



Reliatech Property Inspections
PO Box 19031
Baltimore, MD 21284
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Home Inspection Report



123 Main Sreet
Baltimore, MD 21204

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 123 Main Street
City Baltimore State Maryland Zip 21204
Contact Name
Phone Fax

Client Information

Client Name ASHI Inspection Program
Client Address
City State Zip
Phone Fax

Inspection Company

Inspector Name David Armstrong
Company Name Reliatech Property Inspections
Company Address PO Box 19031
City Baltimore State MD Zip 21284
Phone 410-591-8376 Fax 443-927-7516
E-Mail darmstrong@reliatechproperty.com
Amount Received \$0.00

Conditions

Others Present Property Occupied No
Estimated Age 63 years old (1946) Entrance Faces South
Inspection Date
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 70 f
Weather Clear Soil Conditions Damp
Space Below Grade Basement, Crawl Space
Building Type Single family Garage None
Sewage Disposal City How Verified
Water Source City How Verified

Lots and Grounds

Report limitations: This report is intended only as a general guide to help the client make his/her own evaluation of the overall condition of the home and is not intended to reflect the value of the premises, nor make any representation as to the advisability of the purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive or to imply that every component was inspected or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

A NP NI M D

1. Driveway: Concrete
 2. Walks: Concrete sidewalks. Trip hazards noted at several locations on front sidewalk



3. Steps/Stoops:
 4. Front porch Concrete slab on grade on right front of house. Some water damage was observed on the ceiling - this MAY be from the bathroom exhaust fan, but I was unable to confirm because there was no access to the space above this ceiling.



5. Patio:
 6. Deck: Plywood over wood joist. The handrail are very loose. The carpet over the plywood decking holds water and promotes rotting of structure. Plywood should not be used on an exterior deck. The construction indicates poor workmanship.



Lots and Grounds (Continued)

Deck: (continued)



- 7. Balcony:
- 8. Grading: Minor slope away from the house. Improving the grading around the house will help to mitigate any water or moisture related problems.
- 9. Swale:
- 10. Vegetation: Large mature trees
- 11. Window Wells: Covered window wells. The existing cover is broken. It will not prevent water from entering the window well. Safety hazard - because it is plastic, someone can easily fall into the window well, especially when covered with leaves.
- 12. Retaining Walls:
- 13. Basement Stairwell: Concrete construction.
- 14. Basement Stairwell Drain: Surface drain There is a drain present in the bottom of the stairwell, but I could not tell if it was functioning at the time of the inspection.
- 15. Exterior Surface Drain:
- 16. Fences: Wood
- 17. Lawn Sprinklers:

Roof

A NP NI M D

Main Roof Surface

- 1. Method of Inspection: On roof
- 2. Unable to Inspect: 25%
- 3. Material: Asphalt shingle. Loose or damaged shingles were observed. Moss was present on north side of the roof. A qualified roofing contractor is recommended to evaluate and estimate repairs.

Roof (Continued)

Material: (continued)



4. Type: Gable

5. Approximate Age: Near the end of its useful life, some cracking shingles observed, Some broken shingles observed, Moss growing on the north side of the roof

6. Flashing: Galvanized. The flashing at the chimney should be recessed into the mortar joint. The flashing around the plumbing vents is defective and needs to be repaired



7. Valleys:

8. Skylights:

9. Plumbing Vents: Cast Iron, Galvanized

10. Electrical Mast:

11. Gutters: Aluminum. Although there are gutter guards present, the gutters still need cleaning.



12. Downspouts: Aluminum.

Roof (Continued)

13. Leader/Extension: Some downspouts terminated into ground. Unable to determine where rain water discharges Splash block(s) not properly installed. Leaders do not extend 6 feet beyond the foundation perimeter.



Center Chimney

14. Chimney: Brick construction.
15. Flue/Flue Cap: There is no cap on the flue
16. Chimney Flashing: Metal. Loose counter flashing needs to be repaired.



Exterior Surface and Components

A NP NI M D

On general exterior of house Exterior Surface

1. Type: The original house is brick construction. The addition is wood framed with vinyl siding.
2. Trim: Some exposed wood trim and some trim wrapped with aluminum Some exposed wood trim is in need of painting or replacement.

Exterior Surface and Components (Continued)

Trim: (continued)



- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.

Fascia:
Soffits:
Door Bell:
Front Entry Doors: Wood
Rear Entry Doors: Wood
Patio Door: Metal sliding door. Door hardware was loose
Windows: Vinyl, double hung windows. Several panes of glass were broken, some screens were torn and some screens were missing.



- 10.
- 11.
- 12.

Basement Windows: Steel hopper(hinged at the bottom)windows.
Storm Windows:
Window Screens: Vinyl mesh. Some screens were torn and will need repair



- 13.
- 14.
- 15.
- 16.
- 17.

Exterior Lighting: Surface mounted lamps front and side. Unable to get lights to operate at the time of inspection.
Exterior Electric Outlets:
Hose Bibs: Hose bib present with vacuum break
Gas Meter: Located in the basement.
Main Gas Valve: Located at the gas meter.

Structure

Areas hidden by finished walls or stored items cannot be judged and are not part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances, floor coverings and stored items prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and conditioning of the flooring underneath cannot be determined.

- | | A | NP | NI | M | D | |
|-----|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Structure Type: The original house is masonry construction. The addition is wood frame construction. |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Foundation: Block |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Differential Movement: Minor cracking observed |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Beams: Steel I-Beam |
| 5. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Bearing Walls: |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Joists/Trusses: Wood joists in basement. There is an existing ceiling in the basement that blocked my inspection of most of the first floor joist. I was only able to observe a limited number of floor joist (about 10% - 15%). The observed joist were in acceptable condition. |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Piers/Posts: Steel posts |
| 8. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor/Slab: I was unable to inspect the basement slab because of the floor covering., The basement slab was covered with carpet and floor tile. |
| 9. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Stairs/Handrails: Wood stairs with no handrails |
| 10. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Subfloor: |

Crawl Space

- | | A | NP | NI | M | D | |
|--------------------------------|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--|
| Under new addition Crawl Space | | | | | | |
| 1. | Method of Inspection: Not able to access | | | | | |
| 2. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Unable to Inspect: 100% There are some penetrations in the exterior wall that will allow small animals and insects to enter the house. These openings should be sealed. |
| 3. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Access: Possible access to the crawlspace area through a small window in basement. The window could not be opened at the time of the inspection because of drywall installed around the opening. |
| 4. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Moisture Penetration: Unable to access crawlspace to assess |
| 5. | Moisture Location: Unable to access crawlspace to assess | | | | | |
| 6. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Moisture Barrier: Unable to access the crawlspace to assess |
| 7. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ventilation: Vents |
| 8. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Insulation: Unable to access crawlspace to assess |
| 9. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Vapor Barrier: Unable to access crawlspace to assess |
| 10. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sump Pump: |
| 11. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: Unable to access crawlspace to assess |
| 12. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Plumbing: Unable to access crawlspace to assess |

Crawl Space (Continued)

13. **Ductwork:** There is evidence that the dryer exhaust, which is flex duct, runs through the crawlspace. Although I could not observe the duct in the crawlspace because of limited access, I do not believe it can be properly cleaned of lint. This is a fire hazard.



Basement

Most basements are not completely waterproof. Indications of dampness can be difficult to detect during an inspection, especially when there has not been any significant rain prior to the inspection. Even if the basement is perfectly clean and dry at the time of the inspection, basements should be regarded as likely sources of water entry around the foundation or through the wall. Check with the present owners as to past or present water or dampness in the basement or crawlspace. Any areas of staining or discoloration which, based on other factors such as evidence of moisture intrusion in the general area, could be possible fungal/mold/mildew contamination and should be reviewed by a qualified professional trained to work with this environmental concern.

A NP NI M D

Main Basement

1. **Ceiling:** Drywall, Suspended ceiling
2. **Walls:** Some walls are exposed block and other walls are covered with drywall and paneling finishes.
3. **Floor:** Carpet, Vinyl floor covering There are 9" x 9" vinyl tiles present. These may be vinyl asbestos tiles.
4. **Floor Drain:** There is a floor drain under the utility tub. I was unable to determine if it was functional at the time of the inspection.
5. **Doors:** Metal entrance door, hollow wood interior doors, . Interior doors have been cut down below 6'-8" height
6. **Windows:** Steel hopper(hinged at the bottom)windows.
7. **Electrical:** 110 VAC A licensed electrician is recommended to evaluate and estimate repairs, Open grounds were found. Open and loose junction boxes found.
8. **Smoke Detector:** There were no smoke or carbon monoxide detectors in the basement. Recommend installing smoke and carbon monoxide detectors in the basement
9. **HVAC Source:** Forced air
10. **Vapor Barrier:**
11. **Insulation:**
12. **Ventilation:**
13. **Sump Pump:**
14. **Moisture Location:**
15. **Basement Stairs/Railings:** Wood stairs with no handrails

Attic

A NP NI M D

Main Attic

1. **Method of Inspection:** There was not an access to the attic space above the second floor bedrooms. I was unable to observe the insulation, ventilation or leaks in this area. Access was available through four access doors to the space behind the bedroom walls. The underside of the roofing sheathing was limited by batt insulation in most of the joist spaces.

2. **Unable to Inspect:** 90%

3. **Roof Framing:** Rafter

4. **Sheathing:** Dimensional wood The limited areas where the batt insulation between the roof rafters was missing showed signs of water damage.



5. **Ventilation:** Gable vents The presence of gable vents were observed from the outside only

6. **Insulation:** Cellulose

7. **Insulation Depth:** less then 3" Recommend additional insulation be installed. There was loose insulation observed between the floor joists of the second floor bedroom floor. This would indicate that the second floor bedroom space had been added at a later date. Batt insulation has been added to the space between the roof framing members. I could not determine if an air space had been left between the insulation and the roof sheathing.

8. **Vapor Barrier:**

9. **Attic Fan:**

10. **House Fan:**

11. **Wiring/Lighting:** Unable to inspect due to limited access

12. **Moisture Penetration:** There was evidence of moisture in the limited roof area that was exposed

13. **Bathroom Fan Venting:** Unable to determine where the exhaust duct terminates. It is possibly the cause of the water damage to the ceiling of the outside porch noted earlier in the report



Attic (Continued)

Bathroom Fan Venting: (continued)



Kitchen

There were roaches present at the time of the inspection

A NP NI M D

1st Floor Kitchen

1. **Cooking Appliances:** General Electric appliances. A qualified contractor is recommended to evaluate and estimate repairs. One burner will need to be cleaned and the oven would not work. The buyer indicated that they intend to replace this unit.
2. **Ventilator:** Nutone. The filters on this recirculating style unit are missing.
3. **Disposal:** In-Sinkerator. Guard not present
4. **Dishwasher:** General Electric. No high loop. The buyer indicated that they intend to replace this unit.
5. **Air Gap Present?** Yes No
6. **Trash Compactor:**
7. **Refrigerator:** Kenmore. The buyer indicated that they intent to replace this unit. Because the house has been vacant for some time, the refrigerator was not opened.
8. **Microwave:**
9. **Sink:** Stainless Steel There are signs of past leaks in the cabinet under the sink. There were no leaks observed at the time of inspection.
10. **Electrical:** 110 VAC Non-GFCI circuit
11. **Plumbing/Fixtures:** Chrome
12. **Counter Tops:** Laminate
13. **Cabinets:** Wood
14. **Ceiling:** Drywall ceiling
15. **Floor:** Ceramic tile
16. **Doors:** Solid wood
17. **Windows:** Vinyl, double hung windows. The top sash of one window would not remain up when window was unlocked.
18. **HVAC Source:** Forced hot air heating system.

Bathroom

A NP NI M D

Basement Bathroom

- 1. Closet:
- 2. Ceiling: Drywall ceiling
- 3. Walls: Drywall
- 4. Floor: Ceramic tile
- 5. Doors: Hollow wood
- 6. Electrical: 110 VAC GFCI There are three switches on the wall. I only found one switch to be functional. It controlled the light over the vanity.
- 7. Counter/Cabinet: Laminate over press board.
- 8. Sink/Basin: Synthetic
- 9. Faucets/Traps: Hot and cold water were reversed
- 10. Tub/Surround: Porcelain tub and ceramic tile surround There are chips in the tub and no stopper present.
- 11. Toilets: Appeared to be servicable

1st floor main Bathroom

- 12. Ceiling: Drywall ceiling
- 13. Walls: Ceramic tile

- 14. Floor: Ceramic tile
- 15. Doors: Hollow wood
- 16. Electrical: 110 VAC lighting circuit only. No outlets were found in bathroom.
- 17. Counter/Cabinet: Laminate and wood
- 18. Sink/Basin: Synthetic
- 19. Tub/Surround: Porcelain tub and ceramic tile surround
- 20. Toilets: Appeared to be servicable
- 21. Ventilation: Exhaust fan. Could not find discharge point of exhaust fan. See other comments in report.



Bedroom

A NP NI M D

Two bedrooms on second floor Bedroom

1. Closet: Small closets. Light fixture in west bedroom closet was missing a bulb so I could not tell if the light functions. The location of the light fixture is directly over the shelf. The bulb can be easily broken when placing items on the shelf or the hot bulb can come into direct contact with items placed on the shelf. Recommend that the light fixture be relocated by a licensed electrician.
2. Ceiling: Drywall ceiling
3. Walls: Drywall
4. Floor: Wood
5. Stair: No handrail
6. Windows: Vinyl double hung. Broken glass
7. Electrical: 110 VAC
8. HVAC Source: Ducted air system Floor register broken in west bedroom



9. Smoke Detector: There are no smoke detectors in the bedroom area.

1st Floor Master Bedroom

10. Closet: Small closet.
11. Ceiling: Drywall ceiling
12. Walls: Plaster
13. Floor: Carpet Heavily soiled
14. Doors: Hollow wood
15. Windows: Vinyl double hung
16. Electrical: 110 VAC One outlet did not work
17. HVAC Source: Ducted air system
18. Smoke Detector: There are no smoke detectors in the bedroom area.

Living Space

A NP NI M D

First floor rooms Living Space

1. Ceiling: Plaster
2. Walls: Plaster
3. Floor: Not able to inspect floor because of carpeting throughout first floor rooms.
4. Doors: Hollow wood
5. Windows: Vinyl double hung. All windows are a little difficult to operate, Some screens are missing and some screens are torn.
6. Electrical: 110 VAC Some open or missing grounds
7. HVAC Source: Ducted air system

Laundry Room/Area

A NP NI M D


Basement Laundry Room/Area

1. Laundry Tub: PVC. The metal legs are rusted and bent.
2. Laundry Tub Drain: PVC
3. Washer Hose Bib: Recommend replacing the rubber washing machine hoses with flexible stainless steel hoses
4. Dryer Vent: Metal flex duct. Missing small animal cover. Because the flex duct dryer vent runs through the crawl space and is not a straight run, regular maintenance and cleaning will not be possible. This duct run is a fire hazard.
5. Dryer Gas Line: Black iron

Heating System

A NP NI M D

Basement Heating System

1. Heating System Operation: Recommend servicing by a licensed HVAC technician I could not get the furnace to operate. The gas pilot is on but the pressure appears to be too high. Service recommended. Cleaning recommended.
 2. Manufacturer: Carrier
 3. Model Number: 58GFA-086-14 Serial Number: 3994A 31754
 4. Type: Forced air Capacity: 86,000 BTU
 5. Area Served: Whole house Approximate Age: 15 years - 1994
 6. Fuel Type: Natural gas
 7. Heat Exchanger: 4 Burner
 8. Unable to Inspect: 90%
 9. Blower Fan/Filter: Filter was filthy and the filter section cover was not in place. The absence of the filter section cover will allow dirty air to by-pass the filter.
- 
10. Door to utility room Additional ventilation should be provided to a room containing a combustible fuel unit. This can be accomplished with louvered doors or vents in the walls.
 11. Distribution: Metal duct. The ductwork passes from the basement up to the second floor in a hallway closet. There is no fire safing around the ductwork as it passes through the floor. This is an unsafe condition and should be corrected by a licensed contractor.
 12. Flue Pipe: Single wall
 13. Controls: Replaced the batteries in the thermostat but still could not get the unit to come on.
 14. Humidifier: Unit does not appear to be operable. Recommend that unit and controls be removed.

Heating System (Continued)

Room in basement where electric panel is located Heating System _____

15. Heating System Operation: Does not appear to be functional and recommend that it be removed.
16. Manufacturer: Sears
17. Unable to Inspect: 100%
18. Thermostats: Programmable. Could not get HVAC to operate. Do not know if the problem is with the thermostat or HVAC units. A qualified contractor is recommended to evaluate and estimate repairs
19. Suspected Asbestos: Yes The 9" x 9" floor tiles in the furnace room may be vinyl asbestos floor tiles.

Plumbing

The inspector does not do the following: a) operate water supply valves or emergency pressure relief valves since turning them on or off may cause them to begin leaking; b) inspect or evaluate underground pipes, pipes inside of walls or pipes otherwise concealed for size, leaks, corrosion or other deficiencies; c) perform tests for gas leaks; d) test for water quality; or e) light pilot lights or operate systems that have been turned off or otherwise disabled.

A NP NI M D

1. Service Line: Copper
2. Main Water Shutoff: Basement
3. Water Lines: Copper. Signs of corrosion and several inline couplings were present. These may be signs of past plumbing leaks. Recommend that all piping be inspected by a licensed plumber. Access to view the pipes was limited by the existing drop ceiling and drywall ceiling in the basement.
4. Drain Pipes: PVC, Cast iron
5. Service Caps:
6. Vent Pipes: Galvanized
7. Gas Service Lines: Black metal pipe. Shut off valve on gas line is broken.



Basement Water Heater _____

8. Water Heater Operation: Inadequate Flue cap was not properly secured. The flue pipe had a negative slope. The gas shut off valve was broken and because it is a safety hazard, it needs to be replaced by a licensed

Plumbing (Continued)

Water Heater Operation: (continued)
contractor.

- 9. Manufacturer: Mor-flo
- 10. Model Number: MM-50 Serial Number: MM-3456789
- 11. Type: Natural gas Capacity: 50 Gal.
- 12. Approximate Age: 5 years old Area Served: Whole building
- 13. Flue Pipe: Single wall Negative slope



- 14. TPRV and Drain Tube: Copper Drain pipe from TPR valve is greater than 24" off floor. It is recommended that the discharge point be 6" to 24" from the floor.



Air Conditioning

A NP NI M D

Main AC System

- 1. A/C System Operation: Unable to get the unit to operate, Unit appears to be beyond its useful life. Recommend replacement.



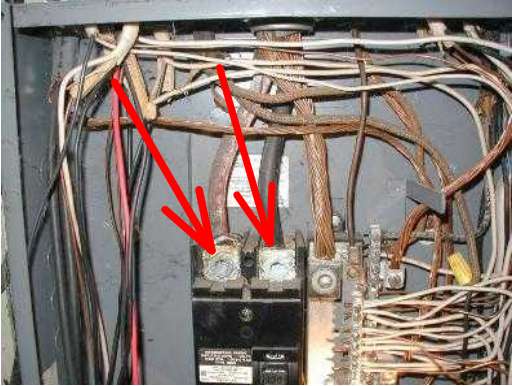
- 2. Condensate Removal: Plastic tubing
- 3. Exterior Unit: Pad mounted
- 4. Manufacturer: Carrier

Air Conditioning (Continued)

5. Model Number: 38CK030300 Serial Number: 1994E-14229
6. Area Served: Whole house Approximate Age: 15 years - 1994
7. Fuel Type: 220-240 VAC Temperature Differential: Not able to measure
8. Type: Central A/C Capacity: 2.5 Ton
9. Visible Coil: Copper core with aluminum fins
10. Refrigerant Lines: Lines appeared to be serviceable, however the insulation should be replaced
11. Electrical Disconnect: Disconnect not verified
12. Exposed Ductwork: Metal
13. Blower Fan/Filters: Filter was filthy and there was no cover present
14. Thermostats: Programmable Replaced batteries and still could not get unit to operate. A qualified contractor is recommended to evaluate and estimate repairs

Electrical

A NP NI M D

1. Service Size Amps: 150 Volts: 110-240 VAC
2. Service Copper. Evaluation by a licensed electrician is recommended, 14 gauge wires going into a 20 amp breaker (20 amp circuits require 12 gauge wiring). Corrosion evident on incoming feed taps. Rust in the bottom of the panel.
- 
3. 120 VAC Branch Circuits: Copper
4. 240 VAC Branch Circuits: Copper
5. Conductor Type: Non-metallic sheathed cable
6. Ground: Plumbing ground only
7. Smoke Detectors: Battery powered only. Batteries were bad in units. Because of the apparent age of the smoke detector units, it is recommended that all smoke detectors be replaced.

Basement on west side of house Electric Panel

8. Manufacturer: Square D. Evaluation by a licensed electrician is recommended, Panel is rusted inside, Wiring appears to be less than professional



Electrical (Continued)

9. Maximum Capacity: 150 amps
10. Main Breaker Size: 150 amps
11. Breakers: Copper Some circuits are over fused meaning that there are 20 amp breakers protecting 14 gauge wires.
12. Fuses:
13. AFCI:
14. GFCI:
15. Is the panel bonded? Yes No

Marginal Summary

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

Lots and Grounds

1. **Walks:** Concrete sidewalks. Trip hazards noted at several locations on front sidewalk



2. **Front porch** Concrete slab on grade on right front of house. Some water damage was observed on the ceiling - this MAY be from the bathroom exhaust fan, but I was unable to confirm because there was no access to the space above this ceiling.



3. **Grading:** Minor slope away from the house. Improving the grading around the house will help to mitigate any water or moisture related problems.

Roof

4. **Main Roof Surface Unable to Inspect:** 25%
5. **Gutters:** Aluminum. Although there are gutter guards present, the gutters still need cleaning.



6. **Leader/Extension:** Some downspouts terminated into ground. Unable to determine where rain water discharges. Splash block(s) not properly installed. Leaders do not extend 6 feet beyond the foundation perimeter.

Roof (Continued)

Leader/Extension: (continued)



7. Center Chimney Flue/Flue Cap: There is no cap on the flue
8. Center Chimney Chimney Flashing: Metal. Loose counter flashing needs to be repaired.



Exterior Surface and Components

9. Trim: Some exposed wood trim and some trim wrapped with aluminum. Some exposed wood trim is in need of painting or replacement.



10. Patio Door: Metal sliding door. Door hardware was loose

Marginal Summary (Continued)

11. **Window Screens:** Vinyl mesh. Some screens were torn and will need repair



Basement

12. **Main Basement Doors:** Metal entrance door, hollow wood interior doors, . Interior doors have been cut down below 6'-8" height
13. **Main Basement Electrical:** 110 VAC A licensed electrician is recommended to evaluate and estimate repairs, Open grounds were found. Open and loose junction boxes found.

Attic

14. **Main Attic Unable to Inspect:** 90%
15. **Main Attic Sheathing:** Dimensional wood The limited areas where the batt insulation between the roof rafters was missing showed signs of water damage.



16. **Main Attic Insulation:** Cellulose
17. **Main Attic Insulation Depth:** less than 3" Recommend additional insulation be installed. There was loose insulation observed between the floor joists of the second floor bedroom floor. This would indicate that the second floor bedroom space had been added at a later date. Batt insulation has been added to the space between the roof framing members. I could not determine if an air space had been left between the insulation and the roof sheathing.

Kitchen

18. **1st Floor Kitchen Cooking Appliances:** General Electric appliances. A qualified contractor is recommended to evaluate and estimate repairs. One burner will need to be cleaned and the oven would not work. The buyer indicated that they intend to replace this unit.
19. **1st Floor Kitchen Electrical:** 110 VAC Non-GFCI circuit
20. **1st Floor Kitchen Windows:** Vinyl, double hung windows. The top sash of one window would not remain up when window was unlocked.

Bathroom

21. **1st floor main Bathroom Electrical:** 110 VAC lighting circuit only. No outlets were found in bathroom.

Marginal Summary (Continued)

22. 1st floor main Bathroom Ventilation: Exhaust fan. Could not find discharge point of exhaust fan. See other comments in report.

Bedroom

23. Two bedrooms on second floor Bedroom HVAC Source: Ducted air system Floor register broken in west bedroom



24. 1st Floor Master Bedroom Electrical: 110 VAC One outlet did not work

Living Space

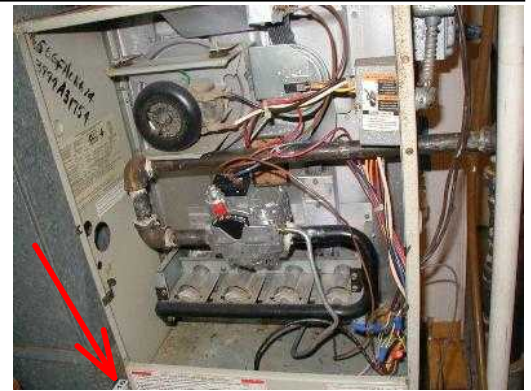
25. First floor rooms Living Space Electrical: 110 VAC Some open or missing grounds

Laundry Room/Area

26. Basement Laundry Room/Area Laundry Tub: PVC. The metal legs are rusted and bent.

Heating System

27. Basement Heating System Blower Fan/Filter: Filter was filthy and the filter section cover was not in place. The absence of the filter section cover will allow dirty air to by-pass the filter.



28. Basement Heating System Door to utility room Additional ventilation should be provided to a room containing a combustible fuel unit. This can be accomplished with louvered doors or vents in the walls.

Plumbing

29. Water Lines: Copper. Signs of corrosion and several inline couplings were present. These may be signs of past plumbing leaks. Recommend that all piping be inspected by a licensed plumber. Access to view the pipes was limited by the existing drop ceiling and drywall ceiling in the basement.



30. Basement Water Heater Water Heater Operation: Inadequate Flue cap was not properly secured. The flue pipe had a negative slope. The gas shut off valve was broken and because it is a safety hazard, it needs to be replaced by a licensed contractor.

Marginal Summary (Continued)

31. **Basement Water Heater TPRV and Drain Tube:** Copper Drain pipe from TPR valve is greater than 24" off floor. It is recommended that the discharge point be 6" to 24" from the floor.



Air Conditioning

32. **Main AC System Refrigerant Lines:** Lines appeared to be serviceable, however the insulation should be replaced
33. **Blower Fan/Filters:** Filter was filthy and there was no cover present

Electrical

34. **Basement on west side of house Electric Panel Manufacturer:** Square D. Evaluation by a licensed electrician is recommended, Panel is rusted inside, Wiring appears to be less than professional



35. **Basement on west side of house Electric Panel Breakers:** Copper Some circuits are over fused meaning that there are 20 amp breakers protecting 14 gauge wires.

Defective Summary

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

Lots and Grounds

1. **Deck:** Plywood over wood joist The handrail are very loose. The carpet over the plywood decking holds water and promotes rotting of structure. Plywood should not be used on an exterior deck. The construction indicates poor workmanship.



2. **Window Wells:** Covered window wells. The existing cover is broken. It will not prevent water from entering the window well. Safety hazard - because it is plastic, someone can easily fall into the window well, especially when covered with leaves.

Roof

3. **Main Roof Surface Material:** Asphalt shingle. Loose or damaged shingles were observed. Moss was present on north side of the roof. A qualified roofing contractor is recommended to evaluate and estimate repairs.



Defective Summary (Continued)

4. **Flashing: Galvanized.** The flashing at the chimney should be recessed into the mortar joint. The flashing around the plumbing vents is defective and needs to be repaired



Structure

5. **Stairs/Handrails:** Wood stairs with no handrails

Crawl Space

6. **Under new addition Crawl Space Ductwork:** There is evidence that the dryer exhaust, which is flex duct, runs through the crawlspace. Although I could not observe the duct in the crawlspace because of limited access, I do not believe it can be properly cleaned of lint. This is a fire hazard.



Basement

7. **Main Basement Stairs/Railings:** Wood stairs with no handrails

Attic

8. **Main Attic Moisture Penetration:** There was evidence of moisture in the limited roof area that was exposed
9. **Main Attic Bathroom Fan Venting:** Unable to determine where the exhaust duct terminates. It is possibly the cause of the water damage to the ceiling of the outside porch noted earlier in the report



Attic (Continued)

Bathroom Fan Venting: (continued)



Kitchen

-
10. 1st Floor Kitchen Ventilator: Nutone. The filters on this recirculating style unit are missing.

Bathroom

-
11. Basement Bathroom Faucets/Traps: Hot and cold water were reversed

Bedroom

-
12. Two bedrooms on second floor Bedroom Stair: No handrail
13. Two bedrooms on second floor Bedroom Windows: Vinyl double hung. Broken glass
14. Two bedrooms on second floor Bedroom Smoke Detector: There are no smoke detectors in the bedroom area.
15. 1st Floor Master Bedroom Smoke Detector: There are no smoke detectors in the bedroom area.

Laundry Room/Area

-
16. Basement Laundry Room/Area Dryer Vent: Metal flex duct. Missing small animal cover. Because the flex duct dryer vent runs through the crawl space and is not a straight run, regular maintenance and cleaning will not be possible. This duct run is a fire hazard.

Heating System

-
17. Basement Heating System Distribution: Metal duct. The ductwork passes from the basement up to the second floor in a hallway closet. There is no fire safing around the ductwork as it passes through the floor. This is an unsafe condition and should be corrected by a licensed contractor.
18. Basement Heating System Controls: Replaced the batteries in the thermostat but still could not get the unit to come on.
19. Basement Heating System Humidifier: Unit does not appear to be operable. Recommend that unit and controls be removed.
20. Room in basement where electric panel is located Heating System Heating System Operation: Does not appear to be functional and recommend that it be removed.

Defective Summary (Continued)

Plumbing

21. Gas Service Lines: Black metal pipe. Shut off valve on gas line is broken.



22. Basement Water Heater Flue Pipe: Single wall Negative slope



Air Conditioning

23. Main AC System A/C System Operation: Unable to get the unit to operate, Unit appears to be beyond its useful life. Recommend replacement.



24. Main AC System Exterior Unit: Pad mounted

Defective Summary (Continued)

Electrical

25. **Service Copper.** Evaluation by a licensed electrician is recommended, 14 gauge wires going into a 20 amp breaker (20 amp circuits require 12 gauge wiring). Corrosion evident on incoming feed taps. Rust in the bottom of the panel.

