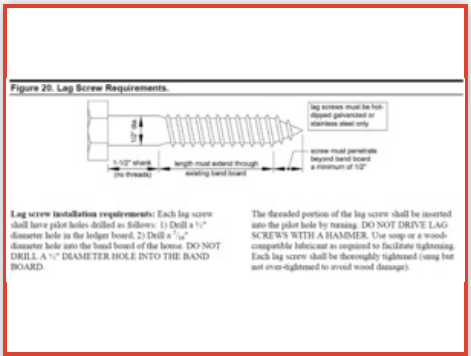
2.2

2.3

2.4.3 CARRIAGE BOLTS AND DECKS

☐ High (Immediate)

Carriage bolts have long been used on older decks, however carriage bolts are not approved for use on decks. There are 2 issues with carriage bolts. Over time deck bolts should be tightened. It is not possible to tighten carriage bolts because there is no way to attach a wrench to the round end. Secondly, over time the head of a carriage bolt can be pulled into the wood. For this reason Lag screws and thru bolts with washers, should be used at all connections where bolting is needed.



3.1

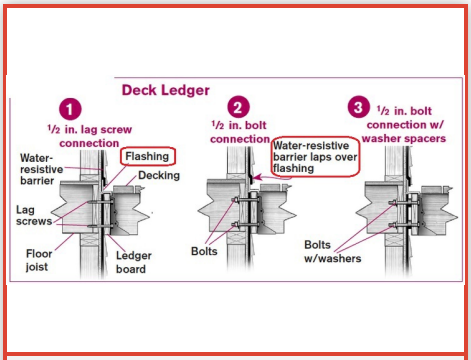
3.2

3.3

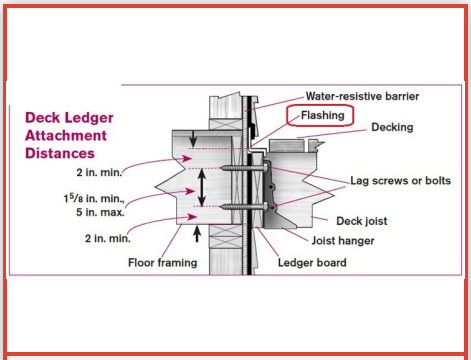
2.4.4 MISSING FLASHING AT DECK

☐ High (Immediate)

Decks attached to homes with veneer walls using the old standards, bolting to house frame, have been known to fail. This has often been traced to missing flashing where the deck attaches to the wall. There is no visible flashing at this deck. Recent changes to deck construction requirements call for interior posts and beam to provide independent support.



4.1



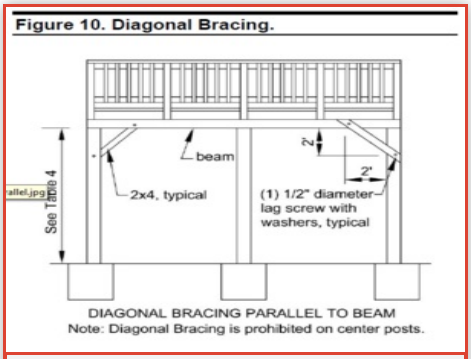
4.2

4.3

2.4.5 Missing Lateral Bracing

☐ High (Immediate)

Missing lateral bracing results in Excessive lateral movement of the deck floor. Diagonal or lateral bracing, is required on all decks. Failure to correct this, can lead to deck failure.



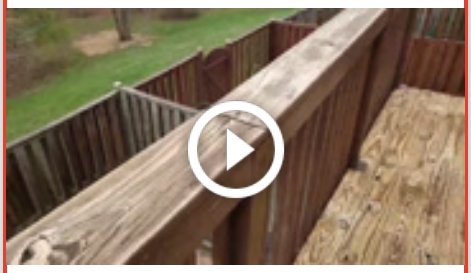
5.1

5.2

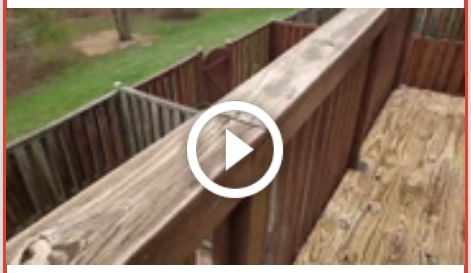
2.4.6 LOOSE POSTS

☐ High (Immediate)

The guardrail post is loose at the base, resulting in excessive movement. If not repaired a fall or injury may occur.



6.1



6.2

2.4.7 Worn wood deck

☐ High (Immediate)

The wood deck is worn and unsafe for minors. Worn deck boards with splinters, raised nails, and loose components can injure small children.

7.1

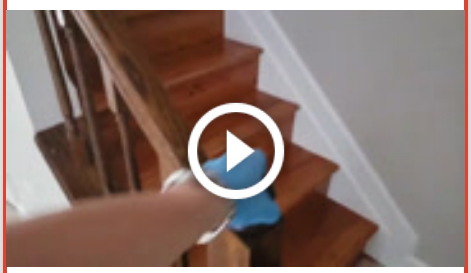
7.2

4. Interiors

4.4.1 LOOSE NEWEL POST

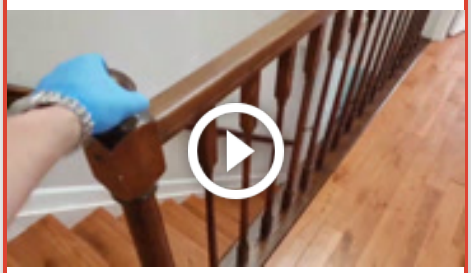
☐ High (Immediate)

The guardrail post (newel post) is loose at its base. Possible detachment presents a safety hazard.



1.1

1.2

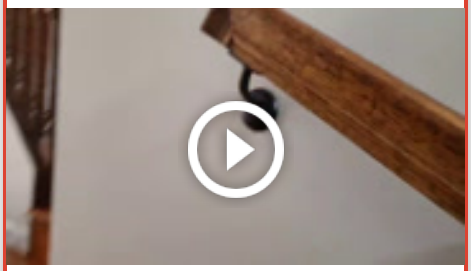


1.3

4.4.2 LOOSE RAILS

☐ High (Immediate)

The hand/guard rail for the stairs is loose. A fall or injury could occur if not corrected.



2.1

5. Plumbing System

5.4.1 HOT/COLD REVERSE

☐ High (Immediate)

The hot/cold at the sink is reversed, (hot should be on the left, cold on right). This is a safety hazard for small children.

1.1 basement sink

6.9.1 CONDENSATE TRAP MISSNG

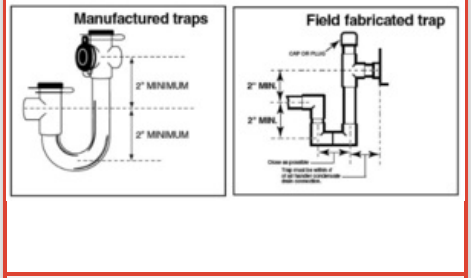
☐ High (Immediate)

The primary purpose of a condensate trap is to prevent air from moving in or out of the coil box or air handler during operation. Traps must be installed in a manner that will stop the air from passing through, but still allow the condensate to drain from the condensate pan.

Without a trap, this doesnt happen. Air that is lost through the condensate drain in blow-through systems (the fan blows the air thru the coil), primarily is an efficiency issue. Failure to install a trap on a blow-through system can be likened to drilling a hole in the ducts for each drain connection. As for draining away condensate, the pressure around the pan on a blow-through system almost guarantees the pan will drain, trapped or not.

Trapping is a major issue on draw-through systems (Fan sucks the air thru the coil). Untreated air can be drawn into the airstream while the system is running. If the coil is located in an attic or other warm space, there is even greater reason for concern. As on a blow-through system, an untrapped drain on a draw-through system is an efficiency issue. But more importantly, the air being sucked through the drainpipe can prevent the pan from draining, causing it to run over.

Without proper trapping, air pulled back into the equipment can lift the water up from the condensate pan much like an aerosol spray. Often, this results in a good soaking of the liner material and many of the components located nearby. As noted earlier, if a condensate pan is contaminated it can become a health issue. If the pan water becomes airborne as a result of improper trapping, it is even more likely to be one.



1.1 CONDENSATE TRAP

1.2

8. Electrical System

8.1.2 MD SMOKE ALARM REQUIREMENTS

☐ High (Immediate)

The residential property disclosure form provided to the purchaser of specified single-family residential real property must include whether the smoke alarms (1) are over 10 years old and (2) if battery-operated, are sealed, tamper-resistant units incorporating a silence/hush button and use long-life batteries as required in all Maryland homes by 2018. If seller cannot provide documentation that this requirement has been met, all detectors should be replaced.Click HERE to find out more.

Location: NULL

2.1 SMOKE ALARM LOCATIONS

8. Electrical System

8.2.1 PANEL DOOR

☐ High (Immediate)

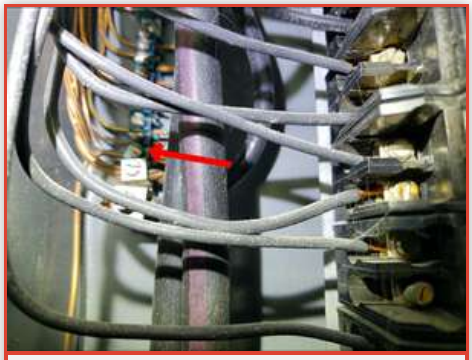
The panel door is broken and in need of repair for safe operation, inspection, and maintenance of electrical panel.

1.1

8.2.2 Different Gauge wires under same lug

☐ High (Immediate)

Wires of a different gauge or thickness are not allowed under the same lug or screw in an electrical panel. When the screw (lug) is tightened, it will only tighten on the larger of the 2 wires leaving the other loose. Loose electrical connections can overheat, causing an electrical fire.



2.1

8. Electrical System

8.5.2 LOOSE OUTLETS

☐ High (Immediate)

Several "three-prong" outlets (see outlets with green dots for location) are loose in the property. Loose outlets can result in an electrical short inside the wall. Electrical issues are considered a hazard until repaired. All outlets should be properly secured, and should not move when inserting or removing a device.

2.1

2.2

2.3

2.4

8.5.4 EXPOSED WIRING

☐ High (Immediate)

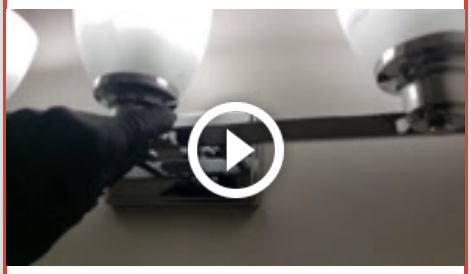
All interior and exterior wiring not within walls or ceilings should be securely anchored and protected by proper conduit to prevent accidental damage or contact that may result in injury.

4.1 under basement sink

8.5.6 LOOSE LIGHT FIXTURE

☐ High (Immediate)

Light fixture loose in the property. Loose fixtures can result in an electrical short inside the wall. Electrical issues are considered a hazard until repaired.



6.1 Front side BEDROOM bathroom

9.3.3 DRYER VENTING CSPC

☐ High (Immediate)

Proper clothes dryer venting is essential to your dryers operation, and for safety. Foil and vinyl accordion vents are known to choke and cause house fires. The dryer lint adheres to the walls of the vent, accumulating over time to reduce the vent size. When this happens, the dryer rate of exhaust is reduced, causing the dryer to overheat and ignite the lint in the vent. Recommend replacement and periodic cleaning to ensure safety.CLICK HERE to read the CSPC article for more information on proper dryer venting.CLICK HERE for a 2008-2010 FEMA study on Dryer Fires.

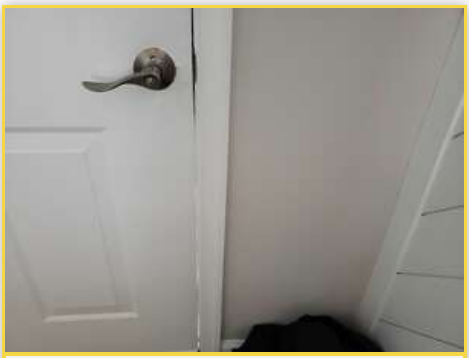
3.1

2. Exterior

2.2.1 MISSING W STRIP

Medium (Short Term)

The exterior door does not have a weather strip resulting in gaps that cause air infiltration when the door is closed. This will lead to heat loss in the winter and loss of cool air in summer. Recommend proper installation of a door weather strip.



1.1 front door

2. Exterior

2.9.1 MISSING/DAMAGED SCREENS

Low (Long Term)

Window screens missing or damaged. Replace to prevent insect intrusion.

1.1

3. Roofing Systems

3.4.1 DOWNSPOUT EXTENSIONS

Low (Long Term)

Downspouts need an extension drain line to carry water away from the foundation. Long term saturation of the foundation wall often leads to water penetration and high humidity in basements, which in turn can cause other problems. Recommend extensions that extend at least 8 ft long beyond the foundation or into buried drain lines that terminate on the downhill side of the home.

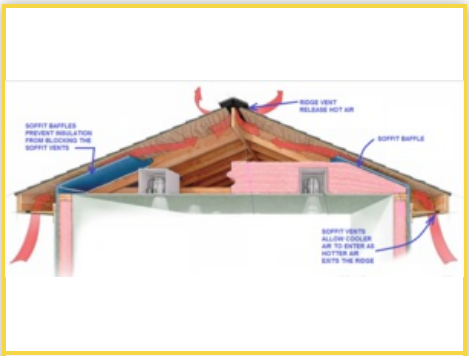
1.1

3. Roofing Systems

3.5.1 BLOCKED SOFFIT

Medium (Short Term)

The insulation is blocking the soffit vents in the attic. Attics that do not vent properly can lead to other issues, including excessive heat and damage to the sheathing. Insulation should be pulled back or soffit baffles installed.



1.1

1.2

4. Interiors

4.6.1 ADJUST DOOR-RUBBING

Low (Long Term)

Thee interior door rubs when opening and closing. Over time, either the hinges work loose or the locks will not align.

1.1 utility room

4. Interiors

4.7.1 WINDOWS PAINTED SHUT

Medium (Short Term)

The window appears operational, may have not been opened in some time and is painted shut. Windows serve as an means of egress in an emergency and therefore should always be operational.

1.1 basement bedroom, right window

4.7.2 FAILED THERMAL SEALS

High (Immediate)

The seal between glass panes are failing at at least one window resulting in condensation between the panes. Over time the condensation gets worse, turning into a milky white film until you cannot see thru the window. This condition typically requires replacement of the window. Replacement costs can be significant depending on the quality of the replacement and number of windows. Note: Others may have failed seals that may not be detected due to dry weather conditions or may fail at anytime. This condition cannot always be seen or future failure of the seal predicted.

2.1 skylight

5. Plumbing System

5.1.1 CLOGGED SINK

High (Immediate)

There are restrictions in the drainage system at several locations, a possible indicator of a problem with the main sewer line

1.1 back side bedroom bath

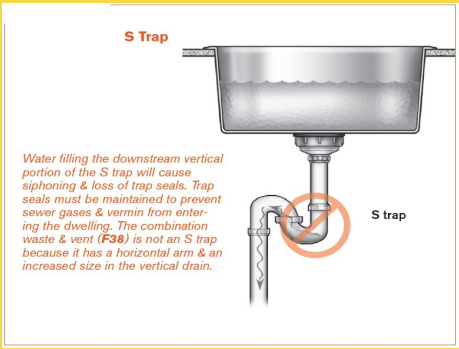
1.2 powder room

1.3 basement BATH

5.1.3 STUDOR VENT

Medium (Short Term)

The 'S' trap installed at the is outdated, and is not permitted in most jurisdictions. S traps often fail to maintain water, thus allowing odors from the drainage system to enter the home. If allowed by local standards, an (air admittance valve) or studor vent can be installed to vent the waste line.



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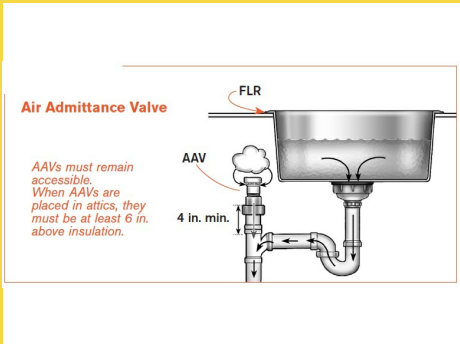

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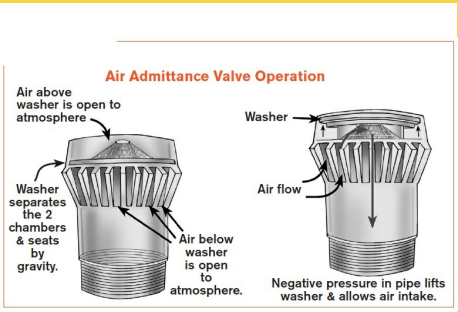


3.3

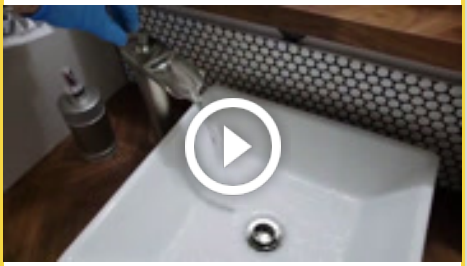
3.4 backside bedroom bath

5. Plumbing System

5.2.1 WATER FLOW

Medium (Short Term)

The flow at the cold water at this fixture is significantly lower than other fixtures. Check valve before calling plumber.



1.1 Powder ROOM

5. Plumbing System

5.10.1 Accordian Drain pipes

Medium (Short Term)

Accordian drain pipes should not be used on kitchen sinks. They should only be used as a temporary repair, in part because they are highly susceptible to clogging.

1.1 basement BATHROOM

1.2 POWDER ROOM

8. Electrical System

8.5.1 WATER HEATER DISCONNECT NOT INSTALLED

Medium (Short Term)

Electric water heaters are required to have a service disconnect switch in close proximity to the heater when the breaker is not in the same room or within sight.

1.1

8.5.3 LIGHT NOT WORKING

Low (Long Term)

Light fixture not working. Check light bulb before calling electrician.

3.1

8.5.5 NO POWER AT OUTLET

Medium (Short Term)

There is no power at the outlet. Reason unknown.

5.1 above MICROWAVE

9. Insulation and Ventilation

9.1.1 INSULATION REMOVED

Low (Long Term)

The insulation has been disturbed in one area. Insulation that is removed results in heat loss. Recommend replacing the insulation.

1.1

9. Insulation and Ventilation

9.3.1 DAMAGED VENT COVER

Low (Long Term)

The exhaust vent cover is damaged. Recommend replacement to prevent cooling/heating energy losses, prevent pest intrusion.

1.1

1.2

9.3.2 DRYER VENT CLOGGED

Medium (Short Term)

The dryer vent is clogged. Failure to maintain proper venting on dryers can lead to over heating, dryer damage and house fires.

2.1

9.3.4 BATH VENT INTO ATTIC

Medium (Short Term)

The bathroom vent should not terminate in the attic. This can cause excess moisture build up in the attic and create mold, a health hazard.

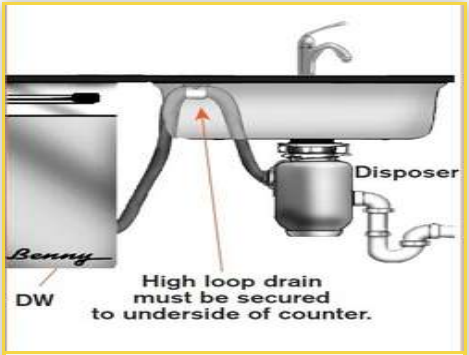
4.1

10. Built-In Appliances

10.1.1 HIGH LOOP REQ'D

Low (Long Term)

The dishwasher drain line must form a high loop below the sink before entering the disposal. Air gaps and high loops are there to prevent any dirty water from the sink or disposal from draining back into the dishwasher. An air gap is a mechanical device that mounts on the counter top. A high loop will loop the discharge hose up as high as it will go under the cabinet. It must loop above the top of the sink drain to be effective.



1.1 DISHWASHER HIGH LOOP

1.2

5. Plumbing System

5.1.2 Underground Sewer Pipe Inspection

High (Immediate)

Underground sewer pipes are not included in this report. Homes in excess of 10 years old should have the sewer line inspected from the home to the street connection. A sewer line replacement can cost several thousand dollars depending on depth and length. If owner cannot provide proof of recent inspection, we recommend a sewer line (sewer scope) inspection.

2. Exterior

2.1.1 SEAL (CAULK) GAPS

Low (Long Term)

Seal (caulk) holes and gaps in the exterior to prevent moisture intrusion and damage.

1.1

1.2

1.3

10. Built-In Appliances

10.1.1 Fridge Limited Inspection

Low (Long Term)

Refrigerator inspections are limited in scope to the outward physical appearance. This unit appears to operate normally however interior temperatures are not measured and its ability to keep items frozen for extended periods is not known. We do not test ice makers. For more information, we recommend consulting an appliance contractor.

3. Roofing Systems

3.1.1 INACCESSIBLE DUE TO HEIGHT OR SLOPE

Roof inaccessible due to height/slope making it unsafe to walk without special equipment. All observations were made from the ground with a remote camera and the attic. No visible signs of adverse conditions.

5. Plumbing System

5.1.1 HOSE BIB OFF

Low (Long Term)

The exterior hose bib was turned off at the shut off valve. This company does not open valves that are closed. Have owner open valve and check for proper operation.

1.1

5.1.2 OWNER BELONGINGS

Due to owner belongings the water MAIN could not be inspected. Recommend re-inspection when conditions permit. (,additional fees apply)

2.1

5.1.3 HOSE BIB SHUTOFF VALVES

The hose bib shutoff valves were not found. Ask seller for location information.

6. HVAC Systems

6.1.1 Low Outdoor Temps

The A/C was not tested for proper operation due to the low outside air temperature. Operating cooling systems below 65 degrees can damage the system. We did not perform a full inspection on this unit. Recommend a more complete inspection when conditions permit.

10. Built-In Appliances

10.1.2 CLOTHING IN WASHER AND DRYER

Low (Long Term)

We don't operate washers and dryers when articles of clothing are inside. We could damage clothing that is not simple to replace. The washer and dryer are generally outside the scope of this inspection. While we may perform a limited operation, we do so to evaluate the connections to the building electrical and plumbing, not to confirm operation of all features.

2.1

Recommended Next Steps

Note: The pictures and comments within this report, represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a SUITABLY LICENSED AND QUALIFIED CONTRACTOR. It is not the inspectors responsibility to determine the cause of the issues described herein or what corrective action should take place. When multiple instances of the same issue are observed, this report may not contain photos of all instances.

Client advised to take these issues into consideration before the end of the contingency period. **IT IS FURTHER RECOMMENDED THAT CLIENT CONDUCT A REINSPECTION BY OUR OFFICE WHEN CORRECTIONS ARE MADE**.

Note: If this inspection is covered by our service guarantee, failure to follow our recommendations could void the terms of the guarantee.

If client was not present during the inspection, it is strongly recommended that client conduct a phone consultation with the inspector before their contingency expires.

Recommended Next Steps:

- If you were not present during the inspection, schedule a phone consultation.
- Discuss the report with your agent.
- Obtain 2nd opinions/repair costs from qualified contractors. (It is not uncommon for contract to have a different opinion.
- Recommend providing relevant section from the complete report, not just the summary.)
- Consult your home inspector as needed.

Schedule a re-inspection if any of the following apply:

1. Seller agrees to perform repairs using their contractor. Re-inspect to ensure contractor repairs satisfy the terms of the addendum.
2. If home was occupied and seller has vacated. Re-inspect to ensure the home is in same condition as at time of inspection.
3. Inspection of items which were inaccessible or could not be tested at the original inspection.

SINCERELY,

PRO SPEX HOME & COMMERCIAL INSPECTION SERVICES