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HOME INSPECTION REPORT

1234 Main St.
Severn 21144

Buyer Name
07/18/2018 9:00AM

Inspector
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MD License 32391
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Agent
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Please Read The Entire Report

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

Qualified Contractors

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

Recommended Contractors

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

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SUMMARY

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- 8.5.3 Electrical - Outlets / Lights / Ceiling Fans: Garage Not GFCI Protected
- 8.5.4 Electrical - Outlets / Lights / Ceiling Fans: No Outlet In Bathroom
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- 10.1.1 Plumbing - Water Supply Piping / Shutoff: Active Leak Above Water Heater
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- 10.4.1 Plumbing - Drain, Waste and Vent Piping: Cast Iron Corroded
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- 10.5.1 Plumbing - Water Heating: No TPR Discharge Pipe

1: INSPECTION DETAILS

Information

In Attendance
Client, Client's Agent's Associate

Weather Conditions
Partly Cloudy, Rain

Home Style
Detached Single Family

Using This Report

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

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

The Inspection is not Pass/Fail

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

Read the Report

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

Using the Summary

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

Repairs, Evaluations and Corrections

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

Recommended Contractors

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

Do a Final Walk-Through

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

We're Here to Help!

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

Notice to Third Parties

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

Explanation of Ratings

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

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

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

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

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

For Agents

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

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

Henry "Sonny' Toman

2: ROOF

		IN	NI	NP	O
2.1	Roof Covering	X			X
2.2	Flashing / Penetrations	X			X
2.3	Drainage System	X			X
2.4	Chimney and Flue Condition	X			X

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

Information

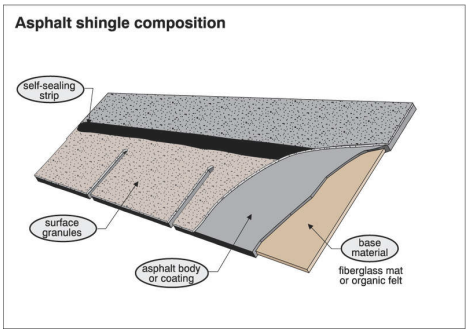
Inspection Method
Walked the roof

Roof Type / Style
Side Gable

Roof Covering: Covering Materials
3-Tab Asphalt Shingles

Roof Covering: 3 Tab Asphalt Composition Shingles

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

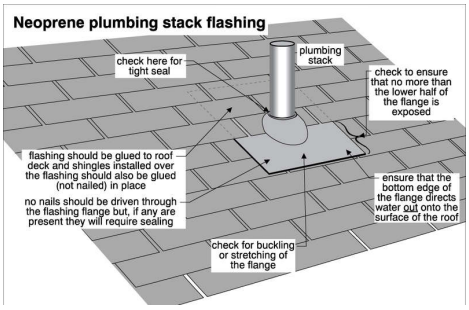


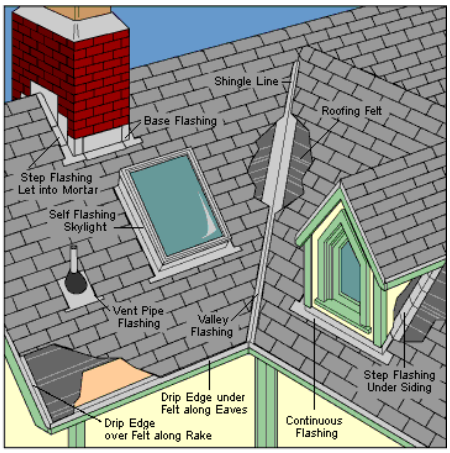
Flashing / Penetrations: About Flashing & Penetrations

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

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

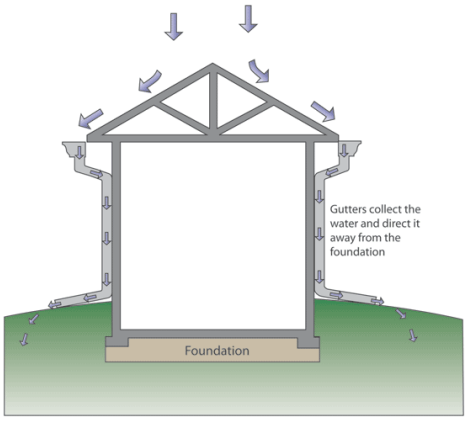
The photo shows examples of where roof flashing might be found under ideal conditions.





Drainage System: About Roof Drainage

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



Drainage System: Gutter Covers

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

Drainage System: Roof Discharges Underground

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

Chimney and Flue Condition:
Brick Chimney

The chimney was constructed with mortared bricks

Observations

2.1.1 Roof Covering

Recommended Repairs

END OF USEFUL LIFE

The roof appears to be at or near the end of its useful lifespan. You should budget to replace it soon.

Recommendation

Contact a qualified roofing professional.




2.1.2 Roof Covering

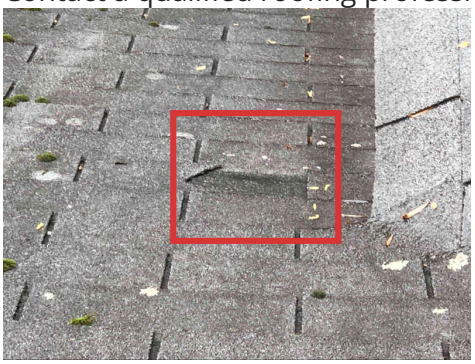
Recommended Repairs

LOOSE BLOWN-OFF SHINGLES

There are loose or blown-off shingles that should be repaired to prevent leakage.

Recommendation

Contact a qualified roofing professional.



2.2.1 Flashing / Penetrations

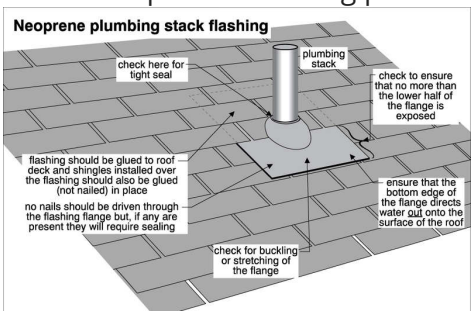
Recommended Repairs

DETERIORATED BOOTS

There are one or more old boots at the plumbing vents that are deteriorated and should be replaced as part of regular maintenance to prevent leakage.

Recommendation

Contact a qualified roofing professional.



2.3.1 Drainage System

Recommended Repairs

DEBRIS IN RAIN GUTTERS

Rain gutters need to be cleaned out to prevent overflowing and possible leakage into the home or basement.

Recommendation

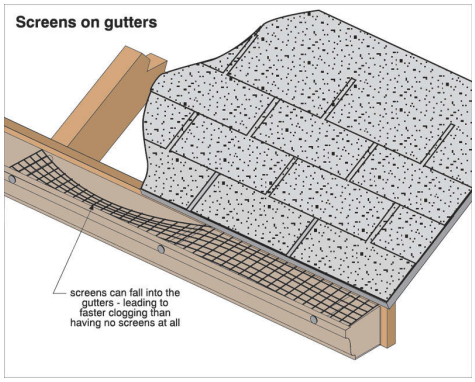
Contact a qualified professional.

2.3.2 Drainage System

Maintenance Issues

FIX GUTTER COVERS

The gutter covers are out of place and may not keep leaves and debris out. This condition may cause the gutters to clog faster than if there were no covers at all.



2.4.1 Chimney and Flue Condition

Recommended Repairs

SEVERELY DETERIORATED CROWN

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

Recommendation

Contact a qualified chimney contractor.

3: EXTERIOR

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

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

Information

Driveway / Sidewalk / Patio:

Materials

Concrete Driveway, Concrete Walkway

Driveway / Sidewalk / Patio: About Concrete

Concrete driveways and sidewalks can last 25-50 years depending on how well they were built and maintained. Sealing cracks and gaps in concrete will help to prevent premature deterioration caused by the freeze-thaw cycle. Tree roots and underground water leaks are common causes of premature deterioration.

Steps / Porch / Deck: Drain In Stairway

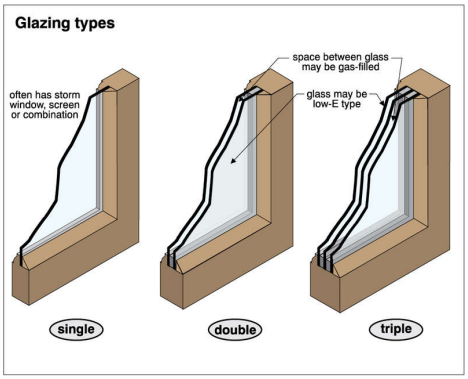
There is a drain at the bottom of the exterior stairs to the basement. This drain must be kept clear at all times. Your inspector cannot be certain this drain is functioning properly absent a rain storm.

Doors / Windows: Glazing Type

Single Glazed, Double Glazed

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

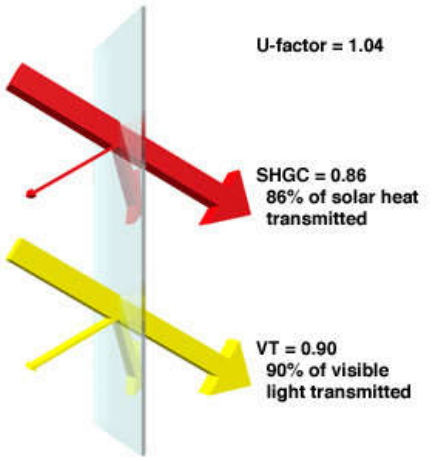
Learn More



Doors / Windows: Single-Glazed

Relative to all other glazing options, single-glazed with clear glass allows the highest transfer of energy (i.e. heat loss or heat gain depending on local climate conditions) while permitting the highest daylight transmission. Remember that single pane windows will sweat due to condensation and require regular cleaning to prevent mold and mildew.

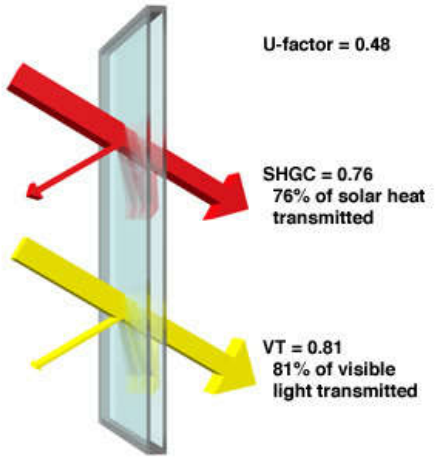
Learn More



Doors / Windows: Double-Glazed

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

Learn More



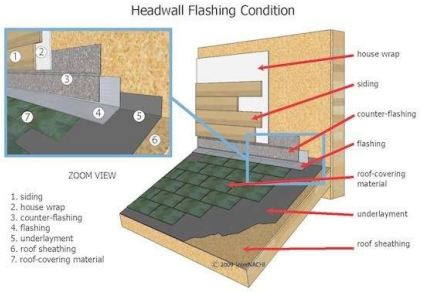
Siding / Trim / Flashing: Siding Type

Brick

Siding / Trim / Flashing: About Flashing

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

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



Grading / Trees / Shrubs: Explain Grade

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

Limitations

Grading / Trees / Shrubs

EXPLAIN LIMITS

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

Fence / Retaining Wall Condition

EXPLAIN LIMITS

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

Observations

3.1.1 Driveway / Sidewalk / Patio

Maintenance Issues

REPAIR CONCRETE CRACKS

FRONT WALKWAY

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

Recommendation

Contact a qualified handyman.

3.1.2 Driveway / Sidewalk / Patio

Safety Issue

WALKWAY SETTLED STEP TOO HIGH

FRONT WALKWAY

The walkway has settled leaving a step too high. This may be a trip/fall hazard and should be corrected.

Recommendation

Contact a qualified concrete contractor.

3.2.1 Steps / Porch / Deck

Recommended Repairs

HANDRAIL MISSING

REAR BASEMENT STAIRWAY

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

Recommendation

Contact a qualified carpenter.

3.2.2 Steps / Porch / Deck

Maintenance Issues

RAILING NEEDS PAINT

FRONT STAIRWAY

Handrails and guardrails need to be painted to prevent water damage or corrosion and more expensive repairs.

Recommendation

Contact a qualified painter.

3.2.3 Steps / Porch / Deck

Recommended Repairs

SEVERELY DETERIORATED CONCRETE STAIRWAY

FRONT STAIRWAY

Portions of the concrete stairway or severely deteriorated. This condition may worsen and become unsafe if not corrected.

Recommendation

Contact a qualified concrete contractor.

The cracked section of concrete is starting to come loose

3.3.1 Doors / Windows

Recommended Repairs

BROKEN GLASS IN WINDOW

MASTER BEDROOM

There is broken glass in the window. This condition may worsen and cause personal injury if not corrected.

Recommendation

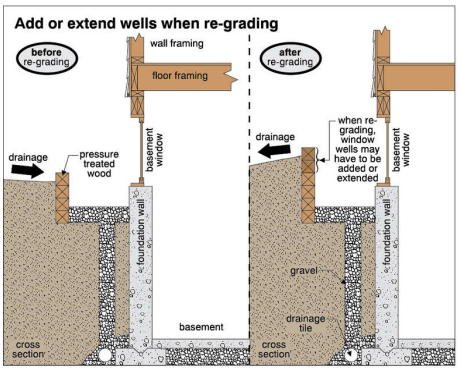
Contact a qualified window repair/installation contractor.

3.3.2 Doors / Windows

Recommended Repairs

POOR WINDOW CLEARANCE TO SOIL

There is insufficient clearance to the soil at one or more windows. This condition may allow water into the structure. The addition of window wells may be a possible solution.



3.3.3 Doors / Windows

Maintenance Issues

RUSTED LINTEL ABOVE DOOR

FRONT DOOR

The lintel above this door in the brick wall is rusted. This condition may damage the brick and will eventually structurally weaken the lintel.

Recommendation

Contact a qualified painter.

3.4.1 Siding / Trim / Flashing

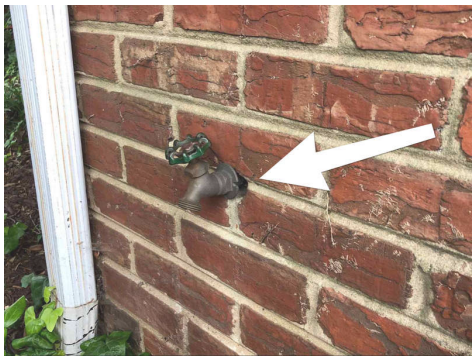
Maintenance Issues

GAPS AT PENETRATIONS

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

Recommendation

Contact a handyman or DIY project



3.4.2 Siding / Trim / Flashing

Recommended Repairs

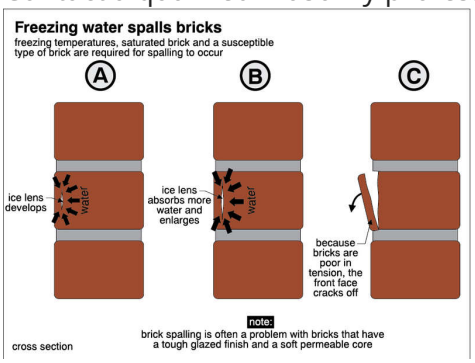
ISOLATED BRICK FLAKING

REAR

There are flaking or scaling bricks that should be repaired to prevent further deterioration and more expensive repairs.

Recommendation

Contact a qualified masonry professional.



3.5.1 Grading / Trees / Shrubs

Maintenance Issues

TREES NEED TRIMMING

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

Recommendation

Contact a qualified tree service company.

3.6.1 Fence / Retaining Wall Condition

Recommended Repairs

WALL DAMAGED BY TREE

A large tree was in close proximity to the stone retaining wall and appears to have caused movement and damage. This is likely to continue as long as the tree is present and may result in failure of the retaining wall.

4: ATTIC / INSULATION / VENTILATION

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

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

Information

Attic Condition: **Attic Access**

Inspected from opening, Too small to enter

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

Attic Condition: **Ventilation Method**

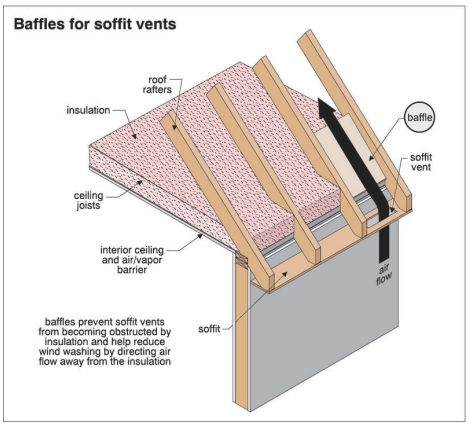
Gable vents

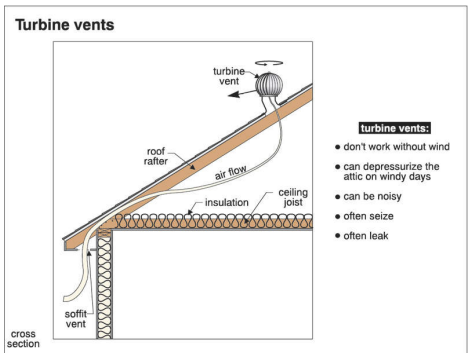
Attic ventilation is not an exact science and a standard ventilation approach that works well in one type of climate zone may not work well in another. The performance of a standard attic ventilation design system can vary even with different homesite locations and conditions or weather conditions within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

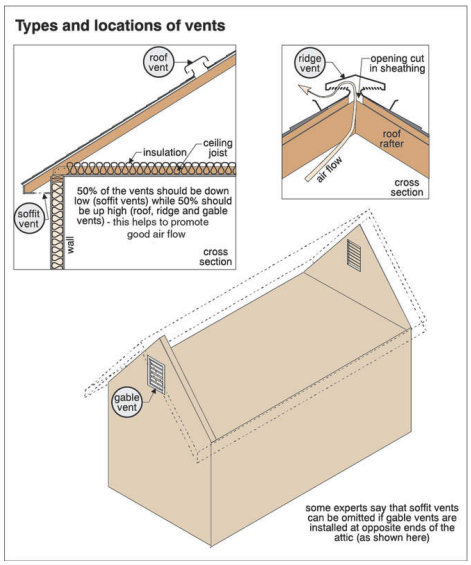
The typical approach is to thermally isolate the attic space from the living space by installing some type of thermal insulation on the attic floor. Heat that is radiated into the attic from sunlight shining on the roof is then removed using devices that allow natural air movement to carry hot air to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

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







Attic Condition: **Insulation Materials**

Loose fill fiberglass

Attic Condition: Insulation Depth

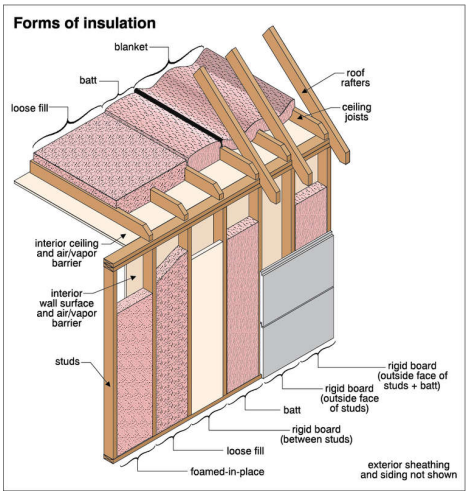
Approximately 4 inches

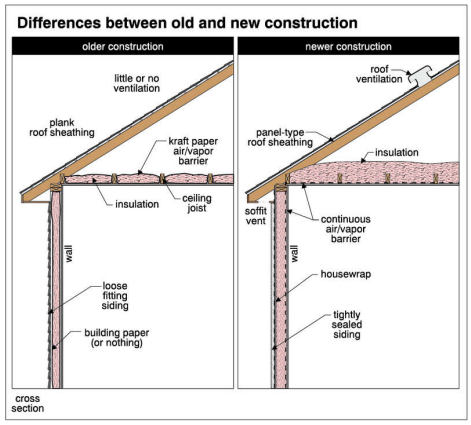
The recommended insulation levels in Maryland are a minimum of R-38 all the way up to R-60 or a depth between 12" and 22". This is just a recommendation and not a requirement for a new home.

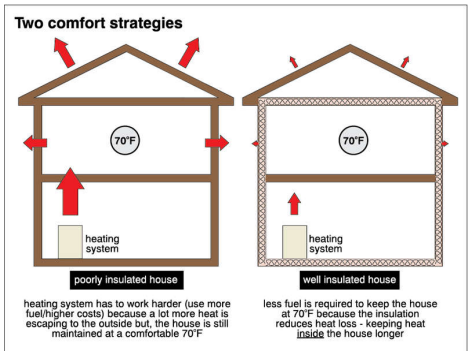
To learn more visit

Insulation Condition: Insulation Characteristics

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







Ventilation / Exhaust Fans: About Kitchen Ventilation

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

Learn more about health effects of cooking fumes

Ventilation / Exhaust Fans: Bathroom Ventilation Method

Window Only

Ventilation / Exhaust Fans: Dryer is Hard-wired

The electric clothes dryer is hard-wired. An electrical outlet will need to be installed when the dryer is replaced.

Limitations

Insulation Condition

CONCEALED BY FINISHES

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

Observations

4.2.1 Insulation Condition

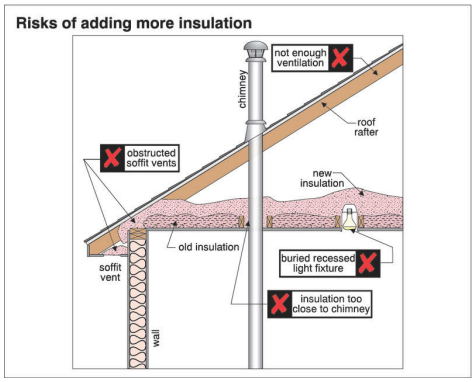
Recommended Repairs

INADEQUATE INSULATION IN ATTIC

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

Recommendation

Contact a qualified insulation contractor.



4.2.2 Insulation Condition

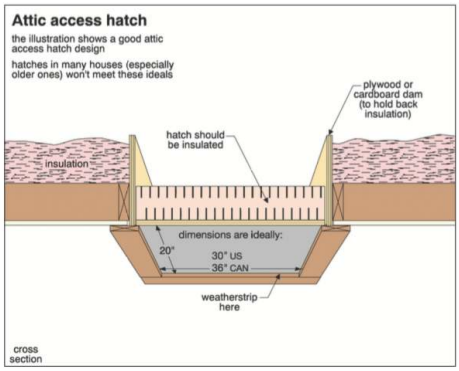
Recommended Repairs

NO HATCH INSULATION

Insulation is missing at the attic hatch. This will result in energy loss and higher heating and cooling bills.

Recommendation

Contact a qualified insulation contractor.



4.3.1 Ventilation / Exhaust Fans

Recommended Repairs

REPLACE DRYER VENT DUCT

The plastic dryer vent duct should be replaced with a metal duct. The dryer vent is disconnected and the warm, moist air is discharged into the basement.

Recommendation

Contact a handyman or DIY project

4.3.2 Ventilation / Exhaust Fans

Recommended Repairs

KITCHEN VENTED BY WINDOWS ONLY

Windows were the only source of ventilation in the kitchen and the windows need to be repaired to work properly. Windows are not usually effective at removing cooking fumes and steam from a kitchen. This condition will cause exposure to cooking fumes and possibly contamination of the area by aerosolized cooking oils and other materials which may not be easily cleaned from surfaces.

5: STRUCTURE

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

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

Information

Roof Structure: Inspection Access
Inspected from opening

Roof Structure: Roof Structure Materials
Traditional Framing, Solid wood planks

Ceiling Structure: Ceiling Structure Materials
Ceiling and floor joists

Most if not all of the ceiling structure will be concealed by attic insulation or ceiling finishes such as drywall or plaster. Any evidence of structural failure will be noted in the report.

Wall Structure: Wall Structure Materials
Brick and block

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

Floor Structure: Floor Structure Materials
Conventional wooden joists, Solid wood planks

Most if not all of the floor structure will be covered by floor covering, ceiling finishes or insulation. Any evidence of structural failure will be noted in the report.

Foundation: Foundation Access
Inspected from exterior, Inspected from interior

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

Foundation: Foundation Configuration
Walkout basement below grade exit

Foundation: **Foundation Materials**

Cement or cinder block

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

Limitations

Roof Structure

ROOF STRUCTURE CONCEALED BY INSULATION

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

Ceiling Structure

CEILING STRUCTURE CONCEALED BY INSULATION AND FINISHES

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

Wall Structure

WALL STRUCTURE CONCEALED BY FINISHES

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

Floor Structure

FLOOR STRUCTURE CONCEALED BY FINISHES

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

Foundation

FOUNDATION CONCEALED BY SOIL

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

6: INTERIOR

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

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

Information

Walls / Ceilings / Floors: Existing Homes

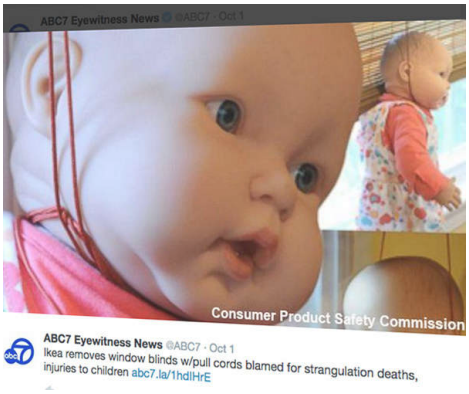
Settlement cracks and nail pops are normal signs of aging in a home. As moisture content in the air changes from season to season, the building materials in the home expand and contract. This will cause small cracks and nail pops in the ceiling that will require normal maintenance. Just as we develop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

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

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

Windows / Doors / Closets: Cord Strangulation Warning

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



Stairways / Railings: **About Stairway Safety**

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

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

Smoke Alarms: **New Maryland Law**

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

1. Replace battery-only operated smoke alarms with units powered by sealed in, ten-year/long-life batteries with a silence/hush feature. **Do Not replace a hardwired smoke alarm with a battery only smoke alarm.**

2. Upgrade smoke alarm placement in existing residential occupancies to comply with minimum specified standards. These standards vary according to when the building was constructed. The deadline for compliance with the new law is January 1, 2018.

3. Replace smoke alarms when they are 10 years old.

Observations

6.2.1 Windows / Doors / Closets

Recommended Repairs

DAMAGED WINDOW HARDWARE

THROUGHOUT MAIN FLOOR

Window hardware is damage and should be repaired to function properly. The affected windows would not latch properly and leaves the home unsecured against unauthorized entry.

Recommendation

Contact a qualified window repair/installation contractor.

6.2.2 Windows / Doors / Closets

Maintenance Issues

DOOR KNOB FAILED TO LATCH

MASTER BATHROOM

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

6.2.3 Windows / Doors / Closets

Recommended Repairs

WINDOW HARDWARE IS MISSING

LIVING ROOM

Window hardware is missing and the window is not working properly.

Recommendation

Contact a qualified window repair/installation contractor.

6.2.4 Windows / Doors / Closets

Recommended Repairs

WINDOW PAINTED STUCK

HALLWAY BATHROOM

One or more windows are painted shut and could not be opened for testing.

Recommendation

Contact a handyman or DIY project

6.3.1 Cabinets / Countertops

Recommended Repairs

MISSING SHELVES

KITCHEN

Shelves are missing in some of the cabinets.

Recommendation

Contact a qualified cabinet contractor.

6.4.1 Stairways / Railings

Safety Issue

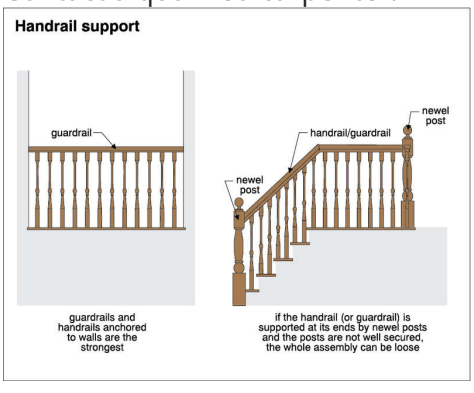
MISSING HANDRAIL

UPPER STAIRWAY

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

Recommendation

Contact a qualified carpenter.



6.5.1 Smoke Alarms

Recommended Repairs

REPLACE OLD SMOKE ALARMS

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

Recommendation

Contact a qualified professional.

6.5.2 Smoke Alarms

Safety Issue

CARBON MONOXIDE DETECTORS NEEDED

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

Recommendation

Contact a qualified professional.

7: APPLIANCES

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

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

Information

Appliances Present

Clothes washer, Clothes dryer, Gas range, Disposal

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

About Conveyance

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

Owner's Manuals

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

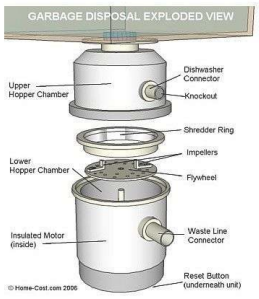
Disposal: About Garbage Disposals

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

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

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

To learn more



Dishwasher: About Dishwashers

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

Range / Cooktop / Oven: Free Standing Gas Range

A free standing gas range, often referred to as a stove, includes gas burners on the top and in the oven. These burners are controlled by the knobs or digital control panel which are used to regulate gas flow. Typically the burners on the top stay on but use more or less gas to determine the amount of heat needed for the setting.

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

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

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

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

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

Refrigerator: About Refrigerators

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

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

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

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

Clothes Washer / Dryer: Clean Dryer Vent Duct

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

Clothes Washer / Dryer: Dryer

Energy Source

Electric

Limitations

Microwave / Exhaust Fan

NO EXHAUST FAN IN KITCHEN

There is no microwave or exhaust hood above the stove.

Refrigerator

NO REFRIGERATOR

There is no refrigerator present at the time of inspection.

8: ELECTRICAL

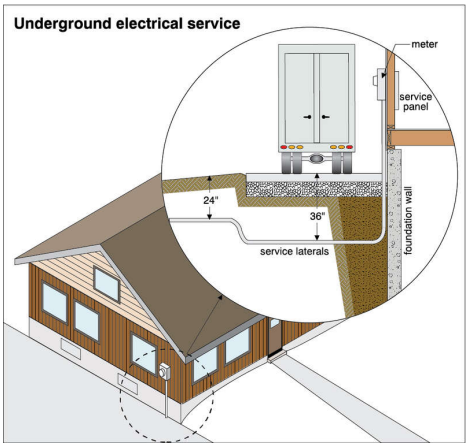
		IN	NI	NP	O
8.1	General Comments	X			X
8.2	Service Entry / Service Rating	X			X
8.3	Service Panel / Main Disconnect	X			X
8.4	Wiring / Grounding / Junction Boxes	X			X
8.5	Outlets / Lights / Ceiling Fans	X			X

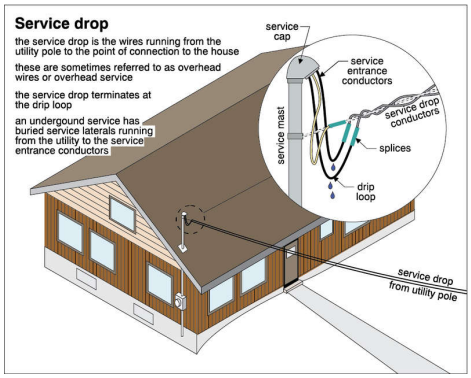
IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Service Entry / Service Rating: **Type of Service**

Overhead Service Drop



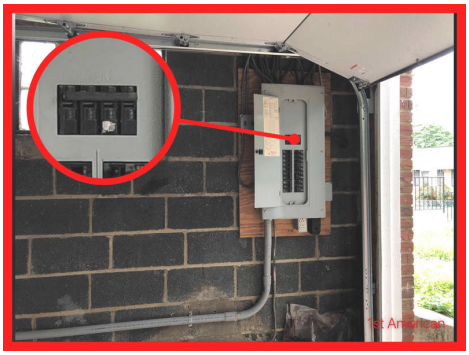


Service Entry / Service Rating:
Service Rating

60 - 100 amps

Service Panel / Main Disconnect: **Main Disconnect / Panel in Garage**

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



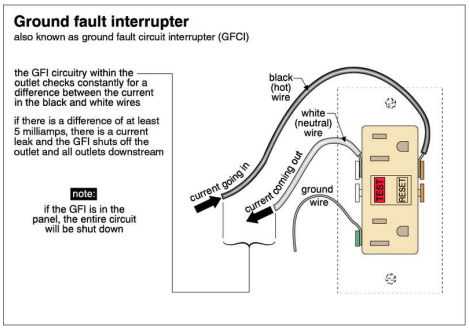
Wiring / Grounding / Junction Boxes: **Wiring Materials**

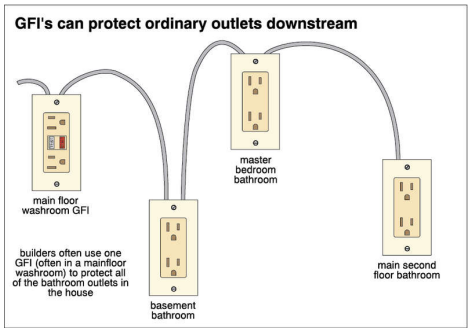
Armored Cable

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

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

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





Observations

8.1.1 General Comments

Safety Issue

HANDYMAN WORK EVALUATE

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

Recommendation

Contact a qualified electrical contractor.

8.2.1 Service Entry / Service Rating

Recommended Repairs

SEVERE CORROSION METER BOX

There is severe corrosion to the electric meter box. This condition will worsen if not corrected and may allow water into the structure or create a potentially unsafe condition.

Recommendation

Contact a qualified painter.

8.2.2 Service Entry / Service Rating

Recommended Repairs

SHEATHING DETERIORATED

The main service conductor sheathing was severely deteriorated at the time of inspection. This condition may lead to deterioration of the conductor insulation and possibly electrocution.

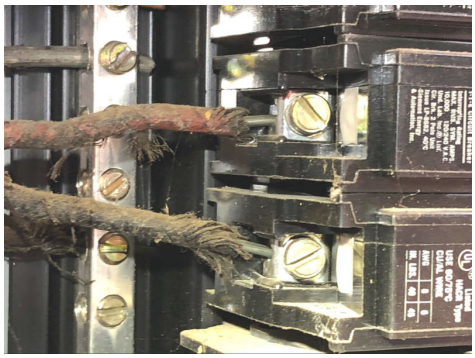
Recommendation

Contact a qualified electrical contractor.

8.3.1 Service Panel / Main Disconnect

Recommended Repairs

ALUMINUM WIRING HAZARDS



Single-strand aluminum wiring was observed in the main panel. Between approximately 1965 and 1973 aluminum wiring was sometimes substituted for copper branch circuit wiring in residential electrical systems. Neglected connections in outlets, switches and light fixtures containing aluminum wiring become increasingly dangerous as time passes. Poor connections cause wiring to overheat, creating a potential fire hazard. In addition to creating a potential fire hazard, the presence of aluminum wiring may have an effect on your insurance policy. You should ask your insurance agent whether the presence of aluminum wiring is a problem that requires changes to your policy language in order to ensure that your house is covered. Here are the reasons aluminum wiring connections deteriorate: Thermal expansion and contraction: Even more than copper, aluminum expands and contracts with changes in temperature. Over time, this will cause connections to loosen. When wires are poorly connected they overheat, which creates a potential fire hazard. Vibration: Electrical current vibrates as it passes through wiring. This vibration is more extreme in aluminum than it is in copper and as time passes, it can cause connections to loosen. Again, when wires are poorly connected they overheat, which creates a potential fire hazard. Oxidation: Exposure to oxygen in the air causes deterioration to the outer surface of wire. This process is called oxidation. Aluminum wire is more easily oxidized than copper wire and as time passes, this process can cause problems with connections. Again, when wires are poorly connected they overheat, which creates a potential fire hazard. Galvanic corrosion: When two different kinds of metal are connected to each other a very low-voltage electrical current is created which causes corrosion. Corrosion causes poor connections. More information is available at this comprehensive website. http://www.inspect-ny.com/aluminum/aluminum.htm Options for Correction The wiring should be evaluated by a qualified electrician. This means an electrician experienced in evaluating and correcting aluminum wiring problems. Not all electrical contractors qualify.

1. At a minimum, all connections should be checked and an anti-oxidant paste applied as needed.

2. Aluminum wire can be spliced to copper wire at the connections using approved wire nuts (called "pigtailing", not recomended by the US Consumer Product Safety Commision.)

3. Copalum crimps can be installed. Although this is the safest option, Copalum Crimps are expensive.

4. AlumiConn Connector.

5. Complete home re-wire. Costs will vary. Consult with a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

8.3.2 Service Panel / Main Disconnect

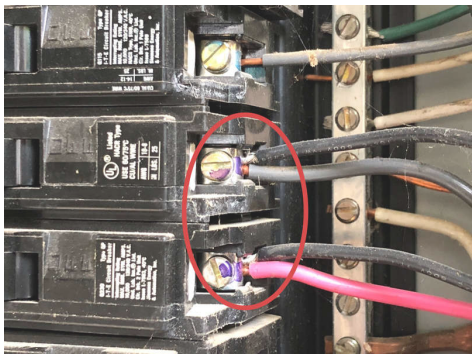
Recommended Repairs

DOUBLE TAPPED BREAKER

There is one or more double tapped breaker in the main service panel. A breaker should only serve on circuit.

Recommendation

Contact a qualified electrical contractor.



8.3.3 Service Panel / Main Disconnect

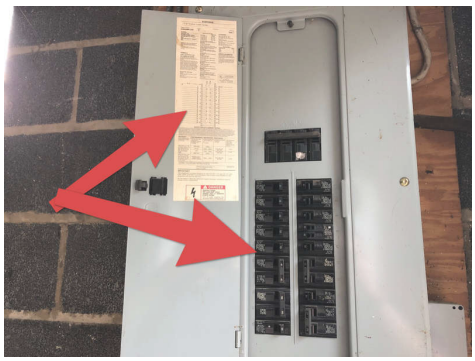
Recommended Repairs

LABEL BREAKERS

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

Recommendation

Contact a qualified electrical contractor.



8.3.4 Service Panel / Main Disconnect

Recommended Repairs

TWIST-ON WIRE CONNECTOR NEEDED

The twist-on wire connector (wire nut) is missing or deteriorated and needs to be replaced.

Recommendation

Contact a qualified electrical contractor.

8.4.1 Wiring / Grounding / Junction Boxes

Recommended Repairs

OPEN JUNCTION BOXES

BEDROOM ATTIC

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

Recommendation

Contact a qualified electrical contractor.

8.5.1 Outlets / Lights / Ceiling Fans

Safety Issue

NOT GFCI PROTECTED

BASEMENT

One or more areas of the home are not GFCI protected as required by modern safety standards. GFCI receptacles or breakers are important safety features that can protect one from accidental electrocution in wet locations such as kitchens and bathrooms.

Recommendation

Contact a qualified electrical contractor.

8.5.2 Outlets / Lights / Ceiling Fans

Recommended Repairs

LOOSE ELECTRICAL OUTLET

MASTER BATHROOM, REAR BEDROOM

There are one or more loose electrical outlets.

Recommendation

Contact a qualified electrical contractor.

8.5.3 Outlets / Lights / Ceiling Fans

Safety Issue

GARAGE NOT GFCI PROTECTED

There are one of more electrical outlets in the garage which are not GFCI protected. This is an important safety feature that should be present in potentially wet locations.

Recommendation

Contact a qualified electrical contractor.

8.5.4 Outlets / Lights / Ceiling Fans

Recommended Repairs

NO OUTLET IN BATHROOM

HALLWAY BATHROOM

There is no electrical outlet in this bathroom. This condition may lead to use of an extension cord connected to an outlet which is not GFCI protected.

Recommendation

Contact a qualified electrical contractor.

8.5.5 Outlets / Lights / Ceiling Fans

Recommended Repairs

PULL CHAIN MISSING FROM FIXTURE

BEDROOM CLOSET

The pull chain is missing from the light fixture and the light doesnt work properly.

Recommendation

Contact a qualified electrical contractor.

9: HEATING AND COOLING

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

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

Information

Heating Equipment: Heating System Age

1991

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

Heating Equipment: Heating Fuel / Energy Source

Natural Gas

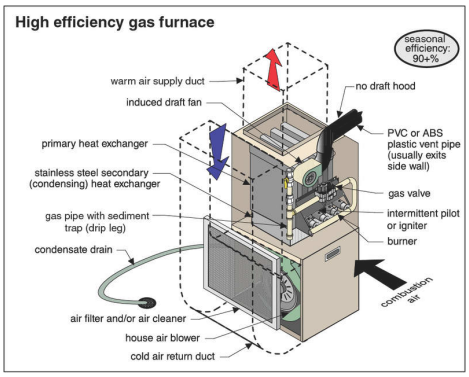
While electricity and natural gas are supplied directly from a utility, other fuels such as propane gas and heating oil require a scheduled delivery by an independent contractor. You should be careful to avoid running out of heating oil or propane in the during the winter months or you may experience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

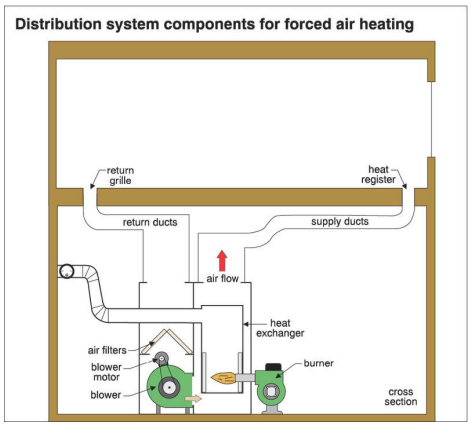
Heating Equipment: Heating System Manufacturer

Goodman

Heating Equipment: High-Efficiency Gas Furnace

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





Distribution of Heating / Cooling: About Cleaning Ducts

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

Learn more

Distribution of Heating / Cooling: Air Filter Maintenance

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

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

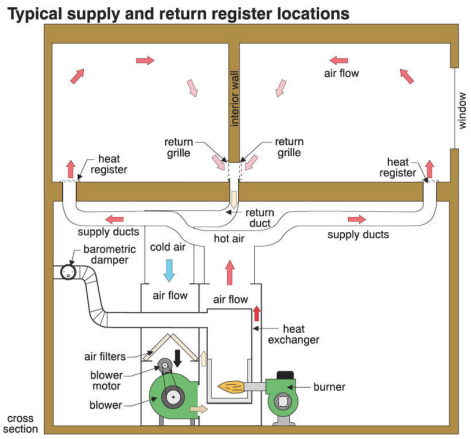
Distribution of Heating / Cooling: Filter Size

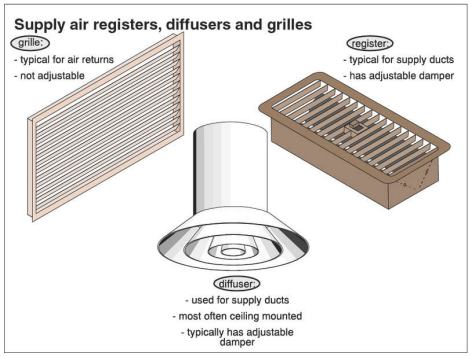
18x25x1

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

Distribution of Heating / Cooling: Forced Air Distribution

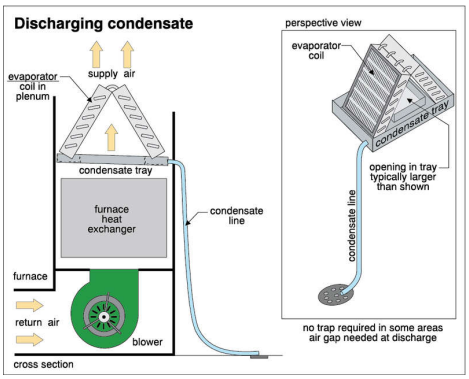
Once the temperature is set at the thermostat, cold air from the home is pulled into the system where it passes through the air filter, removing allergens like pollen and dust. It then blows the air through the air handler where it is warmed via the furnaces heat source and spread to the home through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





Condensate disposal: About Condensate Disposal

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



Cooling System: Cooling System Age

1991

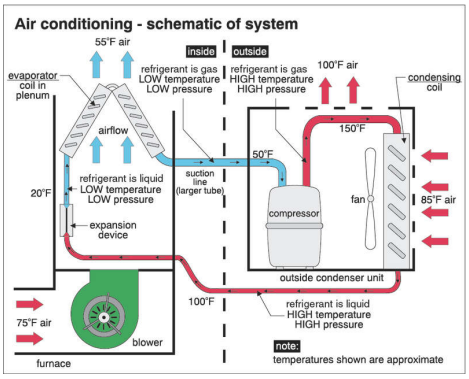
The age of the appliance is determined by use of an online database and cannot be guaranteed by you inspector.

Cooling System: Cooling System Manufacturer

Janitrol, Goodman

Cooling System: Split System Installed

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



Observations

9.1.1 Heating Equipment

Recommended Repairs

OLD HEATING SYSTEM, BUDGET TO REPLACE

The heating system has exceeded the life expectancy for our region. You should budget to replace it at any time. This equipment should be serviced annually prior to heating season to ensure that it is safe to use.

Recommendation

Contact a qualified heating and cooling contractor

9.1.2 Heating Equipment

Recommended Repairs

CORROSION INSIDE FURNACE

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

Recommendation

Contact a qualified heating and cooling contractor

9.1.3 Heating Equipment

Recommended Repairs

CONDENSATE LEAK IN FURNACE

There is evidence of leakage into the furnace. This may be due to condensate leakage from the evaporator coil or venting. This condition may worsen if not corrected.

Recommendation

Contact a qualified heating and cooling contractor

9.1.4 Heating Equipment

Recommended Repairs

CORRODED BURNERS

Excessive amounts of dirt and rust flakes on the furnace burner assembly may affect the burner function.

Recommendation

Contact a qualified heating and cooling contractor

9.6.1 Cooling System

Recommended Repairs

OLD COOLING SYSTEM, BUDGET TO REPLACE

Based on the date of manufacture, the cooling system has exceeded the predicted life expectancy for our region of the country. Your Inspector recommends annual servicing of the equipment and budgeting to replace it at any time.

Recommendation

Contact a qualified heating and cooling contractor

9.6.2 Cooling System

Recommended Repairs

DIRTY CONDENSER

The condenser coils (outside unit) were observed to be dirty. Dirty refrigerant coils are the primary cause of major repairs to air conditioning equipment.

Recommendation

Contact a qualified heating and cooling contractor

9.6.3 Cooling System

Maintenance Issues

TEMP SPLIT MINIMAL

The cooling system was lowering the temperature minimally (15 degrees) and may need servicing soon.

Recommendation

Contact a qualified heating and cooling contractor

10: PLUMBING

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

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

Information

Water Supply Piping / Shutoff: Main Shutoff Location

Garage

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

Water Supply Piping / Shutoff: Water Source

Public Utility

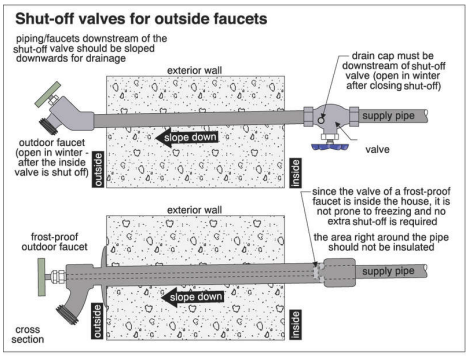
Water Supply Piping / Shutoff: Supply Pipe Materials

1/2", 3/4", Copper

These are the pipes running throughout the house.

Water Supply Piping / Shutoff: Remember To Winterize

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



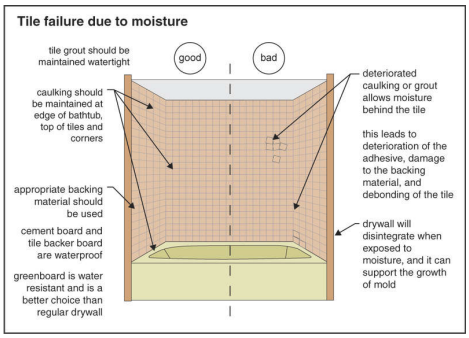
Water Supply Piping / Shutoff: Water service in garage

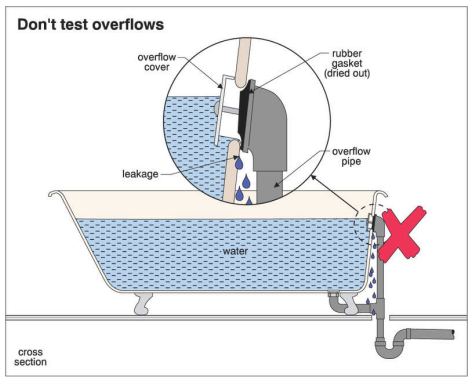
The main water service enters the garage. The garage is typically an unheated, unconditioned space. If the pipes are allowed to freeze they will burst and flood the area.

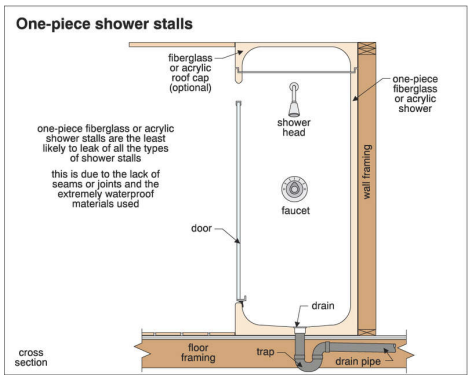
Bathtubs / Showers: Maintenance

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

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

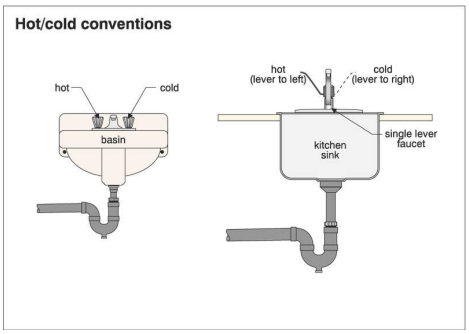


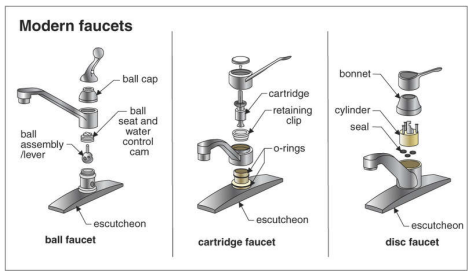




Faucets / Sinks / Toilets: About Sinks & Faucets

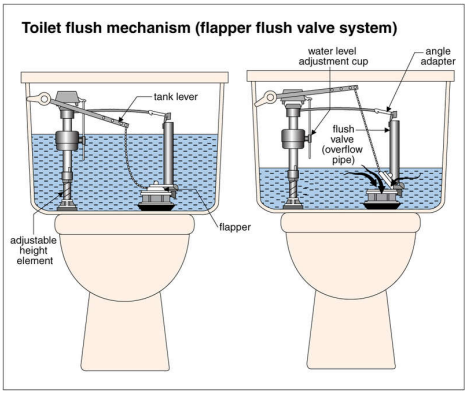
Connections to sink drains and faucets are a common source of leakage in a home. Faucets require occasional maintenance to function properly. Faucets purchased at the big box stores are typically of a lower quality than faucets purchased at an actual plumbing supply house. Plumbing contractors will usually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

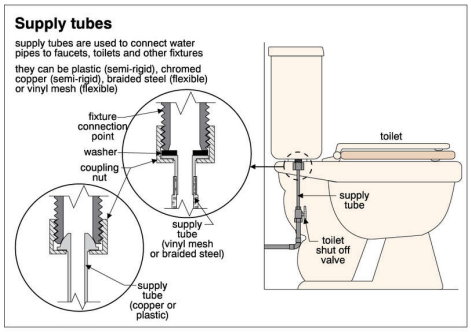


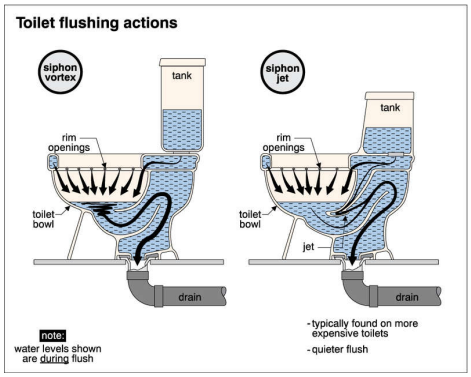


Faucets / Sinks / Toilets: About Toilets

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





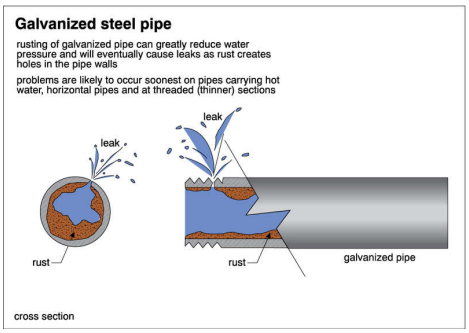


Drain, Waste and Vent Piping: About Cast Iron

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

Drain, Waste and Vent Piping: Galvanized Piping

The drain, waste and vent piping is galvanized steel. Galvanized steel has a 40-50 year life expectancy and tends to rust out from the inside. Galvanized pipe was used during the first half of the 20th century and is approaching or may have exceeded the predictable service life.



Drain, Waste and Vent Piping: Materials

PVC, Galvanized Steel, Cast Iron

Water Heating: Water Heater Life Expectancy

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

1) Quality of manufacture - As your would expect, the premium-priced water heaters with the longer warranties and features like a porcelain-lined tank, larger heating elements, and better insulation will hold up longer.

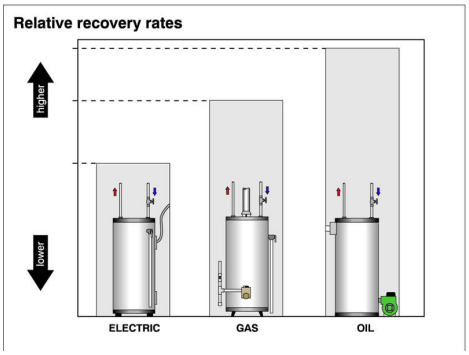
2) Rate of usage - A 40-gallon water heater serving a family of six is not going to last as long as one serving an older couple with no children.

3) Installation - A homeowner or handyman installation can shorten the life of a water heater, especially a gas-fired one.

4) Maintenance - The simplest and easiest maintenance item is draining the water heater to flush out sediment accumulation at the bottom every two years, or sooner if you have a lot of sediment in the water.

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

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



Gas System: Type of Gas Piping

Black Steel

Limitations

Water Supply Piping / Shutoff

MOST SUPPLY PIPING NOT VISIBLE

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

Drain, Waste and Vent Piping

MOST DRAIN PIPES NOT VISIBLE

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

Observations

10.1.1 Water Supply Piping / Shutoff

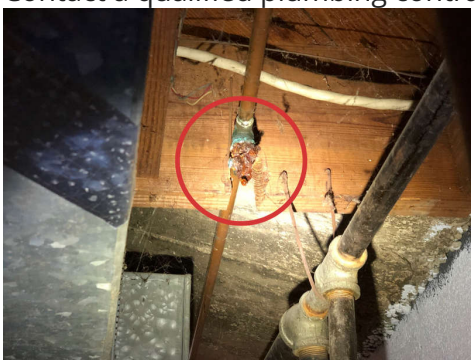
Recommended Repairs

ACTIVE LEAK ABOVE WATER HEATER

There is an active leak above the water heater next to the furnace.

Recommendation

Contact a qualified plumbing contractor.



10.3.1 Faucets / Sinks / Toilets

Recommended Repairs

LOOSE EXTERIOR FAUCET

FRONT, LEFT SIDE

This exterior faucet is loose and should be secured to prevent damage to the plumbing pipes and leakage.

Recommendation

Contact a qualified plumbing contractor.

10.4.1 Drain, Waste and Vent Piping

Recommended Repairs

CAST IRON CORRODED

Cast Iron piping is corroded. This condition may worsen and cause leakage.

Recommendation

Contact a qualified plumbing contractor.

10.4.2 Drain, Waste and Vent Piping

Recommended Repairs

GALVANIZED CORRODED

BASEMENT

Galvanized drain/waste pipes are corroded. This condition may worsen and cause leakage, water damage and possibly mold growth if not corrected. Your Inspector recommends: A qualified plumbing contractor evaluates the corroded galvanized steel drain/waste pipes and makes any necessary repairs.

Recommendation

Contact a qualified plumbing contractor.

10.5.1 Water Heating

Safety Issue

NO TPR DISCHARGE PIPE

A temperature pressure relief valve (TPR) should have a discharge pipe that extends to within 6 inches of the floor to prevent scalding if the valve discharges overheated water.

Recommendation

Contact a qualified plumbing contractor.