



## SUMMARY

1234 Main St. Columbia MD 21044

Buyer Name  
02/16/2019 9:00AM

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The following items or discoveries indicate that these systems or components **do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home.

This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

### 3.7.1 Improper Storage of Materials

## MATERIALS NOT STORED PROPERLY

### GARAGE

Some building materials were not stored properly allowing ground contact that will damage the material overtime, and may allow mold growth. We recommend to properly store these items and discard any damaged materials.

Recommendation

Contact your builder.



Trusses Stored With Ground Contact / Uncovered

### 5.1.1 Wall Sheathing

## DAMAGED OSB WALL SHEATHING

### FOURTH FLOOR EXTERIOR WALL

The Wall Sheathing was damaged at the time of inspection. We recommend to inspect and repair.

Recommendation

Contact your builder.



Damaged OSB Sheathing On 4th Floor Exterior Wall

### 5.2.1 House Wrap & Metal Lath

## MISSING TAPE

The House Wrap Tape has not been applied around the exterior wall penetrations. Tape was also missing on the upper left exterior wall. We recommend to inspect and install according to manufacturers instructions.

Recommendation  
Contact your builder.



Missing House Wrap Tape

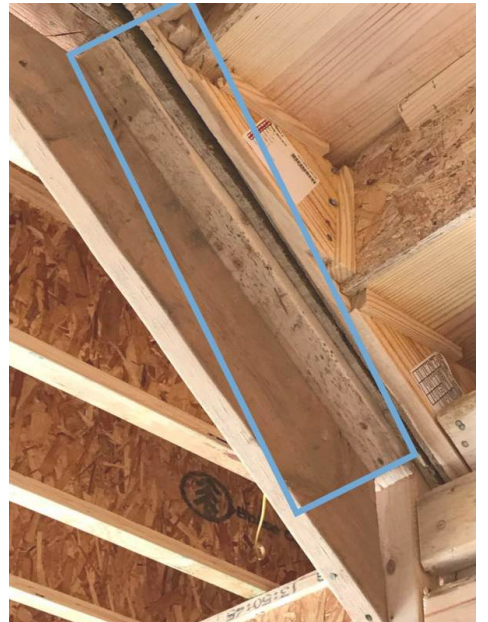
### 6.1.1 Roof and Floor Structure

#### **MICROBIAL GROWTH**

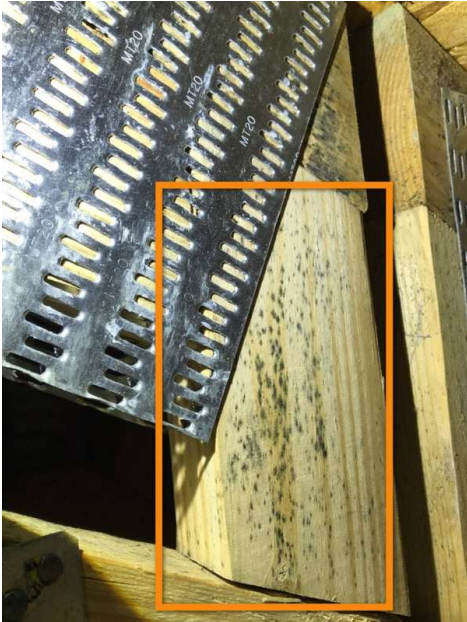
ATTIC, 4TH FLOOR, 3RD FLOOR, 2ND FLOOR, 1ST FLOOR

Areas of the floor and roof trusses had visible signs of microbial growth at the time of inspection. This is likely due to trusses being stored in damp areas. Affected trusses were observed on each level of the home, and in the attic space. Areas of concern on each level should be tested by a mold inspector. Fungal growth should be removed by a qualified contractor or mold remediation professional. If you have health concerns about mold you may want to consult with an environmental specialist.

Recommendation  
Contact a qualified mold inspection professional.



Bio-Growth In Garage Adjacent To Stairs



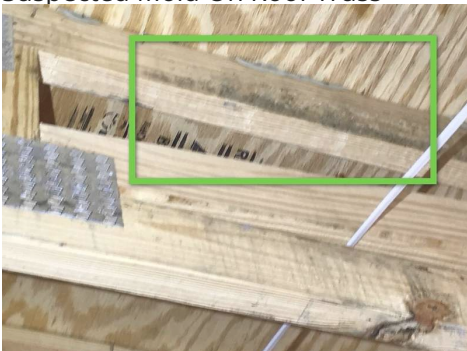
Suspected Mold On Roof Truss



Suspected Mold Above 3rd Floor Bedroom (Front)



Suspected Mold On Roof Truss



Suspected Mold On 3rd Floor Floor Truss



Suspected Mold On First Floor Truss



Suspected Mold Growth On Truss Above Master Bathroom



Suspected Mold Above 3rd Floor Bedroom (Front)

### 6.3.1 Ceilings Structure

#### **DAMAGED TRUSS CHORD**

##### 3RD FLOOR MASTER BEDROOM

The Truss Chord was damaged/cut at the time of inspection. We recommend to have a Qualified Contractor to inspect and repair.

Recommendation

Contact a qualified professional.



Damaged Chord Truss



Damaged Chord Truss In Master Bedroom

7.7.1 Hose Bibs Secured

**FRONT HOSE BIB LOOSE**

EXTERIOR FRONT

The front hose bib was loose at the time of the inspection. Recommend securing the front exterior hose bib.

Recommendation

Contact a qualified professional.



Hose Bib Example



Front Hose Bib Loose

7.8.1 Draft Stop Damaged

**DRAFT STOP DAMAGED**

MASTER BEDROOM

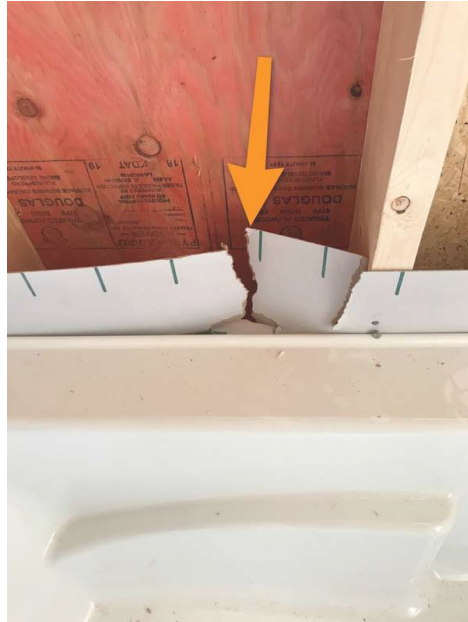
The draft Stop board behind the master bathroom tub was damaged at the time of inspection. Recommend repair or replacement by a qualified professional.

Recommendation

Contact a qualified professional.



Damaged "Draft-Stop" Rigid Board



Damaged Draft Stop Board

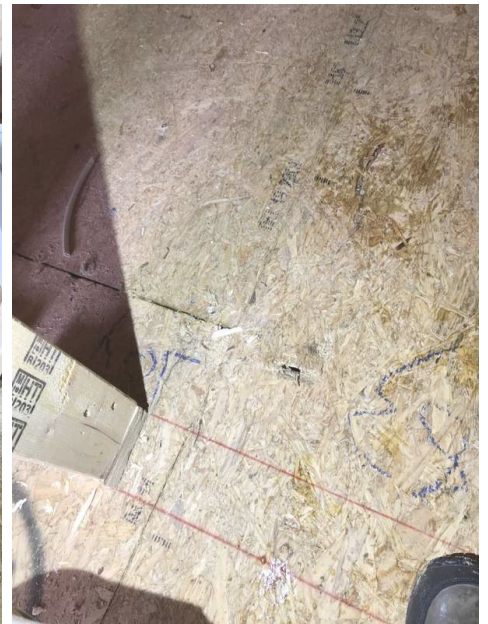
12.6.1 Sub-Flooring Installed & Secured  
**DAMAGED SUB FLOORING**

Two holes were observed in the OSB subflooring on the fourth floor. Recommend repair by a qualified professional.

Recommendation  
Contact a qualified professional.



Fourth Floor



Fourth Floor Closet