MADEWELL INSPECTION SERVICES, LLC
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HOME INSPECTION REPORT

1234 Main St.
Columbia, MD 21044

Buyer Name
07/06/2019 9:00AM

Inspector
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SUMMARY

8 MAINTENANCE ITEM

20 RECOMMENDATION

1 SAFETY HAZARD

- 12.6.1 Built-in Appliances - Washer And Dryer: Washing Machine Rattles
- 13.2.1 Attic, Insulation & Ventilation - Roof Structure & Attic: Damaged Sheathing - Past Roof Leak

1: INSPECTION DETAILS

Information

In Attendance
Exterior
Client, Client's Agent, Inspector, Termite Inspector

Occupancy
Vacant

Style
Multi-level, Colonial

Type of Building
Exterior
Single Family

Weather Conditions
Clear, Humid, Recent Rain

Temperature (approximate)
76 Fahrenheit (F)

General Recommendations:

Home Set-up And Maintenance Guide

Click Here for Your Home Set-Up and Maintenance Guide

Overview

Inspection Overview

Thank you for choosing Madewell Inspection Services, LLC to perform your home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements, defects or hazards will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind. Madewell Inspection Services, LLC endeavors to perform all inspections in substantial compliance with InterNACHI's Standards of Practice. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. This Home Inspection Report contains observations of those systems and components that, in the professional judgement of the inspector, are not functioning properly, significantly deficient, unsafe, or are near the end of their useful service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of useful service life is reported, and recommendations for correction or monitoring are made as appropriate. This report is effectively a snapshot of the house recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property for an additional charge and update our report. Any oral statements made by the Inspector pertaining to recommended upgrades or any inclusion in the inspection report of information regarding recommended upgrades shall be deemed to be informational only and supplied as a courtesy to you and shall not be deemed to be an amendment to or waiver of any exclusions included in the "Home Inspection Agreement and Standards of Practice". Any and all recommendations for repair, replacement, evaluation and maintenance issues found should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing. This report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the part named herein. The report itself is copyrighted, and may not be used in whole or in part without Madewell Inspection Services, LLC express written permission. Again, thank you very much for the opportunity to conduct this home inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email.

Sincerely,

Steven Madewell, Certified Professional Inspector & Licensed Professional

Perspective

Exterior

Locations

For the purpose of this report, all directional references (Left, Right, Front, Back) are based on when facing the front of the structure as depicted in the cover image above.

Front

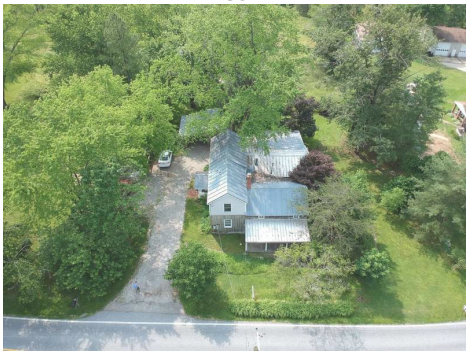
Right Side

Rear Patio

Rear

Left Side

Drone View



Drone View

Front Aerial View

Front Aerial View

Report Key And Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any findings / comments that are listed under **"Safety / Major"** by the inspector 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.

Inspected (IN) = The item, component or system was visually inspected and if no other comments were made, then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = The item, component or system was not inspected and no representations made of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = The item, component or system is not in this home or building.

Finding (F) = The item, component or system was inspected and a concern, observation and/or deficiency was found and falls under one of the categories below.

Note = The item or discovery indicated is considered cosmetic, nuisance or is "For Your Information". The items, although should be repaired, are not considered to be in need of immediate repair. Any items or recommendations in this category should not be considered as an enforceable repair or responsibility of the sellers, but designed only to provide you with specific information about the property.

Minor = The item, component, or system while perhaps functioning as intended is in need of **minor** repair, service, or maintenance; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by a **homeowner or handyman** and are considered to be routine homeowner maintenance (DIY) or recommended upgrades.

Moderate = The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service; is showing signs of wear or deterioration that could result in an adverse condition at some point in the future; or considerations should be made in upgrading the item, component, or system to enhance the function, efficiency and / or safety. Items falling into this category can frequently be addressed by **a qualified contractor** and are not considered routine maintenance or DIY items.

Safety / Major = The item, component or system poses a safety concern to occupants in or around the home. Some listed concerns will be considered acceptable for the time period of construction but pose a current risk.

The item, component or system is **Not** functioning as intended, or needs further evaluation by a specialized qualified licensed contractor or can cause damage to the structure. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Misc. Concerns / Comments: Lead / Asbestos Warning

Note: Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation.

Misc. Concerns / Comments: Check For Permits

Based on construction observed, additions and/or modifications to this property have been made. Consult with the property owner about this, and if necessary research permits.

At worst case, if substantial work was performed without permits, this knowledge must be disclosed when the building is sold in the future.

Misc. Concerns / Comments: Older Home Inspection

The home was built in 1874 and may not meet many generally-accepted current building standards. Older homes are inspected within the context of the time period in which they were built, taking into account the generally-accepted building practices of that time period. The Inspection Report will comment on unsafe conditions, but problems will be described as defects at the Inspector's discretion. Homes are not required to be constantly upgraded to comply with newly-enacted building codes but are only required to comply with building codes or generally-accepted standards which existed at the time or original construction.

An exception may exist when a home is remodeled, depending on the scope of work. New work must usually comply with building codes in effect at the time in which the remodel work is performed. The report may comment on many maintenance and aging issues and sometimes on some older homes the number of comments may seem a little overwhelming. Most of these maintenance and aging issues are typical and usually do not affect the home's livability but rather should be used to make upgrades and discretionary improvements to the home over time.

Limitations

Misc. Concerns / Comments

RECENTLY VACANT

Note: This property was unoccupied, and the plumbing system has not been in continuous operation recently. It's possible for plumbing leaks to exist but not be apparent. Leaks can be small and take time to become visible. The inspector normally operates all accessible and operable plumbing fixtures, but this limited inspection may not reveal small leaks that only become visible after constant use of the plumbing system. After taking occupancy, monitor the plumbing system for leaks that may become apparent. Areas below the house should be evaluated after plumbing has been operated to check for leaks. Any problems that are found should be repaired by a qualified plumber.

Observations

1.2.1 Misc. Concerns / Comments

Recommendation

EVIDENCE OF BIRDS NESTING

DETACHED GARAGE, BARN / STABLE

Evidence of birds nesting in the detached garage and barn. These appear to be barn swallow nests, which are in decline. Consider removal or relocation of nests in the fall / winter months (when the nests are abandoned) and clean area as necessary. These birds can be beneficial to homeowners by eating flys and wasps.

Providing bird boxes or nest cups can encourage nesting away from structures.

Here is a link to plans for bird boxes: https://nestwatch.org/wp-content/themes/nestwatch/birdhouses/barn-swallow.pdf

Recommendation

Contact a qualified professional.

1.2.2 Misc. Concerns / Comments

Safety Hazard

HORNET / BEE / WASP NESTS

ATTIC, DETACHED GARAGE, BARN

Wasp nests were found in the attic, detached garage, and barn / stable. These can pose a safety hazard. A pest control pro should remove nests or exterminate as necessary.

Recommendation

Contact a qualified pest control specialist.

Active Wasp Nests In Attic

2: ROOF

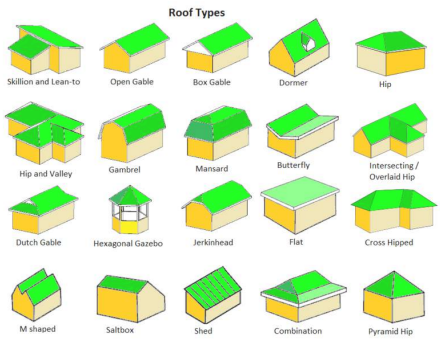
		IN	NI	NP	O
2.1	Coverings	X			
2.2	Roof Structure Exterior	X			
2.3	Roof Drainage Systems	X			
2.4	Flashings	X			
2.5	Chimneys (Above Roof)	X			
2.6	Other Roof Penetrations	X			

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

Information

Inspection Method
Roof
Ground, Ladder, Walked The Roof, Drone With Camera

Roof Type/Style
Roof
Gable, Flat



Roof Style Diagram

Roof Drainage Systems: Gutter Material
Gutter
Aluminum, Steel

Flashings: Material
Roof
Aluminum, Rubber, Steel

Other Roof Penetrations: Bath Fan Vent

Other Roof Penetrations: Plumbing Vents
Roof

General Introduction

The roof inspection portion of the General Home Inspection will not be as comprehensive as an inspection performed by a qualified roofing contractor. Because of variations in installation requirements of the huge number of different roof-covering materials installed over the years, the General Home Inspection does not include confirmation of proper installation. Home Inspectors are trained to identify common deficiencies and to recognize conditions that require evaluation by a specialist. Inspection of the roof typically includes visual evaluation of the roof structure, roof-covering materials, flashing, and roof penetrations like chimneys, mounting hardware for roof-mounted equipment, attic ventilation devices, ducts for evaporative coolers, and combustion and plumbing vents. The roof inspection does not include leak-testing and will not certify or warranty the roof against future leakage. Other limitations may apply and will be included in the comments as necessary.

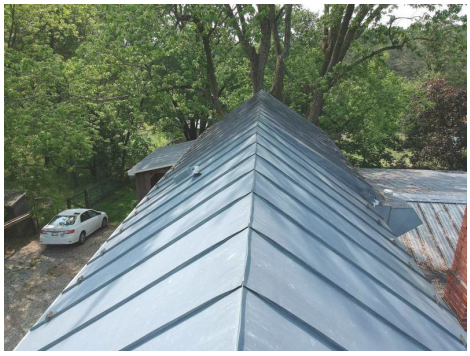
Coverings: Material

Roof

Metal, EPMD (Rubber) Membrane

Main Entrance Porch

Metal Roof View



Metal Roof Ridge

Front Porch Roof

Drone View Rake Edge

Rubber Membrane Covered Roof Area

Rubber Membrane Roof Covered Area

Roof Drone View

Metal Roof Plumbing And Bath Fan Vents

Chimneys (Above Roof): Chimney Inspection

Inspection of this portion of the chimney (above roof) includes evaluation of: chimney exterior, crown cap, spark arrestor, visible flue, cricket (if present), penetration flashing and counter-flashing, location on the roof.

Masonry Chimney

Chimney Crown / Cap

Chimneys (Above Roof): Gas Appliance Chimney

Roof

The chimney provides an exhaust pathway for the gas fired furnace and water heater. The basement gas log fireplace does not currently connect to a chimney.

Observations

2.1.1 Coverings

UNSEALED OPENINGS

ROOF

Recommendation

The metal ridge vent covering the first floor roof was made from two sections of metal. The seam along the midline of the ridge vent was not consistently sealed and may allow moisture intrusion. A smaller metal panel over a transition was also unsealed and may collect debris resulting in moisture intrusion or corrosion of the metal roof.

The inspector recommends these openings be evaluated and repaired as needed by a qualified roofing contractor.

Recommendation

Contact a qualified professional.

Unsealed Opening

Unsealed Areas Of Ridge Vent

2.2.1 Roof Structure Exterior

Maintenance Item

HIGH MAINTENANCE AREA(S)

ROOF

One or more roof surface sections were designed so as to be prone to accumulating debris and/or snow. For example, where two slopes converged, a slope descended to a vertical wall and/or a steeper slope met a shallow slope. Accumulated debris in these areas can result in leaks. At a minimum, monitor such areas for accumulated debris in the future and clean as necessary.

Recommendation

Recommend monitoring.

High Maintenance Area

High Maintenance Area

2.2.2 Roof Structure Exterior

Recommendation

STAINED ROOF SHEATHING - WET

EXTERIOR RIGHT SIDE

Moisture damage and deterioration of roof sheathing below one section of flashing was visible at the time of the inspection. The moisture meter showed elevated levels of moisture present in these areas indicating recent moisture intrusion.

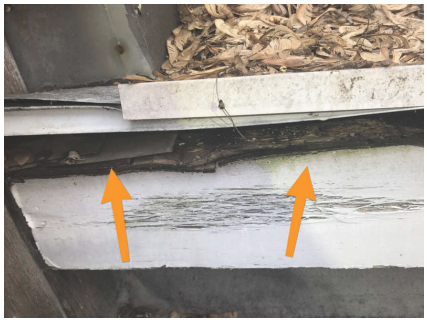
The inspector recommends a qualified roofing contractor determine the source of the moisture intrusion and repair.

Recommendation

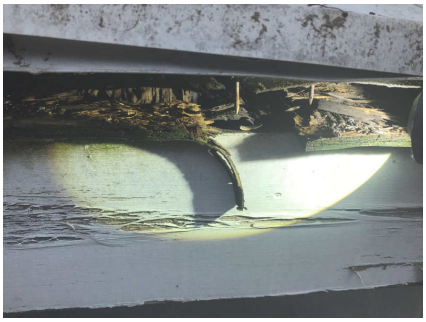
Contact a qualified roofing professional.

Moisture Intrusion / Deterioration of Wood Sheathing Beneath Flashing

Elevated Moisture Level In Wood Sheathing



Deteriorated Roof Sheathing



Deteriorated Roof Sheathing

2.3.1 Roof Drainage Systems

Maintenance Item

DEBRIS

GUTTERS

Debris has accumulated in the gutters on the house and barn. Recommend cleaning to facilitate water flow.

Here is a DIY resource for cleaning your gutters.

Recommendation

Contact a qualified roofing professional.

Debris In Gutters

2.3.2 Roof Drainage Systems

Recommendation

GUTTER SECTIONS MISSING

REAR GUTTER

The roof on the rear side of the home had gutters in one portion above the door, with no downspout. Portions of the home without gutters / downspouts may experience excessive moisture levels in soil near the foundation. This condition can result in excessively high moisture levels in soil at the foundation. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above. The Inspector recommends repair of the roof drainage system to help protect the home structure and occupants.

Recommendation

Contact a qualified gutter contractor

Missing Gutter And Downspout

Missing Gutter

2.4.1 Flashings

Recommendation

LOOSE / MISSING FLASHING

ROOF

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.

Recommendation

Contact a qualified roofing professional.

Chimney Flashing Separated From Masonry

Gap In Flashing Below Sunroom Vent Fan

2.4.2 Flashings

Recommendation

NO FLASHING, SEALANT ONLY

ROOF

The metal roof penetration for the gas appliance chimney was poorly sealed. The sealant may trap water which can result in leaks or encourage corrosion of the metal roof. Recommend sealing this penetration with flashing or sealant so that water is diverted away from the chimney. Sealant will eventually dry, shrink and crack. These areas should be examined annually and an appropriate sealant re-applied as necessary by a qualified person.

Recommendation

Contact a qualified roofing professional.

Roof Sealant Traps Water

2.4.3 Flashings

Recommendation

IMPROPER FLASHING

ROOF

Flashing was installed in a manner that will route runoff beneath the roof-covering material. This condition is improper and may increase the chance of leakage and appears to have caused deterioration of the wood sheathing below the flashing. The Inspector recommends that you consult with a qualified roofing contractor to determine options and costs for correction.

Recommendation

Contact a qualified roofing professional.

Improper Flashing

Missing Flashing / Unsealed Penetrations

2.5.1 Chimneys (Above Roof)

CHIMNEY CROWN CRACKED

Recommendation

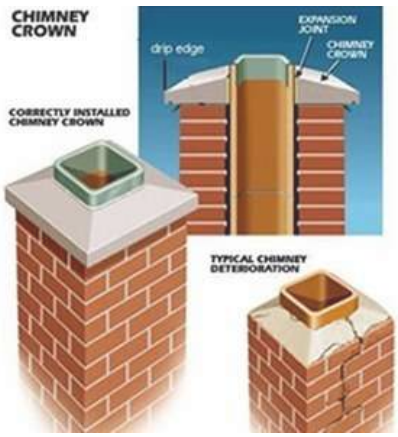
MASONRY CHIMNEY

The chimney crown was cracked or damaged at the time of inspection. Cracks or missing mortar can allow moisture intrusion into the chimney and masonry, resulting in further damage to the masonry chimney and liner. Recommend a qualified chimney contractor evaluate and repair the chimney crown.

Recommendation

Contact a qualified chimney contractor.

Cracked Chimney Crown



Chimney Crown Diagram

2.5.2 Chimneys (Above Roof)

CHIMNEY FLUE CRACKED

Recommendation

ROOF

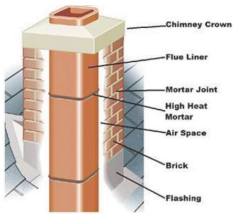
The top chimney flue tile was cracked. Cracked tiles may allow moisture or corrosive gasses to damage the chimney structure. Cracked tiles in the lower sections of the chimney may allow the toxic products of combustion to enter the living space.

The inspector recommends a qualified chimney contractor perform a **Level 2 Chimney Inspection** on the masonry chimney to ensure the chimney is safe for use.

Recommendation

Contact a qualified chimney contractor.

Cracked Chimney Flue



Chimney Flue Diagram

3: EXTERIOR

		IN	NI	NP	O
3.1	Siding, Flashing & Trim	X			
3.2	Eaves, Soffits & Fascia	X			
3.3	Exterior Doors	X			
3.4	Walkways and Driveways	X			
3.5	Decks and Balconies	X			
3.6	Porches, Patios, and Steps	X			
3.7	Vegetation, Grading, Drainage & Retaining Walls	X			
3.8	Mature Trees	X			
3.9	Mailbox	X			

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

Information

Siding, Flashing & Trim: Siding Material

Fiber Cement, Masonry, Vinyl, Wood, Wood Trim

Siding, Flashing & Trim: Siding Style

Beveled, Shiplap

Exterior Doors: Exterior Entry Door (Front)

Glass storm Door, Wood

Exterior Doors: Sliding Glass Door

Exterior Doors: Walkout Door

Exterior Doors: Porch Door

Walkways and Driveways: Driveway Material
Gravel

Decks and Balconies: Material
Wood

Decks and Balconies: Condition
Deck / Porch
Appeared Serviceable

Vegetation, Grading, Drainage & Retaining Walls: Site Drainage
Sloped Away From House, Slopes Toward House

Vegetation, Grading, Drainage & Retaining Walls: Backyard Drainage System Present

Vegetation, Grading, Drainage & Retaining Walls: Drainage Swale

Vegetation, Grading, Drainage & Retaining Walls: Retaining Wall Present

N/A

Inspection Method

Crawlspace Access, Infrared, Visual, Ladder

Inspection of the home exterior typically includes: exterior wall covering materials, window and door exteriors, adequate surface drainage, driveway and walkways, window wells, exterior electrical components, exterior plumbing components, potential tree problems, and retaining wall conditions that may affect the home structure.

Note: The General Home Inspection does not include inspection of detached structures, landscaping, landscape irrigation and drainage systems, fencing, ponds, fountains, decorative items, well & septic systems, or swimming pools/spas unless pre-arranged as ancillary inspections.

Comment on any nearby water courses is not within the scope of our inspection. The owner/occupant may have information regarding the volume of water during adverse weather and if there has been flooding or erosion in the past.

Environmental issues are outside the scope of a home inspection. This includes issues such as mold, lead-based paint, radon, asbestos, meth, rot, pests, and wood-destroying organisms.

Siding, Flashing & Trim: Exterior Trim Inspection

Inspection of exterior trim typically includes examination of the following:

- Wall, corner and window/door trim
- Decorative bands
- Fascia
- Soffits
- Wall caps

Siding, Flashing & Trim: Hardie Plank Siding

Exterior Siding

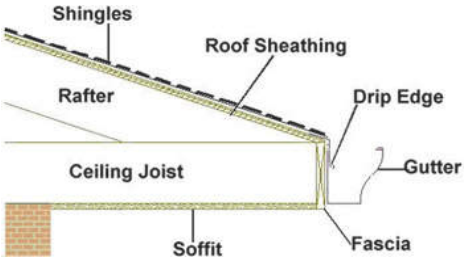
The Inspector observed no deficiencies in composite siding covering exterior walls at the time of the inspection. Composite siding is composed of man-made boards which are manufactured for use as exterior siding from various combinations of wood fibers, fillers, binders and glue. These mixtures are heated and compressed into composite wood products. When these composites are intended for use as siding, an embossed overlayment is often added to simulate the look of wood. Inspection of composite siding typically includes visual examination of: - Installation practices - Condition

Eaves, Soffits & Fascia: Eaves, Soffit, and Fascia

Exterior

The eaves are the edges of the roof which overhang the face of a wall and, normally, project beyond the side of a building. The eaves form an overhang to throw water clear of the walls. The Soffit is the underside of the eave whereas the Fascia is the outward-facing vertical portion.

Rear Soffit

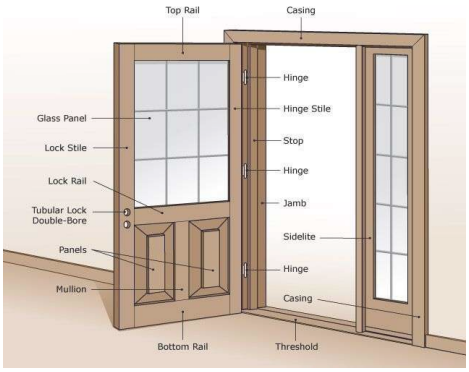


Eaves Diagram

Exterior Doors: Exterior Door Inspection

Inspection of door exteriors typically includes examination of the following:

- Door exterior surface condition
- Weather-stripping condition
- Presence of an effective sweep (sweeps are gaskets which seal the area between the bottom of a door and the threshold).
- Jamb condition
- Threshold condition
- Moisture-intrusion integrity



Door Diagram

Decks and Balconies: Appurtenance

Deck with Steps



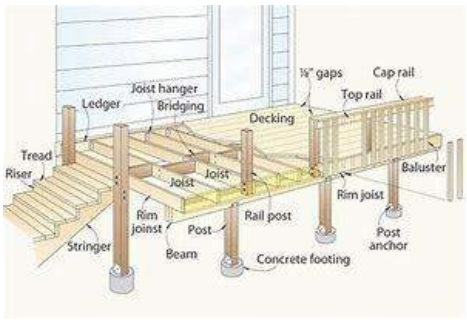
Decks and Balconies: Deck Inspection

Deck

Inspection of the deck structure typically includes examination of the following:

- visible foundation;
- posts (main support and handrail);
- diagonal bracing (permanently-installed only);
- adequately-sized/spaced fasteners;
- adequate fastener schedule (spacing between fasteners); and
- adequate connections between framing members.

This inspection is designed to ensure that the deck structure is in compliance with good building practices based on the Inspector's past experience and familiarity with good building practices. It will not confirm compliance to any building code, local requirements or to any engineering specifications.



Parts Of A Deck

Decks and Balconies: **Inspection Of Deck Guardrails**

Inspection of guardrails typically includes examination of the following:

1. Attachment to the deck
2. Attachment to the home structure
3. Stable condition
4. Modern safety standards.

Current standards include the following:

1. 1. A 4 inch sphere may not pass through the guardrail at any point
2. The guardrail should not be climbable (especially by children).
3. Minimum guardrail height is 36 inches
4. Any walking surface 30 inches or more above grade should have a guardrail.

Observations

3.1.1 Siding, Flashing & Trim

Maintenance Item

EXTERIOR WOOD TRIM

Home Maintenance Tip: Exterior wood trim should be sealed with caulk and painted to prevent water intrusion and deterioration.

Recommendation

Contact a qualified painting contractor.

Wood Trim Needs Paint

Wood Trim Needs Paint

3.2.1 Eaves, Soffits & Fascia

Recommendation

EAVES - DAMAGED

REAR EXTERIOR

One or more sections of the eaves / fascia may be damaged from what appears to be carpenter bees. Carpenter bee frass was observed on the rear siding below the fascia and eaves. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.

3.5.1 Decks and Balconies

Maintenance Item

DECK - WATER SEALANT RECOMMENDED

DECK

Finish coating designed to protect the deck exhibited moderate deterioration at the time of the inspection. Failure of the finish coating will allow Ultra Violet (UV) radiation from sunlight, heat, moisture and freezing moisture to reduce the lifespan of bare wood exposed to weather. Maintenance performed on an appropriate schedule can significantly extend the lifespan of wood deck components. You should ask the seller for information about products and schedules related to deck maintenance. The Inspector recommends that wood components be re-finished as needed.

Here is a helpful article on staining & sealing your deck.

Recommendation

Contact a qualified professional.

3.7.1 Vegetation, Grading, Drainage & Retaining Walls

Recommendation

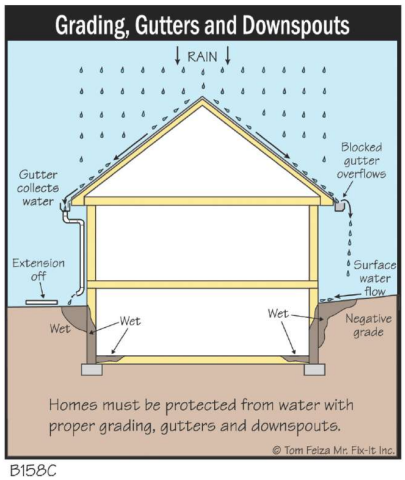
NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

Here is a helpful article discussing negative grading.

Recommendation

Contact a qualified landscaping contractor



3.8.1 Mature Trees

Recommendation

TREES NEAR / CONTACTING BUILDING

Trees were in contact with or were close to the building at one or more locations. Damage to the building can occur, especially during high winds, or may have already occurred (see other comments in this report if applicable). Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to the building exterior.

Recommendation

Contact a qualified tree service company.

3.8.2 Mature Trees

Recommendation

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

Recommendation

Contact a qualified tree service company.

4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	O
4.1	Foundation	X			
4.2	Basements			X	
4.3	Vapor Retarders (Crawlspace or Basement)	X			
4.4	Crawlspace	X			
4.5	Floor Structure	X			
4.6	Wall Structure	X			
4.7	Ceiling Structure	X			

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

Information

Inspection Method
Crawlspace Access, Infrared, Visual

Foundation: Material
Masonry Block

Floor Structure: Material
Wood Beams

Floor Structure: Sub-floor
Plywood

Floor Structure: Basement/Crawlspace Floor
Polypropylene Barrier

Limitations

The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Vapor Retarders (Crawlspace or Basement): **Vapor Retarders In Crawlspace**
Crawlspace

Polyethylene vapor retarders were observed in the accessible areas of the crawlspace.

Vapor Barrier

Crawlspace: **Crawlspace**
Crawlspace

Exterior Crawlspace Access

Crawlspace View

Crawlspace View

Observations

4.4.1 Crawlspace

POOLED WATER IN CRAWLSPACE

Recommendation

CRAWLSPACE

Standing pools (small) of water and condensation were found in multiple areas of the crawl space. Some minor seasonal water accumulation can be normal. However significant amounts of Water may evaporate and enter the structure above causing high levels of moisture in the structure. This can be a conducive condition for wood-destroying organisms. Rain runoff is the most common cause of wet crawl spaces but water can come from other sources such as groundwater or underground springs. Recommend monitoring the crawl space in the future, especially after heavy and/or prolonged periods of rain. Correct any issues related to outside perimeter grading and/or roof drainage (see any other comments about this in this report). Also, review any disclosure statements available and ask the property owner about past accumulation of water in the crawl space.


Standing Water In Crawlspace

If standing water persists or increases in amount, recommend that a qualified contractor who specializes in crawlspace or drainage issues evaluate and repair as necessary. Typically such repairs include:

- Repairing, installing or improving underground footing and/or curtain drains
- Applying waterproof coatings to foundation walls
- Digging trenches in the crawl space to collect or divert water
- Installing dehumidifiers or sump pumps

Recommendation

Contact a qualified professional.

5: COOLING

		IN	NI	NP	O
5.1	Cooling Equipment	X			
5.2	Normal Operating Controls	X			
5.3	Distribution System	X			
5.4	Presence of Installed Cooling Source in Each Room			X	

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

Information

Cooling Equipment: Date Of Manufacture
11/01/2016

Cooling Equipment: Location
Exterior Right

Cooling Equipment: Tonnage
1.5 Ton

Cooling Equipment: Number Of Units
1 Unit, Two Zones

Cooling Equipment: Energy Source/Type
Electric, Heat Pump

Normal Operating Controls: Thermostats (One Per Zone)

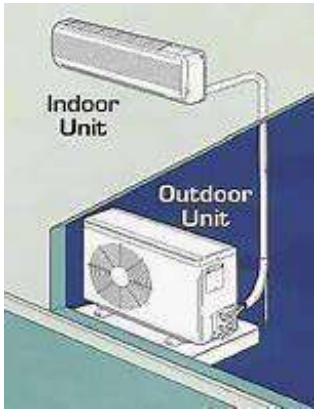
Heat Pump Thermostat / Remote

Distribution System: Configuration
Mini Split

Distribution System: Mini Split

Configuration

Exterior Right



Mini-Split Heat Pump Diagram

HVAC Inspection

Inspection of HVAC systems is limited to basic evaluation based on visual examination and operation using normal controls. Report comments are limited to identification of common requirements and deficiencies. Observed indications that further evaluation is needed will result in referral to a qualified heating, ventilating, and air-conditioning (HVAC) contractor.

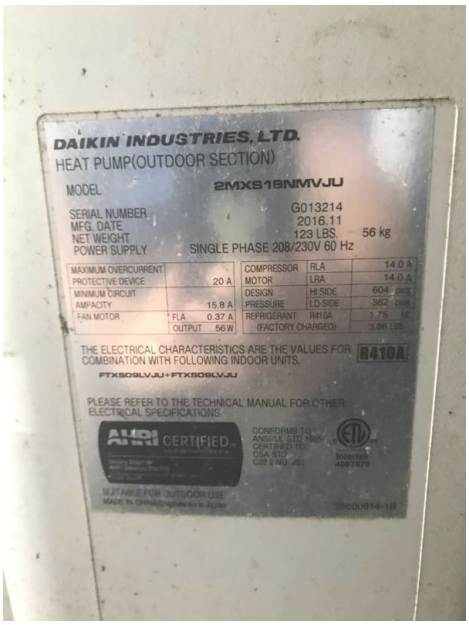
Inspection of HVAC systems typically includes:

- system operation: confirmation of adequate response to the thermostat
- proper location
- proper system configuration
- component condition
- exterior cabinet condition
- fuel supply configuration and condition
- combustion exhaust venting
- air distribution components
- proper condensation discharge

Cooling Equipment: Brand

Daikin

Heat Pump Condensing Unit



Heat Pump Data Plate, 1.5 ton capacity, unit manufactured in 2016

Heat Pump Emergency Disconnect

Conditioned Air Measured At 63 Degrees

Cooling Equipment: SEER Rating

22 SEER

Modern standards call for at least 13 SEER rating for new install.

Read more on energy efficient air conditioningat Energy.gov.

Cooling Equipment: Temperature Differential (Delta T) Results

75 - 61 Degrees

Delta-T readings are one of many elements utilized to evaluate the acceptable performance of a cooling system. The general/suggested acceptable range is considered to be approximately between 15-20 F total difference between the return air and supply air. The preferred location for this reading is taken across the Evaporative (EVAP) coil of the HVAC system.

Cooling Equipment: **Condensate Disposal**

Gravity Fed

Condensate produced by the operation of the air-conditioning system evaporator coils was properly routed and discharged at the time of the inspection.

Limitations

General

NO CENTRAL AIR CONDITIONING PRESENT

The home was not equiped with central air conditioning at the time of inspection.

6: HEATING

		IN	NI	NP	O
6.1	Heating Equipment	X			
6.2	Normal Operating Controls	X			
6.3	Distribution Systems	X			
6.4	Vents, Flues & Chimneys	X			
6.5	Presence of Installed Heat Source in Each Room	X			

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

Information

Heating Equipment: Energy Source
Electric, Propane

Heating Equipment: Heat Type
Gas-Fired Heat, Heat Pump, Radiant Heat, Steam Boiler, Baseboard Heat

Heating Equipment: Filter Type
NA

Heating Equipment: Filter Size
NA

Normal Operating Controls: Thermostat

Heat Thermostat

Normal Operating Controls: Boiler Shut Off Switch
1st Floor Utility Room

Boiler Shut Off Switch

Vents, Flues & Chimneys: Flue

AFUE Rating

100

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Heating Equipment: Brand

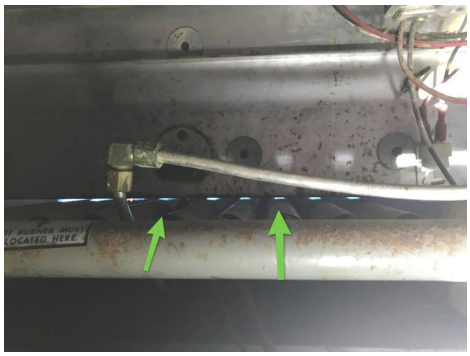
1st Floor Utility Room

Burnham, Daikin

The Burnham steam boiler was manufactured in 1994. The statistical service life for steam boilers is 40 years. At the time of the inspection, the Inspector observed no deficiencies in the condition and operation of the boiler.

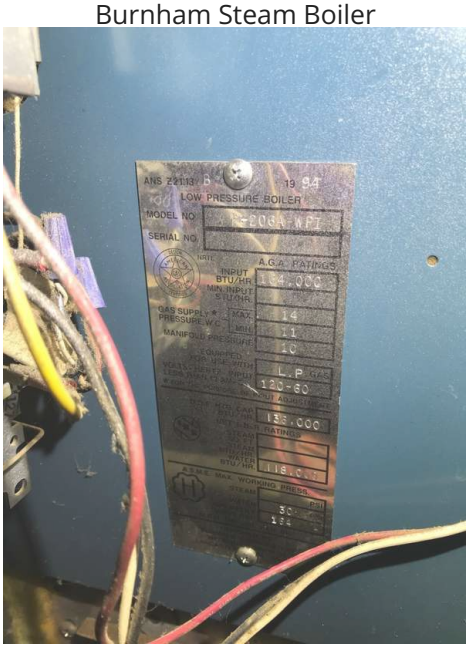
Inspection of the boiler typically includes examination of the following - Cabinet interior and exterior, - Fuel supply and shut-off (not tested) - Electrical shut-off - Adequate combustion air - Proper ignition - Circulation pumps - Pressure relief valve and overflow pipe - Burn chamber conditions - Proper exhaust flue conditions - Fluid temperature and pressure - General components condition - Response to the thermostat(s).

Burnham Steam Boiler



Gas Burners In Operation

Front Cover Removed For Inspection



Steam Boiler Data Plate, 1994

Baseboard Heat Measured At 100 Degrees

Heating Equipment: **HVAC Filter Location**

NA

Recommend that home buyers replace or clean HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or cleaning them as necessary. How frequently they need replacing or cleaning depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).

Distribution Systems: **Ductwork**

Non-insulated, Radiators

Heat is provided by radiant heat from a steam boiler and an ductless electric heat pump with two zones.

Radiator

Radiator During Testing

Radiator Test

Observations

6.1.1 Heating Equipment

Maintenance Item

NEEDS SERVICING/CLEANING

Maintenance Tip: Boiler should be cleaned and serviced annually. Recommend a qualified plumbing contractor clean and service the boiler.

Recommendation

Contact a qualified HVAC professional.

7: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	O
7.1	Fireplaces, Stoves, Inserts	X			
7.2	Fuel-Burning Appliance Flue	X			

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

Information

Gas Log Lighter
No, N/A

Fuel-Burning Appliance Flue:
Type
Metal

Type
1st Floor
Wood Stove


Wood Burning Stove


Wood Burning Stove Flue


Wood Burning Stove

Fireplaces, Stoves, Inserts: Specialist Inspect, Clean, Repair All Wood-Burning Devices

One or more wood-burning fireplaces or stoves were found at the property. When such devices are used, they should be professionally inspected and cleaned annually to prevent creosote build-up and to determine if repairs are needed. The National Fire Protection Association states that a "Level 2" chimney inspection should be performed with every sale or transfer of property with a wood-burning device. Recommend consulting with the property owner about recent and past servicing and repairs to all wood-burning devices and chimneys or flues at this property. Recommend that a qualified specialist evaluate all wood-burning devices and chimneys, and clean and repair as necessary. Note that if a wood stove insert is installed, it may need to be removed for such an evaluation.

8: PLUMBING

		IN	NI	NP	O
8.1	Main Water Supply Valve	X			
8.2	Water Supply, Distribution Systems & Fixtures	X			
8.3	Drain, Waste, & Vent Systems	X			
8.4	Hot Water Systems, Controls, Flues & Vents	X			
8.5	Fuel Storage & Distribution Systems	X			
8.6	Sump Pump			X	
8.7	Sewer Line Cleanout Access	X			

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

Information

Filtration System
High Flow House Filter

Water Source
1st Floor Utility Room
Well

Water Supply, Distribution Systems & Fixtures: Distribution Material
Copper

Water Supply, Distribution Systems & Fixtures: Water Supply Material
Copper

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Gas

Drain, Waste, & Vent Systems: Drain Size
3”

Drain, Waste, & Vent Systems: Material
PVC, Iron

Hot Water Systems, Controls, Flues & Vents: Capacity
50 gallons

Hot Water Systems, Controls, Flues & Vents: Location
1st Floor Utility Room
Main Floor, Utility Room

Hot Water Systems, Controls, Flues & Vents: Water Temperature
110

Hot Water Systems, Controls, Flues & Vents: Age Of Unit
2016 Year

Fuel Storage & Distribution Systems: Main Gas Shut-off Location
At Tank

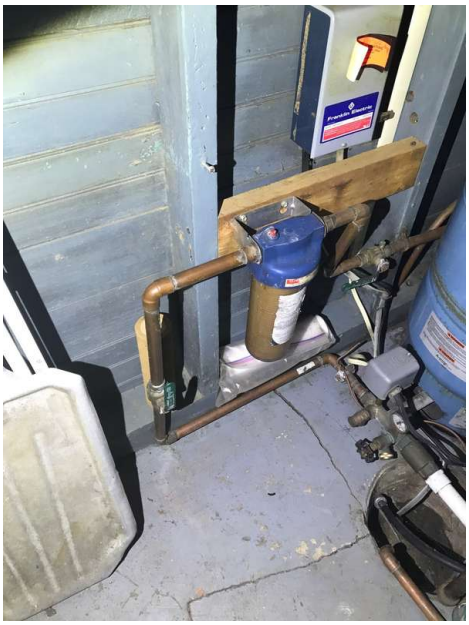
Sump Pump: Location
NA

Plumbing System Inspection

Inspection of the plumbing system typically includes visual examination of:
- water supply pipes
- drain, waste and vent (DWV) system
- water heater (type, condition and operation)
- sewage disposal system (designation as public or private)
- gas system
- sump pump (confirmation of installation/operation)

Main Water Supply Valve : Location

Utility Room




Main Water Supply Valve : Second Floor Shut Off Valves

1st Floor Utility Room


Drain, Waste, & Vent Systems: Septic System Description

The home was connected to a private onsite wastewater system in which sewage drains by a gravity fed sewer pipe to a tank. Typically, tanks have two chambers. Solids settle to the bottom of the first chamber (and must be pumped out periodically) while liquid drains to series of perforated pipes installed in a leach field. liquid drains into the soil of the leach field and pathogens, bacteria, viruses, cycsts, and other contaminants are removed by bacterial action and filtration through the soil.

Hot Water Systems, Controls, Flues & Vents: **Manufacturer**

Basement

AO Smith

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.

Here is a nice maintenance guide from Lowe's to help.

Sewer Line Cleanout Access: **Cleanout Access**

Limitations

General

LIMITATIONS

The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only.

Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

General

VACANT/UNOCCUPIED PROPERTY

Note: This property was unoccupied and/or recently de-winterized, and the plumbing system has not been in continuous operation recently. It's possible for plumbing leaks to exist but not be apparent. Leaks can be small and take time to become visible. The inspector normally operates all accessible and operable plumbing fixtures, but this limited inspection may not reveal small leaks that only become visible after constant use of the plumbing system. After taking occupancy, monitor the plumbing system for leaks that may become apparent. Areas below the house should be evaluated after plumbing has been operated to check for leaks. Any problems that are found should be repaired by a qualified plumber.

General

PRIVATE SEPTIC SYSTEM

The onsite wastewater treatment system included a underground septic tank that uses gravity to settle solids to the bottom of the tanks. Septic tanks have little dissolved oxygen and solids should be pumped out on a schedule that varies with tank size and frequency of use. Inspection of septic systems lies beyond the scope of the General Home Inspection. The Inspector recommends that you have the tank inspected by a qualified contractor and at that time you can discuss scheduling and costs for pumping.

9: ELECTRICAL

		IN	NI	NP	O
9.1	Service Entrance Conductors	X			
9.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
9.3	Service Disconnect	X			
9.4	Service Grounding Electrode System & Service Bond	X			
9.5	Branch Wiring Circuits, Breakers & Fuses	X			
9.6	Lighting Fixtures, Switches & Receptacles	X			
9.7	GFCI & AFCI	X			
9.8	Ceiling Fans /Ventilation Fans	X			
9.9	Smoke Detectors	X			
9.10	Carbon Monoxide Detectors	X			

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

Information

Service Entrance Conductors: Electrical Service Conductors
Overhead, Copper, 220 Volts

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
1st Floor Pantry
Kitchen

Main Electrical Panel, 200 Amp Service

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity
200 AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Cutler Hammer

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type
Circuit Breaker

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location
Barn

Branch Wiring Circuits, Breakers & Fuses: **Branch Wire 15 and 20 AMP**

Copper

Branch Wiring Circuits, Breakers & Fuses: **Wiring Method**

Romex

GFCI & AFCI: **GFCI Reset Location**

Exterior Outlets, Bathrooms, Utility Room

GFCI Reset Diagram

Smoke Detectors: **Smoke Detectors Tested**

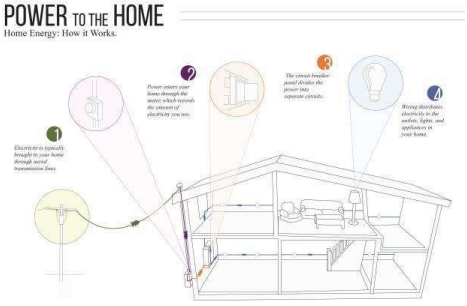
1st Floor Utility Room

All smoke detectors were tested and are functioning.

Carbon Monoxide Detectors: **CO Detector**

Residential Electrical System (Overhead Service)

The electrical system consists of the line from the pole, a meter where electrical usage is tallied, a main circuit breaker panel (sometimes called load centers and, in older homes, fuse panels), separate wiring circuits to all the rooms in the home, outlets, light fixture boxes, and various hard-wired appliances.



Electric Power To Your Home Diagram

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Circuit Breakers

Electrical Service Panel

Overcurrent protection of branch circuits was provided by circuit breakers located in the service panel.

Service Disconnect: Breaker Disconnect

Exterior Front, Main Panel

The service disconnect was a breaker type. A service disconnect is a device designed to shut off power to all overcurrent devices (circuit breakers or fuses) and branch circuits in the home.

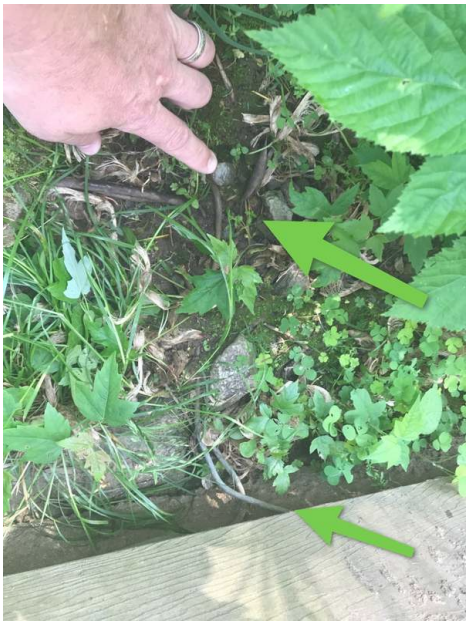
Main Electrical Disconnect (Exterior Front)

Main Electrical Disconnect Inside Electrical Panel

Service Grounding Electrode System & Service Bond: Grounding Electrode Conductor Bonded/Clamped To Rod

Exterior Front

The service panel had a grounding electrode conductor (GEC) visible that was bonded to the service panel and that was properly clamped to the top of a driven rod that serves as the grounding electrode. Driven rods are typically an 8-foot copper or steel rod required to be driven into the soil for its full length. The inspector was unable to confirm the length of the driven rod. Evaluation of the effectiveness of the service ground would require the services of a qualified electrical contractor using special instruments.



Grounding Electrode

Branch Wiring Circuits, Breakers & Fuses: Branch Circuit Description

Home branch circuit wiring consists of wiring distributing electricity to devices such as switches, receptacles, and appliances. Most conductors are hidden behind floor, wall and ceiling coverings and cannot be evaluated by the inspector. The Inspector does not remove cover plates and inspection of branch wiring is limited to proper response to testing of switches and a representative number of electrical receptacles.

GFCI & AFCI: GFCI Receptacles

A Ground Fault Circuit Interrupter (GFCI) - Is an ultra sensitive receptacle outlet and/or breaker designed to shut off all electric current. Used in bathrooms, kitchens, exterior waterproof outlets, garage outlets, and "wet areas" to prevent electrical shock. Has a small reset / test button on the receptacle and/or breaker.

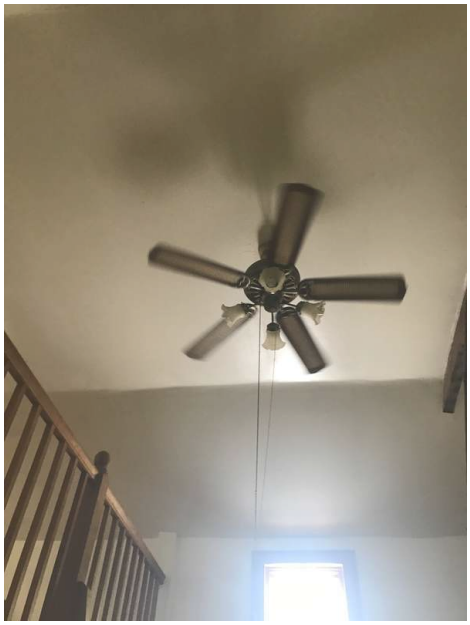
GFCI & AFCI: Dedicated Circuit Recommended For Freezers / Refrigerators

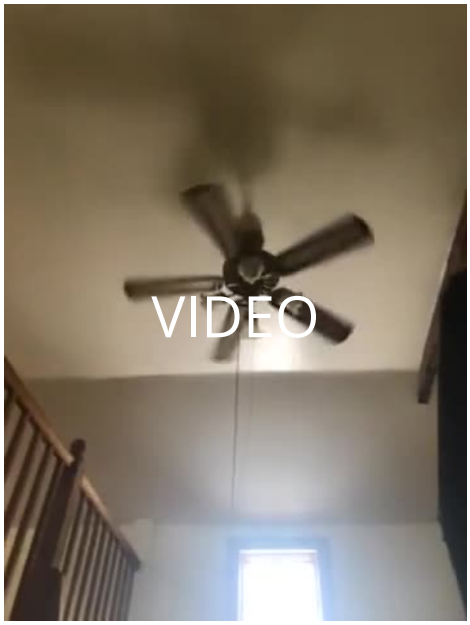
Detached Garage

In case you put a freezer or refrigerator in the garage...

The receptacle providing electrical power to the detached garage is part of a larger GFCI protected circuit supplying other receptacles. This circuit could trip and result in loss of power to the freezer/refrigerator without warning. It is recommended that freezers and refrigerators be powered by a dedicated circuit.

Ceiling Fans /Ventilation Fans: Vent Fan





Limitations

General

ELECTRICAL SYSTEM LIMITATIONS

The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors; security, intercom and sound systems; communications wiring,. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

General

CABLE, TELEPHONE, ALARM SYSTEMS

Note: If present, cable, satellite, telephone, inter communication and alarm systems are not inspected. Evaluating these systems are beyond the scope of a property inspection. Their condition is unknown, and they are excluded from this inspection. Recommend that a qualified specialist review these systems and make repairs if necessary.

General

GENERATOR SYSTEM

Note: Equipment for a generator system was found. Generators, transfer switches and any associated wiring are excluded from this inspection. Recommend that the client consult with the property owner or review documentation to familiarize themselves with the operation of this system.

Observations

9.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

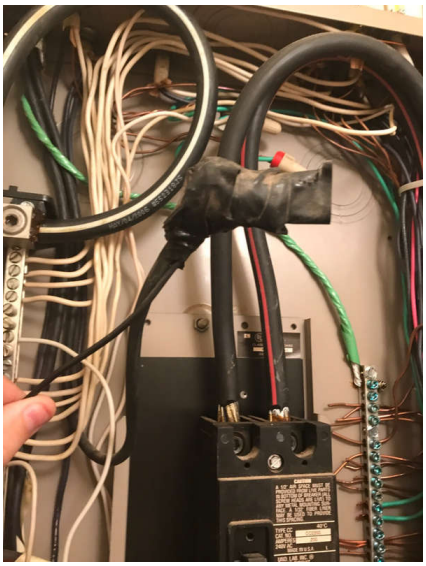
Recommendation

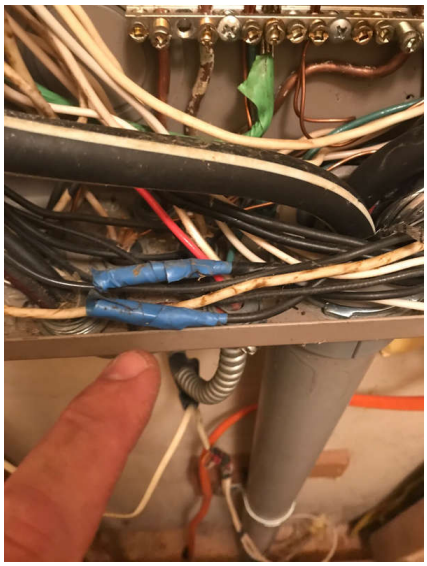
IMPROPER WIRE SPLICE / TERMINATIONS

One or more wires inside panel were not properly spliced or terminated. This may pose a safety hazard for shock and/or fire. Recommend that a qualified electrician evalauet and correct to current building standards.

Recommendation

Contact a qualified professional.





9.6.1 Lighting Fixtures, Switches & Receptacles

Recommendation

UNGROUNDED RECEPTACLE

LIVING ROOM

One modern, 3-slot electric receptacle was found with an open ground. This is a shock hazard when appliances that require a ground are used with these receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. Recommend that a qualified electrician repair as necessary so the receptacle is grounded per standard building practices.

Recommendation

Contact a qualified electrical contractor.

Ungrounded Receptacle (Behind Wood Stove)

9.6.2 Lighting Fixtures, Switches & Receptacles

Maintenance Item

BURNED OUT BULB

FRONT PORCH

The front porch light has a burned out bulb. Recommend replacement of bulb with an LED bulb.

Recommendation

Contact a qualified professional.

Burned Out Bulb

9.7.1 GFCI & AFCI

Recommendation

MISSING GFCI PROTECTION

KITCHEN, EXTERIOR FRONT

One or more locations at this property were noted as not having GFCI protection.

Adoption of GFCI outlets was generally phased in over numerous years/decades. Recommend client evaluate upgrading these areas to GFCI protection at their discretion.

General guidelines for GFCI-protected receptacles include the following locations:

1. Outdoors (since 1973)
2. Bathrooms (since 1975)
3. Garages(since 1978)
4. Kitchens (since 1987)
5. Crawl spaces and unfinished basements (since 1990)
6. Wet bar sinks (since 1993)
7. Laundry and utility sinks (since 2005)

Here is a link to an article on how GFCI's keep you safe: https://www.thisoldhouse.com/ideas/how-gfci-receptacles-keep-you-safe

Recommendation

Contact a qualified electrical contractor.

No GFCI On Front Porch


No GFCI In Kitchen (Near Sink)

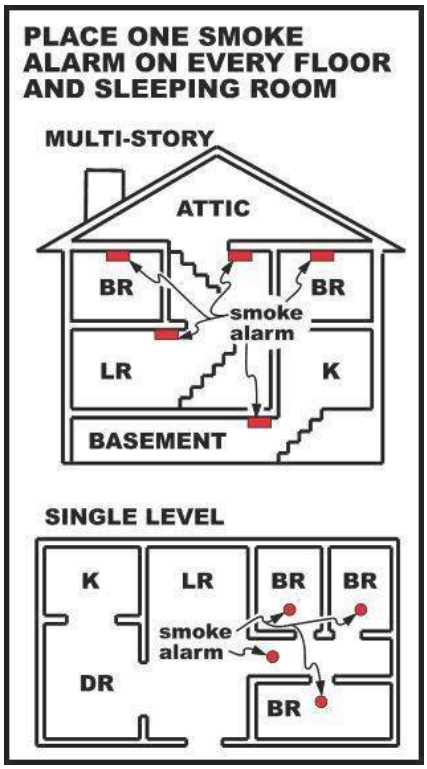
9.9.1 Smoke Detectors

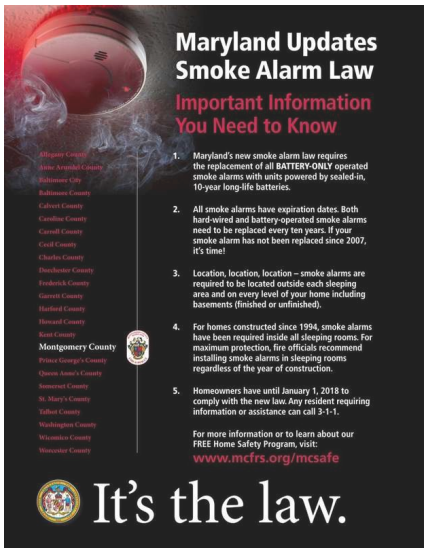
Maintenance Item

NEW SMOKE DETECTORS RECOMMENDED

In 2018, a new Maryland law was passed requiring homes to have smoke detectors powered by permanently installed batteries lasting ten years. Recommend replacing existing smoke detectors to meet this new requirement.

This article describes what is required by the new law: https://www.baltimorecountymd.gov/News/PoliceNews/iWatch/marylands-smoke-alarm-law-what-you-need-to-know





10: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	O
10.1	Doors	X			
10.2	Windows	X			
10.3	Floors	X			
10.4	Walls	X			
10.5	Ceilings	X			
10.6	Steps, Stairways & Railings	X			
10.7	Countertops & Cabinets	X			

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

Information

Windows: Window Type
Casement, Double-hung, Thermal

Windows: Window Manufacturer
Andersen, Unknown

Floors: Floor Coverings
Hardwood, Cork

Walls: Wall Material
Plaster, Wallpaper

Ceilings: Ceiling Material
Plaster, Drywall, Gypsum Board

Countertops & Cabinets: Countertop Material
Wood Butcher Block

Countertops & Cabinets: Cabinetry
Wood

Steps, Stairways & Railings: Staircase Inspection

Inspection of staircases typically includes visual examination of the following:

- treads and risers;
- landings;
- angle of stairway;
- handrails;
- guardrails;
- lighting;
- headroom;
- windows; and
- walls and ceilings

Observations

10.2.1 Windows

FAILED SEAL

Recommendation

STAIRCASE WINDOW

Condensation or staining was visible between multi-pane glass in one window located above the second floor staircase. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced, and accumulated condensation may leak into the wall structure below. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass in window frames.

Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc.

Recommendation

Contact a qualified window repair/installation contractor.

Failed Seal

Failed Seal Close View

10.2.2 Windows

MISSING SCREENS

Maintenance Item

Window screens are missing on several windows. Recommend asking sellers about the missing screens. Recommend replacement of any missing screens.

Recommendation

Contact a qualified window repair/installation contractor.

Window Screen Missing

11: THERMAL IMAGING

		IN	NI	NP	O
11.1	Electrical	X			
11.2	Thermal Envelope	X			
11.3	Moisture	X			

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

Information

Themal Imaging

The thermal imaging camera is a tool I use in performing the General Home Inspection. Its use does not constituent a full thermographic inspection. Thermal imaging cameras detect radiation in the infrared spectrum, showing differences in temperature. Their ability to detect defects or deficiencies varies with conditions. Conditions identified by thermal imaging may need to be confirmed using other means, possibly including invasive methods, which would require the permission of the homeowner.
The Inspector is not liable in any way for any damage or any loss relating to the use of thermal imaging equipment during the inspection or the quality/accuracy of information provided by thermal images included in the report.

12: BUILT-IN APPLIANCES

		IN	NI	NP	O
12.1	Dishwasher			X	
12.2	Refrigerator	X			
12.3	Range/Oven/Cooktop	X			
12.4	Garbage Disposal			X	
12.5	Kitchen Vent	X			
12.6	Washer And Dryer	X			

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

Information

Dishwasher: Brand
Kitchen
NA

Range/Oven/Cooktop: Range/Oven Brand
Kitchen
Kenmore

Range/Oven/Cooktop: Exhaust Hood Type
Re-circulate

Kitchen Vent: Kitchen Vent
Kitchen

Washer And Dryer: Dryer Power Source
NA

Washer And Dryer: Dryer Vent
N/A

Washer And Dryer: **Washing Machine**

Refrigerator: **Brand**
Kitchen
Whirlpool, Kenmore

Range/Oven/Cooktop: **Range/Oven Energy Source**

Gas

Washer And Dryer: **Gas Line Terminates In Utility Room**

1st Floor Utility RoomM

Gas line terminated near washing machine. This may be fitted with a hookup for s gas dryer. Recommend evaluation by a qualified plumbing contractor.

Limitations

Refrigerator

UNPLUGGED


Observations

12.6.1 Washer And Dryer

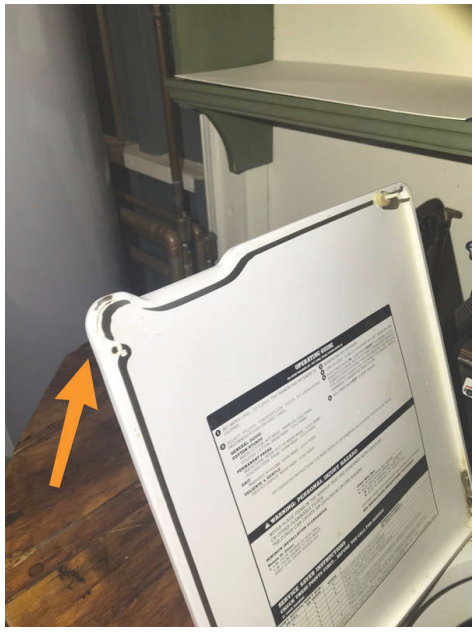
Recommendation

WASHING MACHINE RATTLES

Rubber pad missing on washing machine lid. This allows the lid to rattle. Recommend replacing rubber pad.

Recommendation

Contact a qualified professional.



13: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	O
13.1	Attic Access	X			
13.2	Roof Structure & Attic	X			
13.3	Attic Insulation	X			
13.4	Ventilation	X			
13.5	Exhaust Systems	X			
13.6	Attic Planking	X			
13.7	Flooring Insulation	X			

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

Information

Attic Access: Location
Upstairs Bedroom

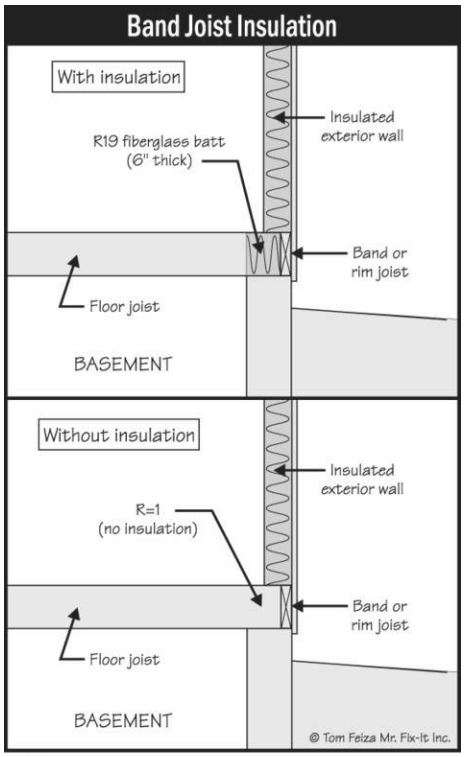
Ventilation: Ventilation Type
Attic
Gable Vents, Soffit Vents

Roof Structure & Attic: Type
Gable

Exhaust Systems: Exhaust Fans
Fan Only

Attic Insulation: Insulation Type
Batt, Fiberglass

Flooring Insulation: Flooring Insulation
Band Joist
Insulated Band Joist, Batt, Fiberglass



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Band Joist Insulation Diagram

Controlling HVAC Costs

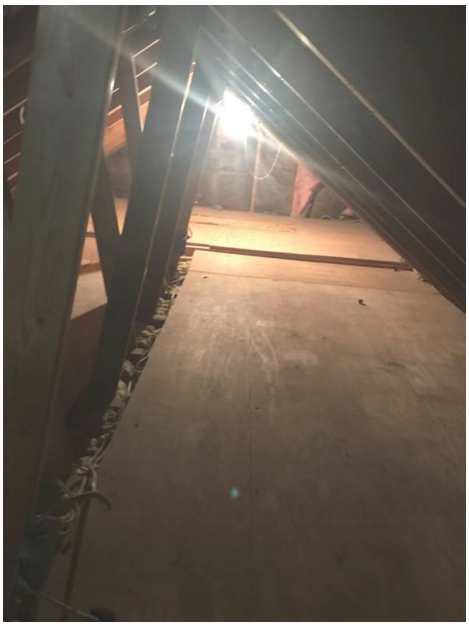
Attic

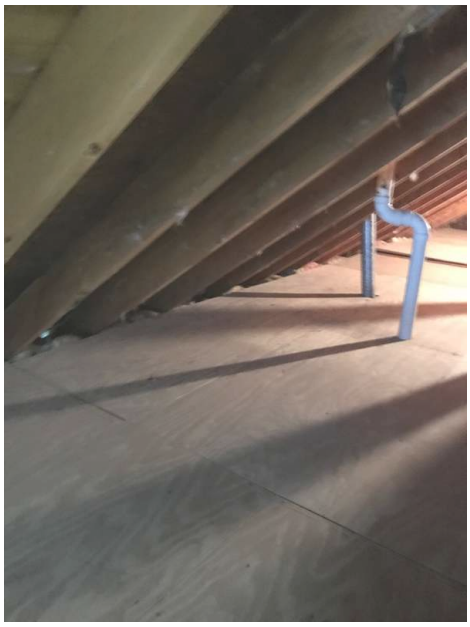
Increased Heating costs: During the heating season (winter), homes with poorly insulated attics or roofs will loose heat through the ceiling or roof more quickly than homes that are well-insulated. This heat loss will require the heating system to operate more frequently, resulting in increased heating costs.

Increased cooling costs: During the cooling season (summer), homes with poorly insulated attics or roofs will experience higher indoor temperatures as heat from the roof structure radiates downward into the living space. Properly-installed insulation helps prevent this heat from entering the living space where it causes cooling systems to operate more often, resulting in increased cooling costs.

Roof Structure & Attic: Material

Plywood, 2" x 6" Rafters





Attic Insulation: R-value

Attic

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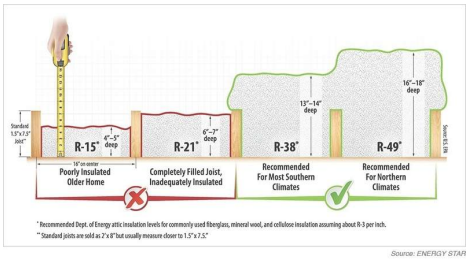
R-VALUE BY TYPE

The resistance to heat moving through insulation is measured as "R-value", the higher the R-value, the greater the resistance to heat flow through the insulation.



Recommended Insulation Thickness and R Value

Ventilation: **Attic Ventilation Disclaimer**
Attic

Attic ventilation disclaimer

The Inspector disclaims confirmation of adequate attic ventilation year-round performance, but will comment on the apparent adequacy of the system as experienced by the inspector on the day of the inspection. Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within a single climate zone.

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

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

Observations

13.2.1 Roof Structure & Attic

Recommendation

DAMAGED SHEATHING - PAST ROOF LEAK

ATTIC

Stains visible in the roof sheathing indicated past roof leakage. The moisture meter showed no elevated levels of moisture present in the stained areas at the time of the inspection. In the Inspector's experience, this type of damage is typical of roof-covering materials which in the past have been allowed to deteriorate to the point at which they leak before being replaced.

Recommendation

Contact a qualified professional.



14: RADON TESTING

		IN	NI	NP	O
14.1	Radon Mitigation System	X			

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

Information

Radon Test

Radon Mitigation System: Radon Mitigation System Present

15: DETACHED GARAGE

		IN	NI	NP	O
15.1	Foundation	X			

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

Information

Interior **Roof**

Exterior




16: BARN / STABLE

		IN	NI	NP	O

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

STANDARDS OF PRACTICE

Roof
I. The inspector shall inspect from ground level or the eaves: A. the roof-covering materials; B. the gutters; C. the downspouts; D. the vents, flashing, skylights, chimney, and other roof penetrations; and E. the general structure of the roof from the readily accessible panels, doors or stairs. II. The inspector shall describe: A. the type of roof-covering materials. III. The inspector shall report as in need of correction: A. observed indications of active roof leaks. IV. The inspector is not required to: A. walk on any roof surface. B. predict the service life expectancy. C. inspect underground downspout diverter drainage pipes. D. remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. E. move insulation. F. inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. G. walk on any roof areas that appear, in the inspectors opinion, to be unsafe. H. walk on any roof areas if doing so might, in the inspector's opinion, cause damage. I. perform a water test. J. warrant or certify the roof. K. confirm proper fastening or installation of any roof-covering material.

Exterior
I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

Basement, Foundation, Crawlspace & Structure
I. The inspector shall inspect: A. the foundation; B. the basement; C. the crawlspace; and D. structural components. II. The inspector shall describe: A. the type of foundation; and B. the location of the access to the under-floor space. III. The inspector shall report as in need of correction: A. observed indications of wood in contact with or near soil; B. observed indications of active water penetration; C. observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and D. any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern. IV. The inspector is not required to: A. enter any crawlspace that is not readily accessible, or where entry could cause damage or pose a hazard to him/herself. B. move stored items or debris. C. operate sump pumps with inaccessible floats. D. identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems. E. provide any engineering or architectural service. F. report on the adequacy of any structural system or component.

Cooling
I. The inspector shall inspect: A. the cooling system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the cooling system; and B. the cooling method. III. The inspector shall report as in need of correction: A. any cooling system that did not operate; and B. if the cooling system was deemed inaccessible. IV. The inspector is not required to: A. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. B. inspect portable window units, through-wall units, or electronic air filters. C. operate equipment or systems if the exterior temperature is below 65 Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment. D. inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks. E. examine electrical current, coolant fluids or gases, or coolant leakage.

Heating
I. The inspector shall inspect: A. the heating system, using normal operating controls. II. The inspector shall describe: A. the location of the thermostat for the heating system; B. the energy source; and C. the heating method. III. The inspector shall report as in need of correction: A. any heating system that did not operate; and B. if the heating system was deemed inaccessible. IV. The inspector is not required to: A. inspect or evaluate the interior of flues or

chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems. B. inspect fuel tanks or underground or concealed fuel supply systems. C. determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. D. light or ignite pilot flames. E. activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. F. override electronic thermostats. G. evaluate fuel quality. H. verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

Plumbing

I. The inspector shall inspect: A. the main water supply shut-off valve; B. the main fuel supply shut-off valve; C. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing; D. interior water supply, including all fixtures and faucets, by running the water; E. all toilets for proper operation by flushing; F. all sinks, tubs and showers for functional drainage; G. the drain, waste and vent system; and H. drainage sump pumps with accessible floats. II. The inspector shall describe: A. whether the water supply is public or private based upon observed evidence; B. the location of the main water supply shut-off valve; C. the location of the main fuel supply shut-off valve; D. the location of any observed fuel-storage system; and E. the capacity of the water heating equipment, if labeled. III. The inspector shall report as in need of correction: A. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; B. deficiencies in the installation of hot and cold water faucets; C. mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and D. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate. IV. The inspector is not required to: A. light or ignite pilot flames. B. measure the capacity, temperature, age, life expectancy or adequacy of the water heater. C. inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems. D. determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply. E. determine the water quality, potability or reliability of the water supply or source. F. open sealed plumbing access panels. G. inspect clothes washing machines or their connections. H. operate any valve. I. test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection. J. evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. K. determine the effectiveness of anti-siphon, backflow prevention or drain-stop devices. L. determine whether there are sufficient cleanouts for effective cleaning of drains. M. evaluate fuel storage tanks or supply systems. N. inspect wastewater treatment systems. O. inspect water treatment systems or water filters. P. inspect water storage tanks, pressure pumps, or bladder tanks. Q. evaluate wait time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. R. evaluate or determine the adequacy of combustion air. S. test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves. T. examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation. U. determine the existence or condition of polybutylene plumbing. V. inspect or test for gas or fuel leaks, or indications thereof.

Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

Doors, Windows & Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.

Built-in Appliances

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Attic, Insulation & Ventilation

I. The inspector shall inspect: A. insulation in unfinished spaces, including attics, crawlspaces and foundation areas; B. ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and C. mechanical exhaust systems in the kitchen, bathrooms and laundry area. II. The inspector shall describe: A. the type of insulation observed; and B. the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. III. The inspector shall report as in need of correction: A. the general absence of insulation or ventilation in unfinished spaces. IV. The inspector is not required to: A. enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard. B. move, touch or disturb insulation. C. move, touch or disturb vapor retarders. D. break or otherwise damage the surface finish or weather seal on or around access panels or covers. E. identify the composition or R-value of insulation material. F. activate thermostatically operated fans. G. determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring. H. determine the adequacy of ventilation.