



**HOMETOWN INSPECTIONS**  
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<https://www.hometowninspect.com>



## RESIDENTIAL HOME INSPECTION

1234 Main St. Cambridge MD 21613

Buyer Name

01/11/2021 9:00AM



Inspector

**Robert Davis**

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Agent

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# SUMMARY

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MAINTENANCE/MONITOR

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- 🔧 3.2.1 Exterior - Wall-Covering, Flashing & Trim: Damaged Masonry Exterior
- 🔧 3.3.1 Exterior - Vegetation, Surface Drainage, Retaining Walls & Grading: Vegetation in contact with house
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# 1: INSPECTION DETAIL

## Information

### Overview

A home inspection is a non invasive, visual examination of the accessible areas of the property, designed to identify areas of concern within specific systems or components defined by the State of Maryland Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. 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, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises. THIS IS NOT A CODE INSPECTION.

Listed below is a description of the Categories used throughout the report to help understand the severity of an item. Any items list in the below categories may be based on the inspectors opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner, but designed to inform the current client of the current condition of the property and structure. They may be used in negotiations between real estate professionals.

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

**Repair/Correct/Replace** (Listed in orange) = 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 is an adverse condition at some point in the future; consideration 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 licensed handyman or qualified contractor of trade and are not considered routine maintenance or DIY items.

**Major Concern, Safety or Immediate Attention** (Listed in red) = The item, component, or system poses a safety concern to occupants in or around the home. Some listed concerns may have been considered acceptable for the time of the structures construction, but pose a current risk. The item, component or system is not functioning as intended and possible damage to the structure or injury may result.

## 2: ROOF

		IN	NI	NP	D	L
2.1	Roof Covering	X				
2.2	Flashing	X				
2.3	Gutters & Downspouts	X			X	
2.4	Plumbing Vent Pipes	X				
2.5	Flue Gas Vent Pipes	X				
2.6	Skylight			X		

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiencies    L = Limitations

### Information

#### Roof Covering: Roof Was Inspected

Inspection Pole with Camera,  
Ground

#### Roof Covering: Type of Roof-Covering Described

Asphalt Shingles

### Limitations

Roof Covering

#### ROOF COVERINGS RESTRICT FULL VISUAL ACCESS

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire system. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc.

Flashing

#### DIFFICULT TO SEE EVERY FLASHING

Most flashing is not observable, because the flashing material itself is covered and hidden by the roof covering or other materials. So, it's impossible to see everything. A home inspection is a limited visual-only inspection.

Gutters & Downspouts

#### COULDN'T REACH THE GUTTERS

I was unable to closely reach and closely inspect the installation of all of the gutter components and systems.

### Observations

## 2.3.1 Gutters &amp; Downspouts

**NEGATIVE DRAINAGE**

## VARIOUS LOCATIONS

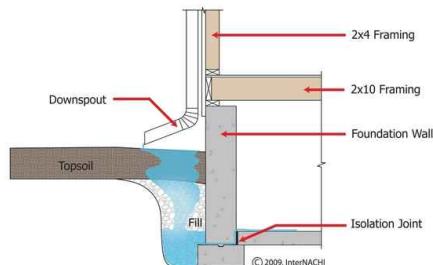
Gutter showed signs of discharging water toward the house.

Recommend extending the downspout six feet away from the house.

## Recommendation

Contact a qualified gutter contractor

Moisture Intrusion - Downspout



Example



### 3: EXTERIOR

		IN	NI	NP	D	L
3.1	Eaves, Soffits & Fascia	X				
3.2	Wall-Covering, Flashing & Trim	X				
3.3	Vegetation, Surface Drainage, Retaining Walls & Grading	X			X	
3.4	GFCIs & Electrical	X				
3.5	Walkways & Driveways	X				
3.6	Stairs, Steps, Stoops, Stairways & Ramps	X				
3.7	Porches, Patios, Decks, Balconies & Carports	X				
3.8	Railings, Guards & Handrails	X				
3.9	Windows	X				
3.10	Exterior Doors	X			X	
3.11	Exhaust Hoods	X				
3.12	Plumbing	X			X	
3.13	Detached structures				X	

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## Information

### Wall-Covering, Flashing & Trim:

#### Type of Wall-Covering Material

#### Described

Various Materials

## Limitations

Eaves, Soffits & Fascia

### INSPECTION WAS RESTRICTED

My inspection of the exterior was limited. I did not reach and access closely every part of the eaves, soffit, and fascia.

Wall-Covering, Flashing & Trim

### INSPECTION WAS RESTRICTED

I did not inspect all of the exterior wall-covering material. A home inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

Windows

### INSPECTION RESTRICTED

I did not inspect all windows. I did inspect a representative number of them. It's impossible to inspect every window component closely during a home inspection. A home inspection is not an exhaustive evaluation. I did not reach and access closely every window, particularly those above the first floor level.

## Observations

### 3.2.1 Wall-Covering, Flashing & Trim

#### DAMAGED MASONRY EXTERIOR

##### BACK

The masonry exterior was damaged in this area.

Recommend evaluation and correction by qualified mason.

Recommendation

Contact a qualified masonry professional.



Maintenance/Monitor



### 3.3.1 Vegetation, Surface Drainage, Retaining Walls & Grading



Maintenance/Monitor

#### VEGETATION IN CONTACT WITH HOUSE

##### BACK LEFT

Vegetation was in contact with the house. This will lead to damage, and water intrusion. Recommend trimming back vegetation 12 inches from house exterior.

Recommendation

Contact a qualified professional.



### 3.10.1 Exterior Doors

#### DAMAGED DOOR

##### LEFT SIDE AT GARAGE

This door was damaged.

Recommend correction.



Recommendations

Recommendation  
Contact a qualified carpenter.



## 3.10.2 Exterior Doors

- Recommendations

**MOISTURE INTRUSION**

## 2ND FLOOR BALCONY EXTERIOR DOORS

Moisture intrusion was found in this area.

This will lead to wood rot.

Recommend evaluation and correction.

Recommendation

Contact a qualified professional.





## 3.12.1 Plumbing

**UNSECURED PLUMBING**

BACK AT CRAWLSPACE DOOR AND BACK LEFT SIDE

The plumbing in this area was not properly secured.

Recommend evaluation and correction.

Recommendation

Contact a qualified professional.



Maintenance/Monitor



## 4: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

		IN	NI	NP	D	L
4.1	Crawlspac	X			X	
4.2	Crawlspac Insulation/Ventilation	X				
4.3	Foundation	X				
4.4	Sump Pump			X		

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### Information

**Crawlspac: Under-Floor Crawl Access Location**

Exterior, Back

**Crawlspac**

**Insulation/Ventilation:**

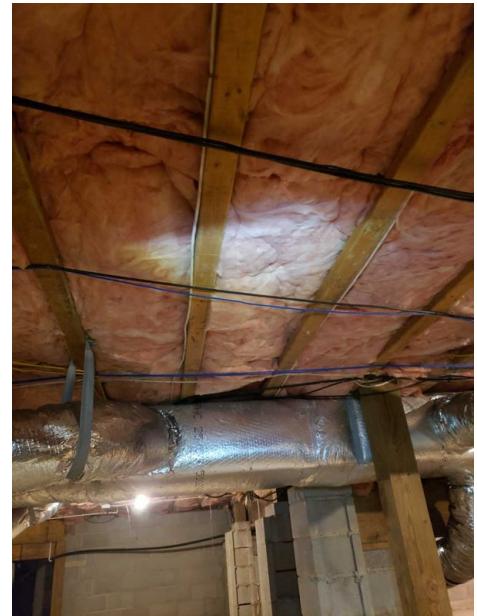
**Approximate Average Depth of Insulation**  
9-12 inches

**Crawlspac**

**Insulation/Ventilation: Type of**

**Insulation Observed**

Fiberglass



**Foundation: Type of Foundation Described**

Masonry Block

### Observations

4.1.1 Crawlspac

**ACTIVE WATER PENETRATION OBSERVED**

CRAWLSPACE FRONT RIGHT CORNER



Recommendations

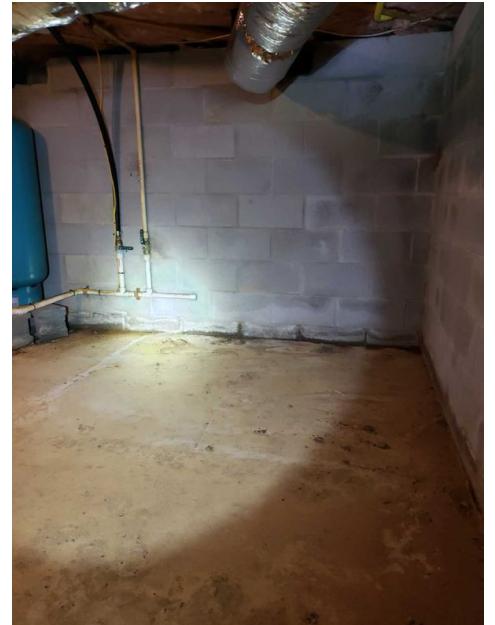
I observed indications of active water penetration into the crawlspace.

This may require the installation of a french drain.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.



#### 4.1.2 Crawlspace

### ACTIVE WATER PENETRATION OBSERVED

CRAWLSPACE FRONT LEFT CORNER

I observed indications of active water penetration into the crawlspace.

This may require the installation of a french drain.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.



Recommendations



#### 4.1.3 Crawlspace

### ACTIVE WATER PENETRATION OBSERVED

CRAWLSPACE AT PERIMETER FRAMING VARIOUS LOCATIONS

I observed indications of active water penetration into the crawlspace at the perimeter band board framing.

This may be the result of improper flashing behind the siding.

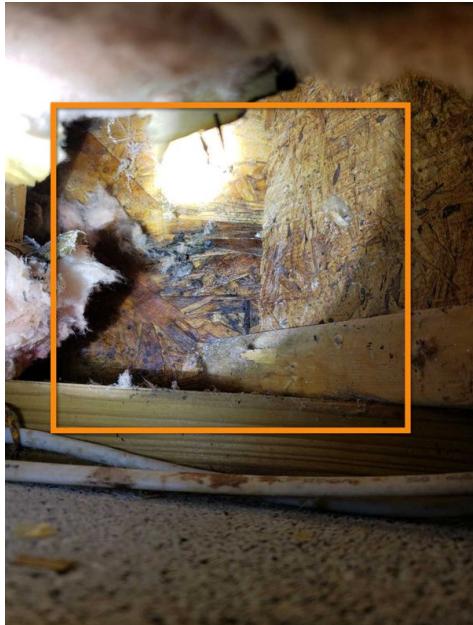
Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.



Safety Items and Significant Defects



## 4.1.4 Crawl space

**WOOD DESTROYING INSECT EVIDENCE**

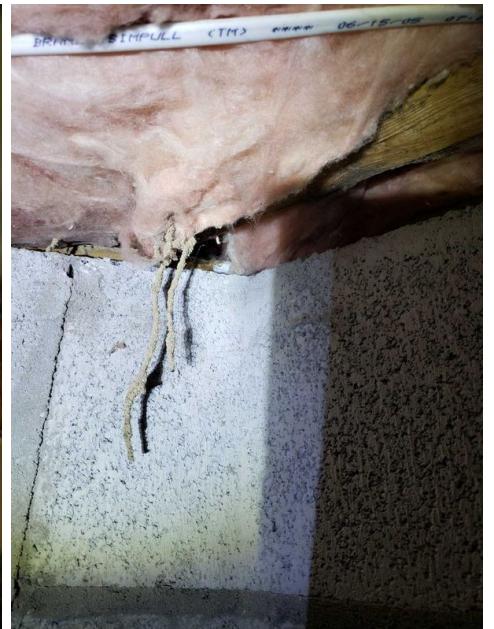
CRAWLSPACE FRONT LEFT BEHIND GARAGE

Evidence of wood destroying insects.

Recommend further evaluation and correction.

Recommendation

Contact a qualified pest control specialist.

**→ Recommendations**

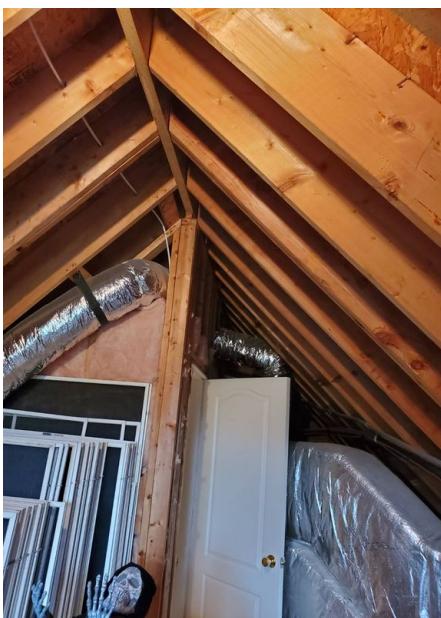
## 5: ATTIC, INSULATION & VENTILATION

		IN	NI	NP	D	L
5.1	Structural Components & Observations in Attic	X				
5.2	Insulation in Attic					
5.3	Ventilation in Attic	X				
5.4	Mechanical Exhaust System	X				

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### Information

#### Structural Components & Observations in Attic: Images



**Insulation in Attic: Approximate Average Depth of Insulation**  
6-9 inches

**Insulation in Attic: Type of Insulation Observed**  
Fiberglass

#### Insulation in Attic: Images



## Limitations

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Structural Components & Observations in Attic

### **COULD NOT SEE EVERYTHING IN ATTIC**

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.

## 6: CHIMNEY, FIREPLACE, OR STOVE

		IN	NI	NP	D	L
6.1	Masonry Chimney	X				
6.2	Factory-Built Chimney			X		
6.3	HVAC System Masonry Chimney			X		
6.4	Fireplace	X				

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### Information

#### Fireplace: Type of Fireplace

Gas Fireplace Insert, Masonry



### Limitations

Masonry Chimney

#### CHIMNEY INTERIOR IS BEYOND THE SCOPE

Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue.

Masonry Chimney

#### RECOMMEND CLEANING AND INSPECTION

I recommend hiring a certified chimney sweep to inspect, clean, and further evaluate the interior of the fireplace system prior to use, and every year as part of a homeowner's routine maintenance plan.

Factory-Built Chimney

#### CHIMNEY INTERIOR IS BEYOND THE SCOPE

---

Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue.

---

Factory-Built Chimney

### **RECOMMEND CLEANING AND INSPECTION**

I recommend hiring a certified chimney sweep to inspect, clean, and further evaluate the interior of the fireplace system prior to use, and every year as part of a homeowner's routine maintenance plan.

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HVAC System Masonry Chimney

### **CHIMNEY INTERIOR IS BEYOND THE SCOPE**

Inspecting the chimney interior and flue is beyond the scope of a home inspection. An inspector is not required to inspect the flue or vent system, and is not required to inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Out of courtesy only, the inspector may take a look at readily accessible and visible parts of the chimney flue.

---

HVAC System Masonry Chimney

### **RECOMMEND CLEANING AND INSPECTION**

I recommend hiring a certified chimney sweep to inspect, clean, and further evaluate the interior of the fireplace system prior to use, and every year as part of a homeowner's routine maintenance plan.

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Fireplace

### **FIREPLACE AND STACK INSPECTION LIMITATIONS**

Not every component of the fireplace and chimney stack system are. This system is not part of the Home Inspection Standards of Practice. I inspected only what I am required to inspect and only what was visible during the home inspection.

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Fireplace

### **GAS INSERT - DID NOT INSPECT**

I did not inspect the gas fireplace insert unit. This was beyond the scope of my home inspection. I recommend a professional chimney installer further and confirm it's safe operation and functionality.

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Fireplace

### **RECOMMEND CLEANING AND INSPECTION**

I recommend hiring a certified chimney sweep to inspect, clean, and further evaluate the interior of the fireplace system prior to use, and every year as part of a homeowner's routine maintenance plan.

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## **Observations**

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## 6.4.1 Fireplace

**FIREPLACE DID NOT TURN ON**

1ST FLOOR MASTER BEDROOM

I attempted to turn on the fireplace.

It did not turn on. It appears as though the exterior fuel tank is empty.

Recommendation

Contact a qualified professional.

 Recommendations

## 7: HVAC HEAT PUMP 1ST FLOOR RIGHT SIDE

		IN	NI	NP	D	L
7.1	System Information	X			X	X
7.2	Thermostat and Normal Operating Controls	X				
7.3	Condensate Discharge	X				
7.4	Ductwork	X				

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### Information

#### System Information: Temperature at Supply

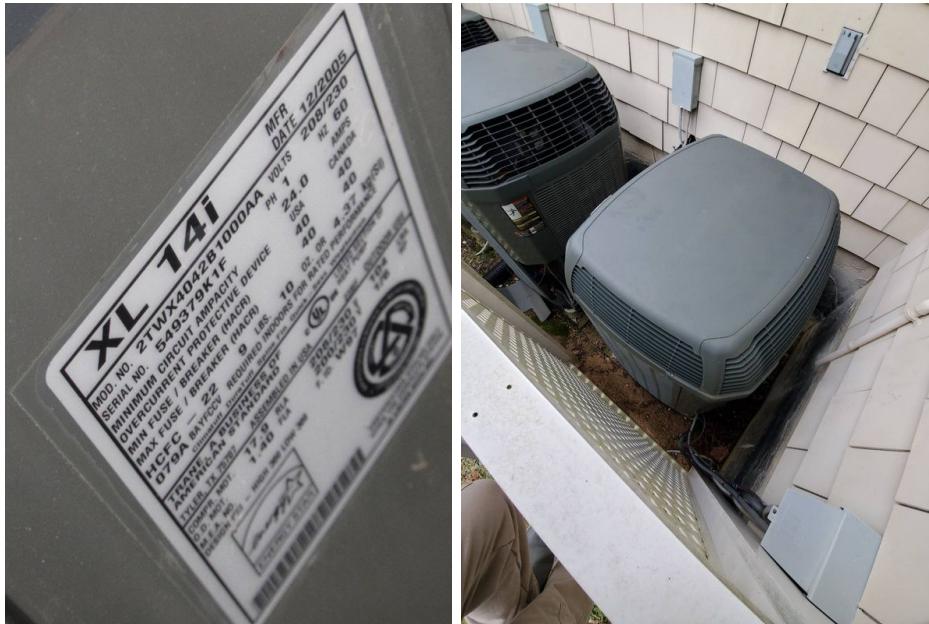


#### Thermostat and Normal Operating Controls: Thermostat Location

First floor, Master bedroom

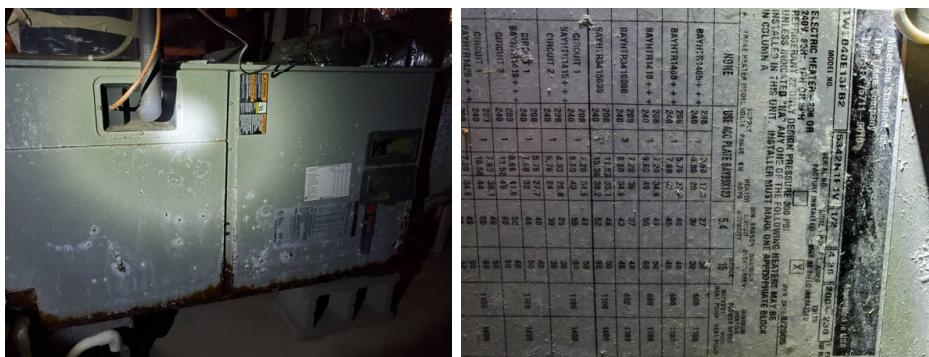
## System Information: Exterior Unit Date of Manufacture

12/01/2005



## System Information: Interior Unit Date of Manufacture

08/01/2005



## Limitations

### System Information

### COOL TEMPERATURE RESTRICTION

Because the outside temperature was too cool to operate the heat pump in cooling mode without the possibility of damaging the system, I did not operate the cooling system. Inspection restriction. Ask the homeowner about the system, including past performance.

### System Information

### UNABLE TO ACCESS HVAC EQUIPMENT

#### EXTERIOR RIGHT SIDE

I was unable to access areas containing HVAC equipment. This is an inspection restriction.

Equipment in thus location blocked by fencing without access gate.



## Observations

### 7.1.1 System Information

#### AIR LEAKING HVAC SYSTEM AT PASS THROUGH

CRAWLSPACE

Air was escaping the HVAC system at this pass through. Recommend correction.

Recommendation

Contact a qualified HVAC professional.

Recommendations



### 7.1.2 System Information

#### REFRIGERANT LINE INSULATION MISSING OR DAMAGED

EXTERIOR RIGHT SIDE

Maintenance/Monitor

I observed missing or damaged foam insulation at the cooling system's refrigerant line, which can cause energy loss and condensation.

Recommendation

Contact a qualified HVAC professional.



#### 7.1.3 System Information

### RUSTING ON HVAC EQUIPMENT

CRAWLSPACE

Rusting was observed on or in the HVAC equipment. Recommend evaluation by qualified HVAC professional.

Recommendation

Contact a qualified HVAC professional.



Recommendations



#### 7.1.4 System Information

### DELAYED MAINTENANCE

CRAWLSPACE

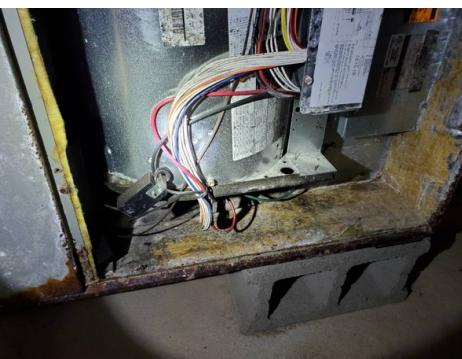
Delayed maintenance was observed at the HVAC equipment. Recommend annual service.

Recommendation

Contact a qualified HVAC professional.



Maintenance/Monitor



## 8: HVAC HEAT PUMP 2ND FLOOR ABOVE GARAGE

		IN	NI	NP	D	L
8.1	System Information	X			X	X
8.2	Thermostat and Normal Operating Controls	X				
8.3	Condensate Discharge	X				
8.4	Ductwork	X				

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies L = Limitations

### Information

#### System Information: Temperature at Supply

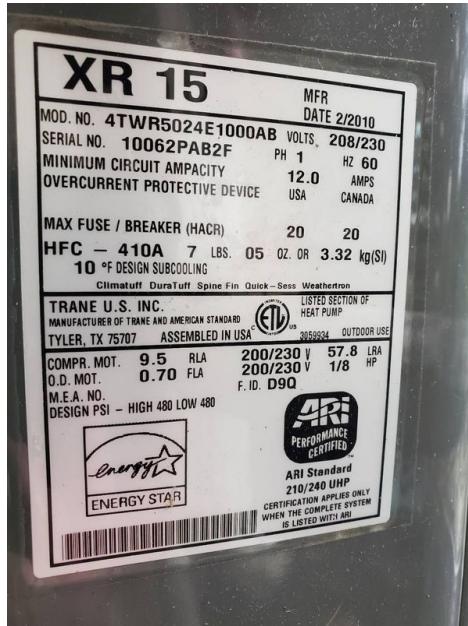


#### Thermostat and Normal Operating Controls: Thermostat Location

Second Floor, Kitchen

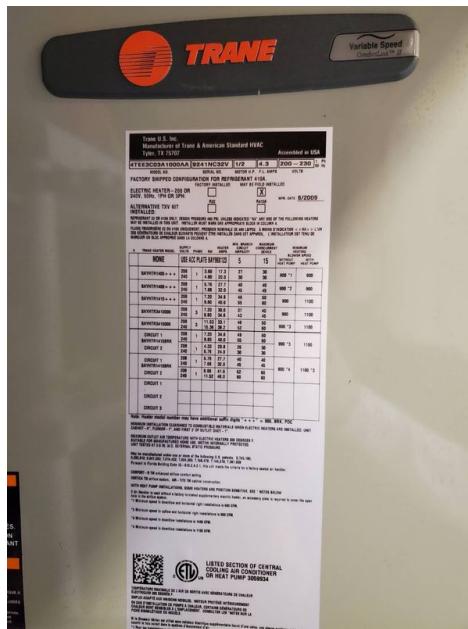
## System Information: Exterior Unit Date of Manufacture

2010-02-01T05:00:00.000Z



## System Information: Interior Unit Date of Manufacture

2009-06-01T04:00:00.000Z



Trane U.S. Inc. Manufacturer of Trane & American Standard HVAC Tyler, TX 75707						Assembled in USA
FACTORY SHIPPED CONFIGURATION FOR REFRIGERANT 410A		SERIAL NO.	MOTOR H.P.	P.L. AMPS	VOLTS	
ELECTRIC HEATER—208 OR 240V, 60Hz, 1PH OR 3PH						
<input type="checkbox"/> R22	<input checked="" type="checkbox"/> R410A					FACTORY INSTALLED MAY BE FIELD INSTALLED
						MFR. DATE: 6/2009
ALTERNATIVE TXV KIT INSTALLED						
REFRIGERANT 410A ONLY. REFRIGERANT PRESSURE IN THIS UNIT MAY BE LOWER THAN ONE OF THE FOLLOWING HEATERS. FLUIDE FRIGORIFIQUE 410A SEULEMENT. PRESSION NOMINALE DE 410 (B) POUR 2 A MOINS D'INDICATION <<NA>> L'UN DES GENERATEURS DE CHALEUR SUIVANTS PEVENT ETRE INSTALLEES DANS CET APPAREIL. L'INSTALLATEUR EST TENUE DE MARQUER UN ELOC APPROPRIE DANS LA COLONNE A.						
A	TRANE HEATER MODEL	SUPPLY VOLTS	HEATER KW	HEATER AMPS	MIN. BRANCH CIRCUIT AMPACITY	MAXIMUM OVERCURRENT DEVICE
	USE ACC PLATE BAY39X123					
	NONE				5	15
BAYHTR1405-++	208	1	3.60	17.3	27	30
	240	1	4.80	20.0	30	30
BAYHTR1408-++	208	1	5.76	27.7	40	40
	240	1	7.68	32.0	45	45
BAYHTR1410-++	208	1	7.20	34.6	49	50
	240	1	9.60	40.0	55	60
BAYHTR341000	208	3	7.20	30.0	37	40
	240	3	9.60	34.6	43	45
BAYHTR341500	208	3	11.53	33.1	46	50
	240	3	16.36	38.2	52	60
CIRCUIT 1	208	1	7.20	34.6	49	50
	240	1	9.60	40.0	55	60
CIRCUIT 2	208	1	4.33	20.8	26	30
	240	1	6.66	26.4	30	30
CIRCUIT 3	208	1	6.76	27.7	40	40
	240	1	7.68	32.0	45	45
BAYHTR1419BRK	208	1	8.66	41.6	52	60
	240	1	11.92	48.0	60	60
CIRCUIT 1						
CIRCUIT 2						
CIRCUIT 3						

Note: Heater model number may have additional suffix digits "++" = 000, BRK, PDC  
MINIMUM INSTALLATION CLEARANCE TO COMBUSTIBLE MATERIALS WHEN ELECTRIC HEATERS ARE INSTALLED: UNIT CABINET = 0", PLenum = 1", and FIRST 2' OF OUTLET DUCT = 1".

## Limitations

### System Information

#### COOL TEMPERATURE RESTRICTION

Because the outside temperature was too cool to operate the heat pump in cooling mode without the possibility of damaging the system, I did not operate the cooling system. Inspection restriction. Ask the homeowner about the system, including past performance.

## Observations

## 8.1.1 System Information

**DELAYED MAINTENANCE****GARAGE**

Delayed maintenance was observed at the HVAC equipment. Recommend annual service.

**Recommendation**

Contact a qualified HVAC professional.



Maintenance/Monitor



## 9: HVAC HEAT PUMP 1ST FLOOR LEFT SIDE

		IN	NI	NP	D	L
9.1	System Information	X				
9.2	Thermostat and Normal Operating Controls	X				
9.3	Condensate Discharge	X				
9.4	Ductwork	X				

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies L = Limitations

### Information

#### System Information: Temperature at Supply

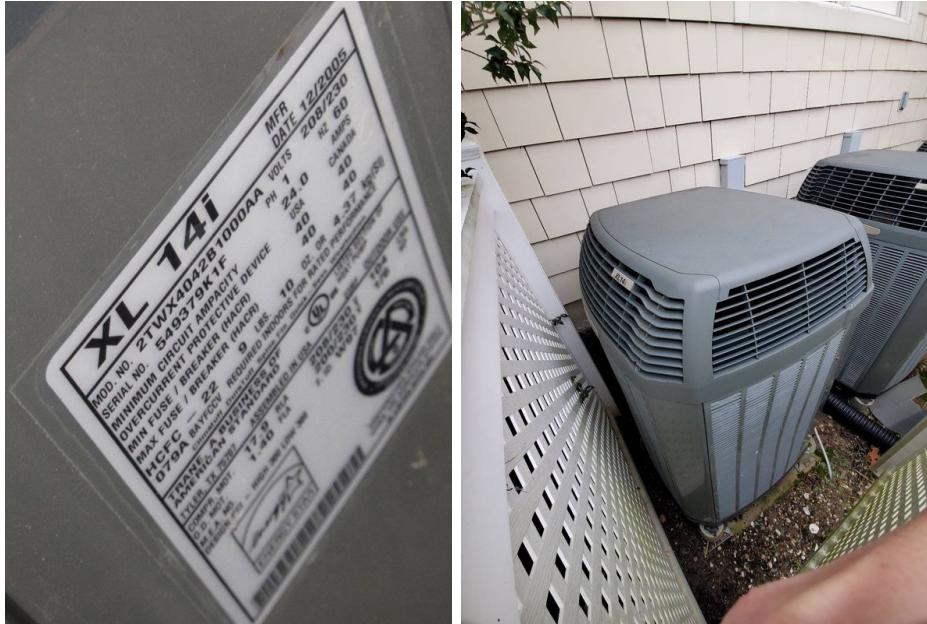


#### Thermostat and Normal Operating Controls: Thermostat Location

First floor, Dining room

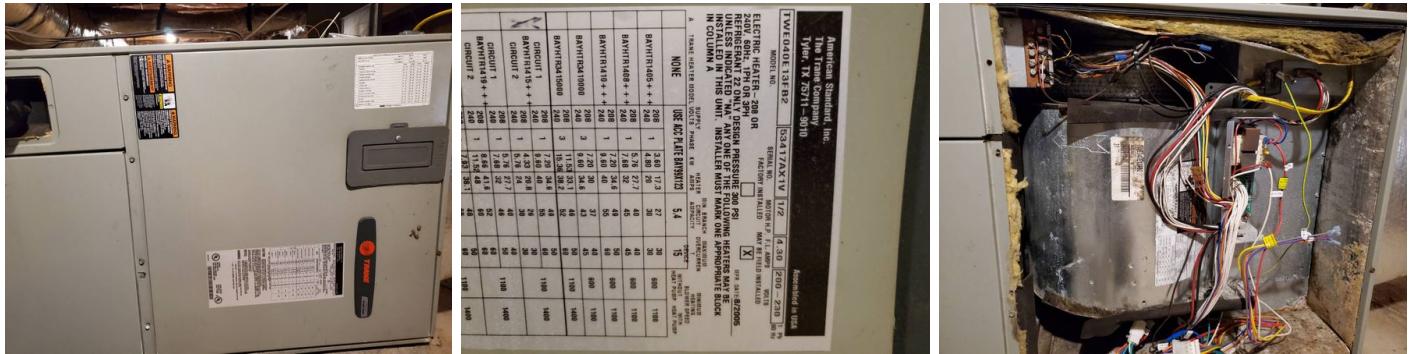
## System Information: Exterior Unit Date of Manufacture

12/01/2005



## System Information: Interior Unit Date of Manufacture

08/01/2005



## Limitations

### System Information

### COOL TEMPERATURE RESTRICTION

Because the outside temperature was too cool to operate the heat pump in cooling mode without the possibility of damaging the system, I did not operate the cooling system. Inspection restriction. Ask the homeowner about the system, including past performance.

# 10: HVAC HEAT PUMP 2ND FLOOR RIGHT SIDE

		IN	NI	NP	D	L
10.1	System Information	X				X
10.2	Thermostat and Normal Operating Controls	X				
10.3	Condensate Discharge	X				
10.4	Ductwork	X				

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies L = Limitations

## Information

### System Information: Temperature at Supply



### Thermostat and Normal Operating Controls: Thermostat Location

Second Floor, Hallway

## System Information: Exterior Unit Date of Manufacture

02/01/2006



## System Information: Interior Unit Date of Manufacture

10/01/2005



## Limitations

### System Information

#### COOL TEMPERATURE RESTRICTION

Because the outside temperature was too cool to operate the heat pump in cooling mode without the possibility of damaging the system, I did not operate the cooling system. Inspection restriction. Ask the homeowner about the system, including past performance.

# 11: PLUMBING

		IN	NI	NP	D	L
11.1	Main Water Shut-Off Valve	X				
11.2	Hot Water Source	X				
11.3	Hot Water Source 2	X				
11.4	Drain, Waste, & Vent Systems	X				
11.5	Water Supply & Distribution Systems	X				
11.6	Main Fuel Supply Shut-Off Valve	X				
11.7	Fuel Storage System	X				

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiencies    L = Limitations

## Information

**Main Water Shut-Off Valve:**
**Location of Main Shut-Off Valve**

Crawlspace, At water heater


**Hot Water Source: Type of Hot**
**Water Source**

Tankless Gas Fired Hot Water System

**Hot Water Source: Water temp at**
**fixture**

**Hot Water Source 2: Type of Hot**
**Water Source**

Tankless Gas Fired Hot Water System

**Hot Water Source 2: Unit was not connected to the plumbing.**

**Main Fuel Supply Shut-Off Valve:**

**Location of Main Shut-Off Valve**

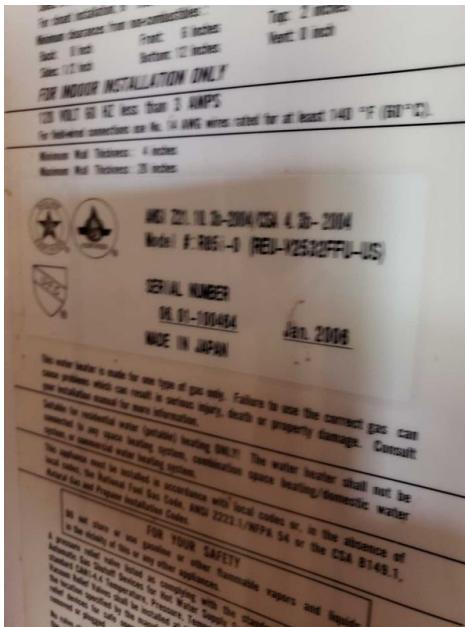
At storage tank



**Fuel Storage System: Fuel-Storage System Was Observed  
Outside in Yard**

**Hot Water Source: Hot Water System Date of Manufacture**

01/05/2006



## Hot Water Source 2: Hot Water System Date of Manufacture

04/05/2006



## Limitations

Drain, Waste, & Vent Systems

### NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls.

Water Supply & Distribution Systems

### NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the water supply pipes were exposed, readily accessible, and observed. For example, most of the water distribution pipes, valves and connections were hidden within the walls.

## Observations

11.4.1 Drain, Waste, & Vent Systems

### PLUMBING DRAINING INTO CRAWLSPACE

DRAIN LINE FROM WATER TREATMENT SYSTEM

Pipe was disconnected and draining into the crawlspace. Recommend correction.

Recommendation

Contact a qualified plumbing contractor.

Recommendations



#### 11.4.2 Drain, Waste, & Vent Systems

### UNCAPPED PIPING

CRAWLSPACE BACK RIGHT AT HVAC

Drain pipe was uncapped.

This may vent sewer gas into the home.

Recommend capping these pipes.

Recommendation

Contact a qualified plumbing contractor.



Recommendations



#### 11.5.1 Water Supply & Distribution Systems

### CORROSION

1ST FLOOR LAUNDRY ROOM

Plumbing showed signs if corrosion in this location.

Recommend evaluation and correction.

Recommendation

Contact a qualified plumbing contractor.



Maintenance/Monitor



#### 11.6.1 Main Fuel Supply Shut-Off Valve

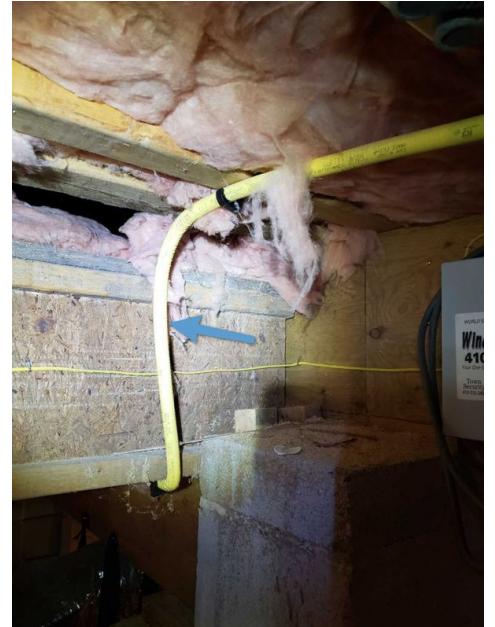
### PRESENCE OF CSST GAS PIPE

THROUGHOUT

I observed the presence of corrugated stainless steel tubing (CSST) style gas pipe. I am required by the state of Maryland to recommend that you have a licensed master electrician confirm the proper electrical bonding of this system.

Recommendation

Contact a qualified electrical contractor.



## 12: ELECTRICAL SERVICE

		IN	NI	NP	D	L
12.1	Electric Meter & Base	X				
12.2	Service-Entrance Conductors	X				
12.3	Main Service Disconnect	X				
12.4	Electrical Wiring	X				
12.5	Panelboards & Breakers	X				
12.6	Service Grounding & Bonding	X				
12.7	AFCIs	X				
12.8	GFCIs	X				
12.9	Service Drop				X	
12.10	Overhead Service Conductors & Attachment Point				X	
12.11	Service Head, Gooseneck & Drip Loops				X	
12.12	Service Mast, Service Conduit & Raceway				X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies L = Limitations

### Information

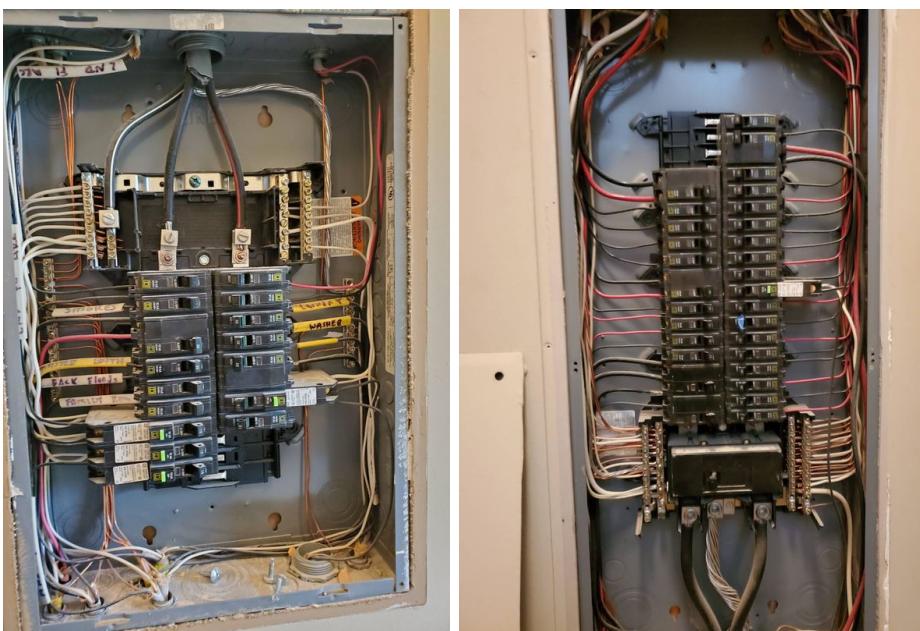
**Main Service Disconnect: Main Disconnect Rating, If Labeled**

200

**Electrical Wiring: Type of Wiring, If Visible**

NM-B (Romex)

**Panelboards & Breakers: Images of Breaker Panel Interior**



### Limitations

Electrical Wiring

**UNABLE TO INSPECT ALL OF THE WIRING**

I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

AFCIs

## UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the AFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

GFCIs

## UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

## Observations

12.4.1 Electrical Wiring

 Recommendations

### EXTENSION CORD IN PLACE OF PERMANENT WIRING

CRAWLSPACE AT WATER TREATMENT SYSTEM

An extension cord was used in place of permanent electrical wiring.

Cord was undersized and was warm to the touch.

An permanent wiring should be added in this area to replace the extension cord.

Recommend correction.

Recommendation

Contact a qualified electrical contractor.



## 13: KITCHEN 1ST FLOOR

		IN	NI	NP	D	L
13.1	Kitchen Sink	X				
13.2	Garbage Disposal			X		
13.3	Electrical and GFCI Outlets	X				
13.4	Floors, Walls, Ceilings	X				
13.5	Dishwasher	X				
13.6	Range/Oven/Cooktop	X				
13.7	Exhaust Fan	X				
13.8	Refrigerator	X				
13.9	Built-in Microwave	X				
13.10	Kitchen Island	X				
13.11	Countertops & Cabinets	X				
13.12	Windows	X				

IN = Inspected

NI = Not Inspected

NP = Not Present

D = Deficiencies

L = Limitations

## 14: KITCHEN SECOND FLOOR

		IN	NI	NP	D	L
14.1	Kitchen Sink	X				
14.2	Garbage Disposal			X		
14.3	Electrical and GFCI Outlets	X				
14.4	Floors, Walls, Ceilings	X				
14.5	Dishwasher	X			X	
14.6	Range/Oven/Cooktop	X				
14.7	Exhaust Fan	X				
14.8	Refrigerator	X				X
14.9	Built-in Microwave			X		
14.10	Kitchen Island			X		
14.11	Countertops & Cabinets	X				
14.12	Windows	X				

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiencies    L = Limitations

### Limitations

Dishwasher

#### **DISHWASHER WAS NOT OPERATED**

I did not operate the dishwasher. Dishwasher was full of occupants dishes.



Refrigerator

#### **UNPLUGGED**

I observed that the refrigerator was unplugged. Inspection restriction.



## 15: LAUNDRY 1ST FLOOR

		IN	NI	NP	D	L
15.1	Clothes Washer Connections	X				X
15.2	Clothes Dryer Connections	X				

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies L = Limitations

### Limitations

Clothes Washer Connections

#### UNABLE TO ACCESS PLUMBING

1ST FLOOR LAUNDRY ROOM

The plumbing was inaccessible in this location. The inspection was limited.



Clothes Dryer Connections

#### DID NOT INSPECT

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

### Observations

15.2.1 Clothes Dryer Connections



Maintenance/Monitor

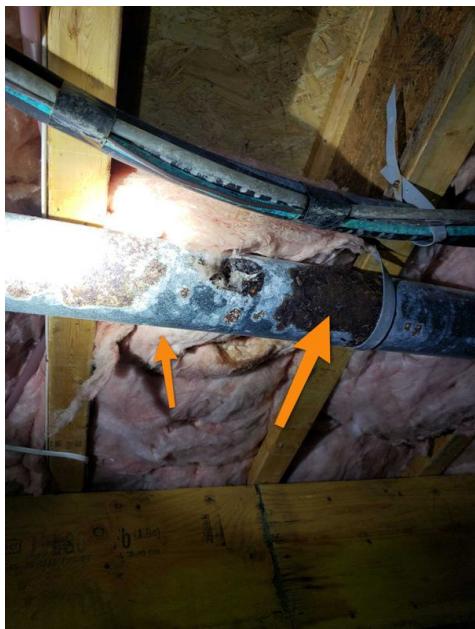
#### DAMAGED DRYER EXHAUST PIPE

CRAWLSPACE BACK RIGHT

I observed indications of a damaged exhaust pipe of the clothes dryer.

Recommendation

Contact a qualified appliance repair professional.



## 16: LAUNDRY 2ND FLOOR

		IN	NI	NP	D	L
16.1	Clothes Washer Connections	X				
16.2	Clothes Dryer Connections	X				

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiencies    L = Limitations

### Limitations

Clothes Dryer Connections

#### **DID NOT INSPECT**

I did not inspect the clothes washer and dryer fully. These appliances are beyond the scope of a home inspection. I did not operate the appliances. The clothes dryer exhaust pipe must be inspected and cleaned every year to help prevent house fires.

## 17: BATHROOMS

		IN	NI	NP	D	L
17.1	Bathroom Toilets	X				
17.2	Sinks	X			X	
17.3	Tubs and Showers	X				
17.4	Bathroom Exhaust Fan	X				
17.5	GFCI & Electric in Bathroom	X			X	
17.6	Cabinetry	X				
17.7	Door	X				
17.8	Floors, Walls, Ceilings	X				
17.9	Hydromassage Bathtub				X	
17.10	Dedicated Heat Source in Bathroom				X	

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiencies    L = Limitations

### Observations

17.2.1 Sinks

#### **SINK TOP LOOSE**

2ND FLOOR HALLWAY BATHROOM

The sink was loose and not secured to the cabinet.

Recommend correction

Recommendation

Contact a handyman or DIY project



17.2.2 Sinks

#### **LEAK AT FIXTURE**

1ST FLOOR MASTER BATHROOM

A leak at the sink fixture was found.

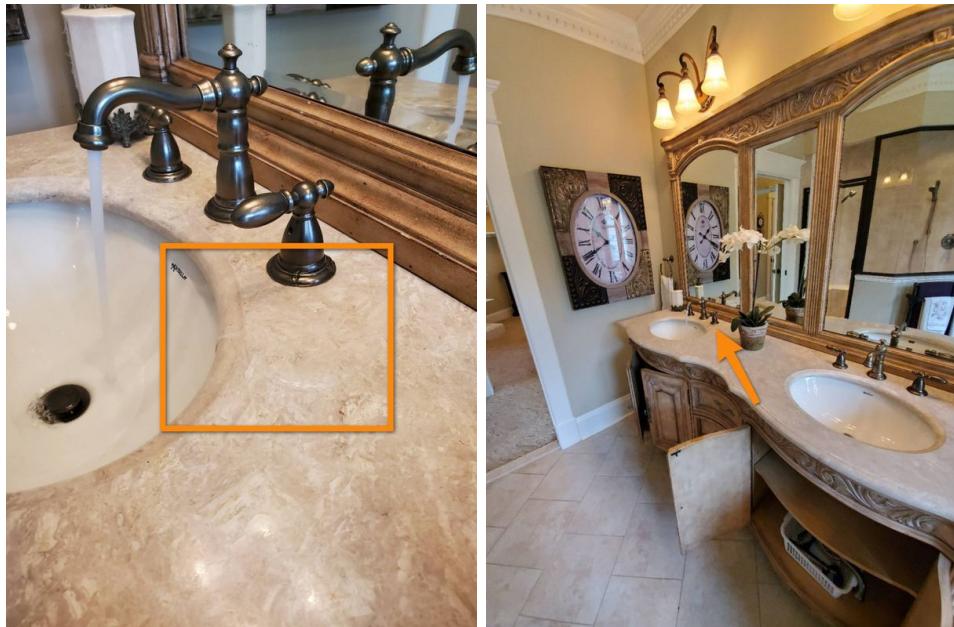
This will lead to water damage.

Recommend evaluation and correction.

Recommendation

Contact a qualified plumbing contractor.





## 17.5.1 GFCI &amp; Electric in Bathroom

**GFCI MISSING**

## 2ND FLOOR BATHROOM ABOVE GARAGE

All outlets in the bathroom are required to be GFCI protected.

Recommend qualified electrician install GFCI outlet at this location.

Recommendation

Contact a qualified electrical contractor.

## Recommendations



## 18: INTERIOR LIVING SPACES

		IN	NI	NP	D	L
18.1	Doors	X				
18.2	Windows	X			X	
18.3	Floors, Walls, Ceilings	X			X	
18.4	Stairs, Steps, Stoops, Stairways & Ramps	X				
18.5	Railings, Guards & Handrails	X			X	
18.6	Switches, Fixtures & Receptacles					
18.7	Smoke and CO Detectors	X				

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiencies L = Limitations

### Limitations

Switches, Fixtures & Receptacles

#### UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Smoke and CO Detectors

#### UNABLE TO TEST EVERY DETECTOR

I was unable to test every detector. We recommend testing all of the detectors. Ask the seller about the performance of the detectors and of any issues regarding them. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

### Observations

18.2.1 Windows

#### FOGGED WINDOW

1ST FLOOR RIGHT SIDE OFFICE AND 2ND FLOOR BACK LEFT HALLWAY

Seal inside window was damaged. Moisture was between the window panes.

Recommendation

Contact a qualified window repair/installation contractor.



Maintenance/Monitor



## 18.2.2 Windows

**WATER STAIN AT WINDOW**

## 2ND FLOOR BALCONY

Water staining was observed in this area.

This will lead to wood rot.

Recommend locating source of moisture and repairing area as necessary.

Recommendation

Contact a qualified professional.

**⊖ Recommendations**

## 18.3.1 Floors, Walls, Ceilings

**WATER STAIN/ACTIVE**

## 1ST FLOOR RIGHT SIDE OFFICE

Water staining was found in this area.

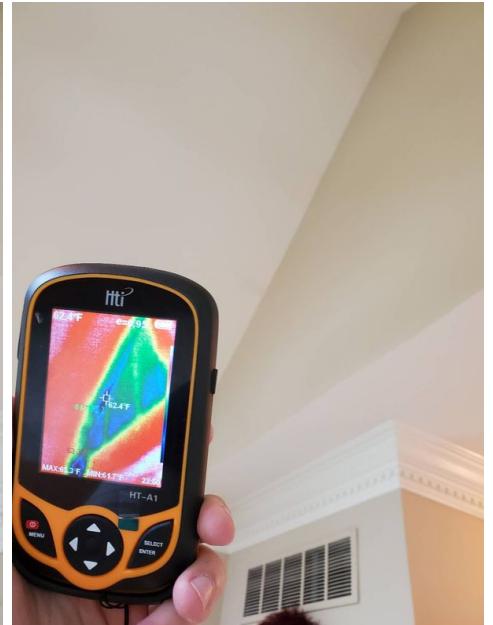
This appears to be active water penetration.

The source of leakage should be identified and corrected.

Recommendation

Contact a qualified carpenter.

**⊖ Recommendations**



## 18.3.2 Floors, Walls, Ceilings

**FLOORING WAS MISSING**

## 2ND FLOOR LIVING ROOM

Flooring was missing in this location.

Recommend adding a floor covering in this location.

Recommendation

Contact a qualified professional.



Recommendations



## 18.5.1 Railings, Guards &amp; Handrails

**LOOSE RAILING COMPONENT**

## 2ND FLOOR BALCONY

I observed a loose railing component.

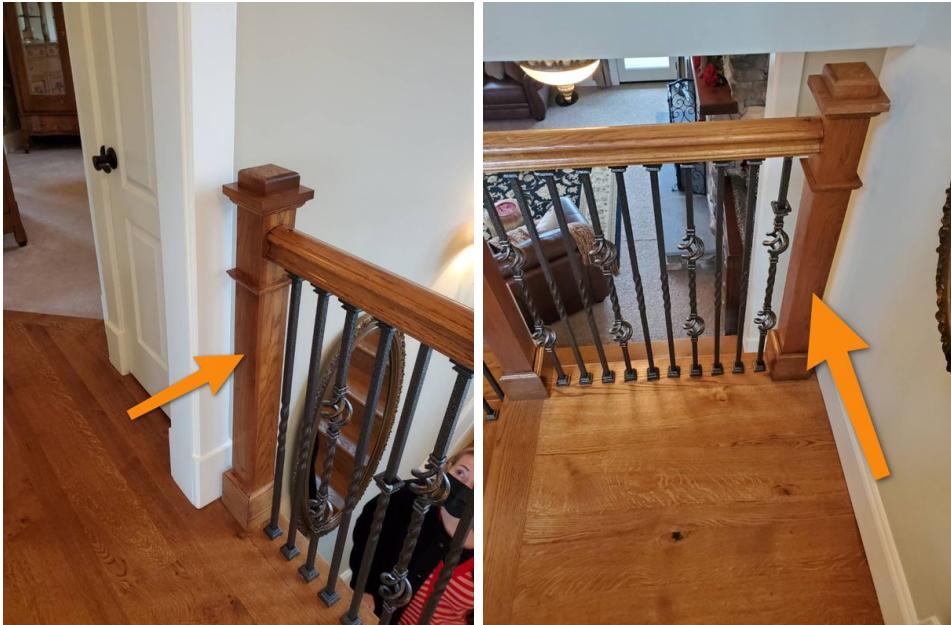
Correction and further evaluation is recommended.

Recommendation

Contact a qualified carpenter.



Maintenance/Monitor



## 18.6.1 Switches, Fixtures &amp; Receptacles

**COVER PLATE MISSING**

2ND FLOOR FRONT LEFT BEDROOM

I observed a receptacle with a cover plate that was not in place.  
Recommend replacing cover plate.

Recommendation

Contact a qualified electrical contractor.



## 18.6.2 Switches, Fixtures &amp; Receptacles

**LIGHT SWITCH TAPE**

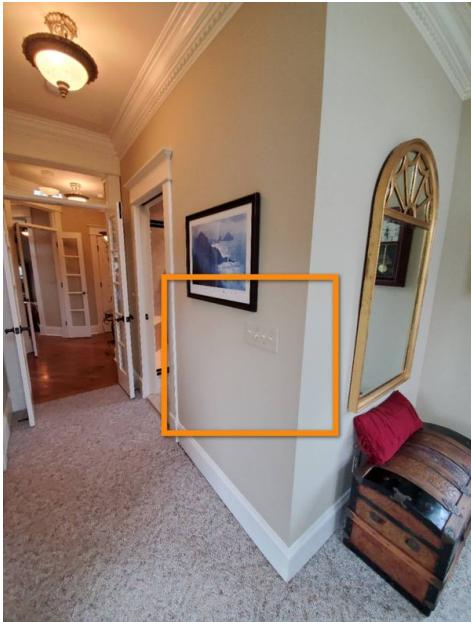
1ST FLOOR RIGHT SIDE OFFICE

The light switch in the location was covered with tape. Unable to determine purpose. Recommend evaluation and correction.

Recommendation

Contact a qualified electrical contractor.





#### 18.7.1 Smoke and CO Detectors

### **RECOMMENDED REPLACING ALL SMOKE/CO DETECTORS AFTER TAKING OWNERSHIP**

THROUGHOUT

We inspected for the presence of smoke detectors. However, as a matter of safety, you should consider replacing all of the smoke/CO detectors in this home after taking ownership.

This home may have old, missing or non operational smoke detectors.

Smoke detectors should be installed inside of every bedroom, outside of all sleeping areas, and on every floor of a home.

If a hallway is more than 40 feet long, smoke detectors should be installed at both ends of the hallway. Remember to install smoke detectors in basements, dining rooms, and hallways that are not protected.

Additionally, according to the International Association of Fire Chiefs, carbon monoxide detectors should be installed on every floor of the home, including basements.

Recommendation

Contact a handyman or DIY project



Maintenance/Monitor

## 19: ATTACHED GARAGE

		IN	NI	NP	D	L
19.1	Garage Floor	X				
19.2	Garage Vehicle Door	X				
19.3	Garage Vehicle Door Hardware and Operation	X				
19.4	Electric in Garage	X				
19.5	Ceiling, Walls & Firewalls in Garage	X				
19.6	Inspected For Moisture Intrusion in Garage	X				

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiencies    L = Limitations

### Information

#### Garage Vehicle Door: Type of Door Operation

Motorized Opener

### Observations

19.4.1 Electric in Garage

#### MISSING OUTLET COVER

GARAGE

Outlet cover was missing in this location.

Recommend replacing outlet cover.

Recommendation

Contact a handyman or DIY project

