



SUMMARY
1234 Main St. Frederick Maryland
21702
Buyer Name
04/19/2019 9:00AM

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3.1.1 Siding, Flashing & Trim

WIND DAMAGE

RIGHT SIDE



Siding showed signs of wind damage. This could allow moisture in, resulting in structural damage. Recommend a qualified siding contractor evaluate and repair.

Recommendation
Contact a qualified siding specialist.



3.4.1 Decks, Balconies, Porches & Steps

DECK STAIRS - UNSTABLE SUPPORT

REAR



Rear deck stairs appears unstable. This could cause a safety hazard and further deterioration of the deck. Recommend qualified deck contractor evaluate and repair by adding more supports for deck stairs.

Recommendation
Contact a qualified deck contractor.



4.1.1 Foundation

FOUNDATION CRACKS

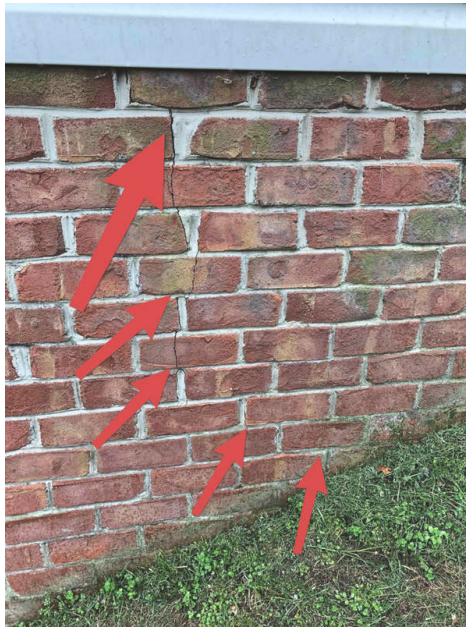
LEFT SIDE

Severe cracking noted at the foundation. This is typically consistent with soil movement and could lead to serious damage to structural components, foundation and/or slabs. Recommend a structural engineer evaluate and provide a report on course of action and remedy.

[Here is an informational article](#) on foundation cracks.

Recommendation

Contact a qualified structural engineer.



5.1.1 Equipment

FILTER DIRTY

BASEMENT

The furnace filter is dirty and needs to be replaced every 6 months.



6.1.1 Cooling Equipment

INSULATION MISSING OR DAMAGED

 Recommendation

REAR

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation

Contact a qualified HVAC professional.



6.1.2 Cooling Equipment

SYSTEM NEARING END OF LIFE EXPECTANCY

 Recommendation

REAR

The HVAC system was installed new in 1995. This unit is 24 years old. Systems can last 25+ years with regular maintenance. This unit was functioning properly at time of inspection. Recommend evaluation by qualified HVAC contractor and plan for replacement in the next couple of years.

Recommendation

Contact a qualified HVAC professional.



7.3.1 Water Supply, Distribution Systems & Fixtures

TOILET LEAKING

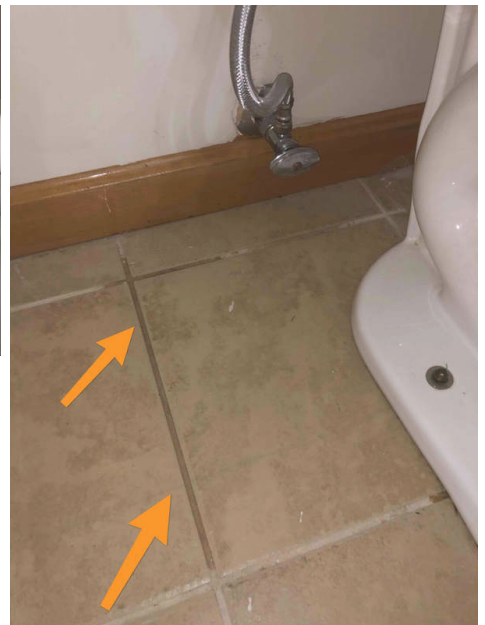
 Recommendation

FIRST FLOOR AND UPSTAIRS MASTER

Upstairs toilet is leaking. First floor toilet is leaking at the tank. Recommend a qualified plumber evaluate and repair to prevent further water damage.

Recommendation

Contact a qualified plumbing contractor.



SINK LEAKING

BOTH SECOND FLOOR SINKS

One or more sinks were leaking at time of inspection. Recommend evaluation by qualified plumbing contractor to prevent further water damage.

Recommendation

Contact a qualified plumbing contractor.



TPR VALVE PLUGGED

BASEMENT

The TPR valve was plugged at time of inspection. This valve should have a pipe that discharges no more than 6 inches from the floor. Recommend repair by qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



7.4.2 Hot Water Systems, Controls, Flues & Vents

EXPOSED ELECTRICAL CONNECTION

BASEMENT

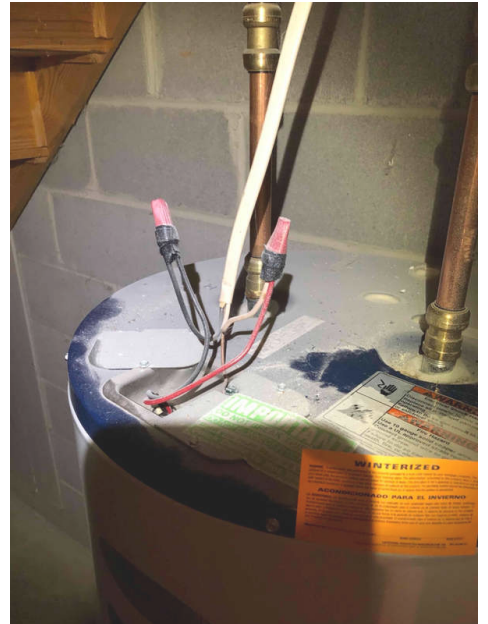
The electrical connection for the water heater was exposed. Recommend repair by qualified HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



Safety Hazard



8.4.1 Lighting Fixtures, Switches & Receptacles

RECEPTACLE INOPERABLE

FRONT PORCH

One or more receptacles was inoperable. Recommend evaluation and repair by qualified electrician.

Recommendation

Contact a qualified electrical contractor.



Recommendation



9.4.1 Exhaust Systems

RANGE HOOD VENT LEAKING

 Recommendation

ATTIC

The exhaust vent for the range hood was noted to have some moisture in the wood around it. The vent on the roof seems to have been pushed down to try and prevent water intrusion which may have compromised the seals. Recommend repair/evaluation by qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.



11.4.1 Garbage Disposal

INOPERABLE

 Recommendation

KITCHEN

Garbage disposal was inoperable at the time of inspection. Recommend qualified handyman repair.

[Here is a DIY resource for troubleshooting.](#)

Recommendation

Contact a qualified appliance repair professional.

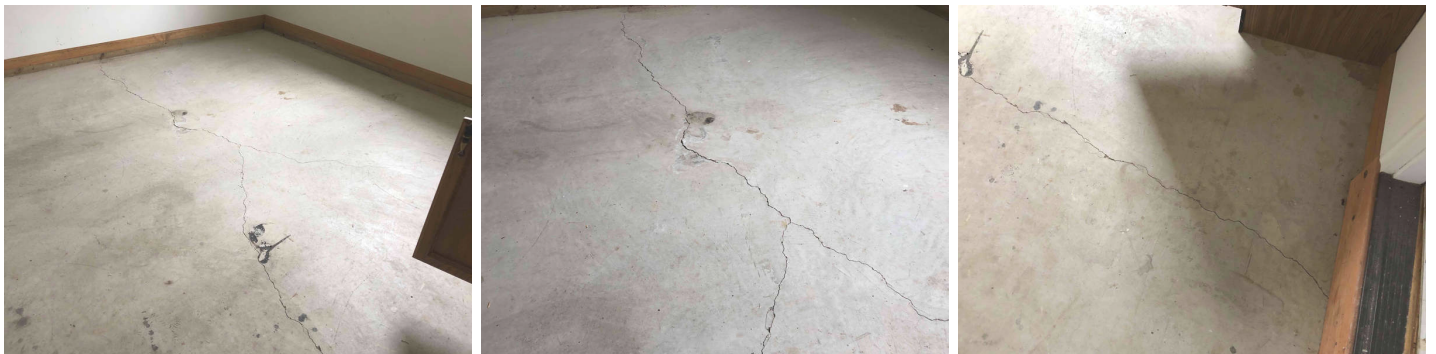


12.2.1 Floor
CRACKING
GARAGE

 Recommendation

Cracking visible in the garage floor. I recommend a structural engineer evaluate.

Recommendation
Contact a qualified structural engineer.



12.2.2 Floor
SETTLING
GARAGE

 Recommendation

Garage floor shows signs of settling in the soil beneath the slab. Recommend a structural engineer evaluate for potential repairs.

Recommendation
Contact a qualified structural engineer.

