

Inspection Report

provided by:

JWH

Inspections

Inspector: Jason Hornung

Jason W. Hornung

58 1/2 West Green Street

Westminster, Md 21157

(443) 487-7140

Property Address:

123 Anywhere Road

Your town, Md



Report Information

Client Information

Client Name	Client
Client Phone	(123)456-7890

Property Information

Approximate Year Built	1996
Approximate Square Footage	2,604
Number of Bedroom	4
Number of Bath	3 full 1 half
Direction House Faces	West

Inspection Information

Inspection Date	6/14/15
Inspection Time	4pm
Weather Conditions	Dry
Outside Temperature	80
Price for Inspection	\$400

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Disclaimer

WITHIN THE SCOPE OF THE INSPECTION

- The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See ASHI® Standards of Practice for a detailed description of the scope of inspection. (www.ashi.org.)

Exterior:

Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:

Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.)

- The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION

- Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection.
- The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;
 - Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.
- The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

CONFIDENTIAL REPORT

- The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The

inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES

- Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, **liability shall be limited to a refund of the price paid for the Inspection and Report.**

Definition of Conditions

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

REPORT SUMMARY PAGE

The This is only a summary of the inspection report and is not a complete list of discrepancies.

Section	Condition#	Comment
Grounds	1	Minor re-grading near the foundation was observed. We recommend re-grading to assure all water drains away from the home's foundation. Failure to re-grade low-lying areas at the foundation can cause water seepage under slabs, into the basement, and / or cracks or movement in the foundation. It is suggested that a "Licensed Landscaping Contractor" be contacted for further evaluation and repair.
Exterior	5	Settlement was observed. Sealing and some repair may be warranted. It is suggested that a "Licensed Masonry Contractor" be contacted for further evaluation and repair.
Roofing	12	The roof covering shows normal or low wear for its age and appeared to be in serviceable condition at the time of the inspection. Damaged or missing shingles were observed at the back low roof near the satellite receiver. Recommend further evaluation and repair as needed by a qualified / licensed contractor. The inspector can not offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. Client should obtain full disclosure / history information from the seller prior to close. The ridge vent system is coming loose in several locations. Recommend refastening. It is suggested that a "Licensed Roofing Contractor" be contacted for further evaluation and repair.
Roofing	14	The gutters had leaves and debris clogging the downspouts at the time of the inspection. Suggest cleaning and removal of debris on a regular basis. Damaged gutter on low garage roof. Recommend repairs as needed. Sub- surface drains were observed. These drains were not tested as a part of this inspection. Condition of underground pipes or location of their termination points (if any) is not determined as part of this inspection. Some evidence of these drains not functioning properly was observed. Recommend efforts to shed the water from the foundation area. Recommend connecting the downspout that empties on the roof directly to the existing gutter system
Heating - Air	18	Recommend removal of the direct taps on the trunk line and return for better overall air flow. Some ductwork was condensing and dripping onto the drop ceiling. Recommend insulating. It is

		suggested that a "Licensed HVAC Contractor" be contacted for further evaluation and repair.
Electrical	24	Two or more circuits were connected to one breaker in the panel. This condition can add to the load of the affected electrical circuits causing a possible overload, tripping, or arcing at the breaker(s). Current standards require circuits to be independently protected. Recommend an electrician properly separate circuits.
Electrical	25	The sub panel appeared to be in serviceable condition at the time of inspection. Recommend an anti-oxidant material be applied by a licensed electrician to wires and / or main terminal lug connection to reduce rust, corrosion or oxidation of exposed wires
Interiors	36	The GFIC (ground fault interrupter circuit) receptacle did not respond to the inspectors (external) trip test device at the back exterior outlet. Replacement and / or repair is needed. Recommend further evaluation and / or repair by a licensed electrician prior to close. Junction box cover was missing at the basement ceiling near the stairs. Recommend installation of covers for increased safety. Missing receptacle or switch covers were observed at the garage, and under the sink. Recommend covers be installed for safety.
Interiors	40	Pellet stoves are not tested as part of this inspection. Pellet stoves are installed and maintained according to factory specifications. At the time of the inspection paperwork and a DVD were present. Recommend maintenance according to the factory service manual.
Kitchen	49	The kitchen oven cabinet was damaged. Recommend repair and / or replacement. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.
Bath(s)	57	Tiles had loose or missing grout at the shower in the master. Recommend proper tile work by a qualified contractor. Cracked floor tiles were also observed. Recommend repair as needed. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.
Bath(s)	65	Caulking is recommended at the jetted tub and around the shower pan in the master bath. Conditions behind wall or under floor were concealed and not visible or accessible for inspection. Shower head connection was leaking at the time of the inspection. Recommend repair as needed.
Bath(s)	66	The toilet was loose at the floor in the master bath . Recommend securing / repair as needed. While this condition is somewhat common, it can increase the likelihood that some water penetration may have occurred at the base / wax seal area of the floor. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.
Basement	67	The openings in the stair area railings appear too wide. Although

		<p>this may have been proper at the time of construction, we recommend decreasing the opening length between the railings to reduce to less than 3 3/4 the possibility of child injury and for increased safety. Client should consult a qualified contractor for information on modern safety standards. By today's standards the handrail should also be continuous. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.</p>
Basement	73	<p>The sump pit was sealed closed. The inspector is prohibited from disturbing the seal. The inspector was unable to inspect pit and / or pump (if present). Laundry room cover was rusted. The furnace area sump pump discharge may be piped into the main waste line. Since this is generally considered improper by most townships, the sump should be piped to the exterior of the home. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.</p>
Garage - Laundry	80	<p>Fire door springs were not active at the time of the inspection. Recommend adjustment for safety.</p>
Garage - Laundry	84	<p>Recommend removing the screws from the dryer vent for safety. The screws can collect lint and poses a fire hazard. Recommend removal and sealing of the unused dryer vent.</p>
Foundation - Crawl Space	85	<p>Excessive amounts of moisture were observed in the stairway from the basement to the garage. Additional ventilation and / or a sealant should be considered. The conditions observed are conducive to wood rot, mold, rust and corrosion. Recommend further evaluation by a contractor. A mold inspection or testing was not performed as part of this general home inspection. Moisture stains were observed at the foundation walls. We suspect recent or active water penetration. Client should obtain history / disclosure information from seller and / or consult a waterproofing contractor.</p>

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R = Repair

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1 Grounds

Grading

Grading Slope

The site is moderately sloped.

1) Grading Conditions

R

Minor re-grading near the foundation was observed. We recommend re-grading to assure all water drains away from the home's foundation. Failure to re-grade low-lying areas at the foundation can cause water seepage under slabs, into the basement, and / or cracks or movement in the foundation. It is suggested that a "Licensed Landscaping Contractor" be contacted for further evaluation and repair.



Driveways - Sidewalks - Walkways

Driveway Material

Asphalt

2) Driveway Conditions

AS

The driveway appeared to be in serviceable condition at the time of the inspection.

Sidewalk Material

Concrete, and Concrete Pavers

3) Sidewalk Conditions

AS

The visible areas of the sidewalk appeared to be in serviceable condition at the time of the inspection.

Retaining Wall

Retaining Wall Material

Block

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4) Retaining Wall Conditions

AS

The visible and accessible portions of the retaining walls appeared to be in serviceable condition at the time of the inspection.

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2 Exterior

Front - Back Entrance

Front Entrance Type

Porch

5) Front Entrance Conditions

R

Settlement was observed. Sealing and some repair may be warranted. It is suggested that a "Licensed Masonry Contractor" be contacted for further evaluation and repair.



Back Entrance Type

Patio

6) Back Entrance Conditions

AS

The visible portions of the patio appeared to be in serviceable condition at the time of the inspection.

Exterior Walls

Structure Type

Wood frame

Exterior Wall Covering

The visible and accessible areas of the exterior siding material are brick, and vinyl.

7) Exterior Wall Conditions

AS

No weep holes or provisions for drainage were observed at brick or masonry veneer. Today's standards generally require weep holes in the grout at bottom of walls and under flashings for drainage of water or condensation. Minor damage to the corner trim was observed. Vegetation was in contact with the exterior walls. The vegetation should be trimmed away 1 - 2 feet from the wall. The exterior walls

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were not fully visible due to overgrown vegetation.



Exterior Windows - Doors

Window Type

Single Hung

Window Material

Vinyl

8) Window Conditions

AS



9) Exterior Door Conditions

R

The exterior door trim was weathered. Paint and/or maintenance is recommended.

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Exterior Water Faucet(s)

Faucet Location

East and West side of home.

10) Faucet Conditions

AS

The hose faucets appeared to be in serviceable condition at the time of the inspection.

Chimney

11) Chimney Conditions

AS

Due to height and / or conditions observed, chimney was viewed from the ground only. The visible and accessible portions of the chimney(s) appeared to be in serviceable condition at the time of the inspection.

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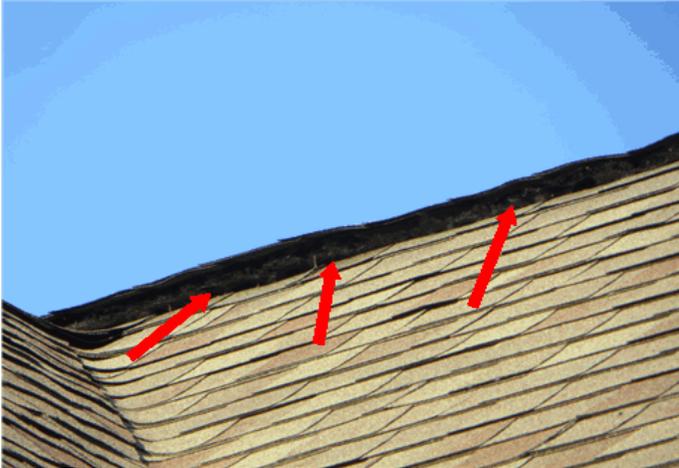
NI = Not Inspected

3 Roofing

Roof Covering

Method of Inspection	The roof was inspected by walking on roof, observing from a ladder placed at the edge of the roof, and from the ground.
Roof Style	Gable
Roof Covering Material	Asphalt composition shingles.
Number of Layers	One+
12) Roof Covering Condition	<div style="border: 1px solid black; padding: 2px; display: inline-block; margin-right: 10px;">R</div> <p>The roof covering shows normal or low wear for its age and appeared to be in serviceable condition at the time of the inspection. Damaged or missing shingles were observed at the back low roof near the satellite receiver. Recommend further evaluation and repair as needed by a qualified / licensed contractor. The inspector can not offer an opinion as to whether the roof leaks today unless it is moderately raining at the time of inspection. Client should obtain full disclosure / history information from the seller prior to close. The ridge vent system is coming loose in several locations. Recommend refastening. It is suggested that a "Licensed Roofing Contractor" be contacted for further evaluation and repair.</p>



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Recommend step counter flashing be installed and cut into the mortar joints at the chimney during the next roofing change. At this point the current caulk line must be maintained to prevent water penetration.

**14) Gutter & Downspout Conditions****R**

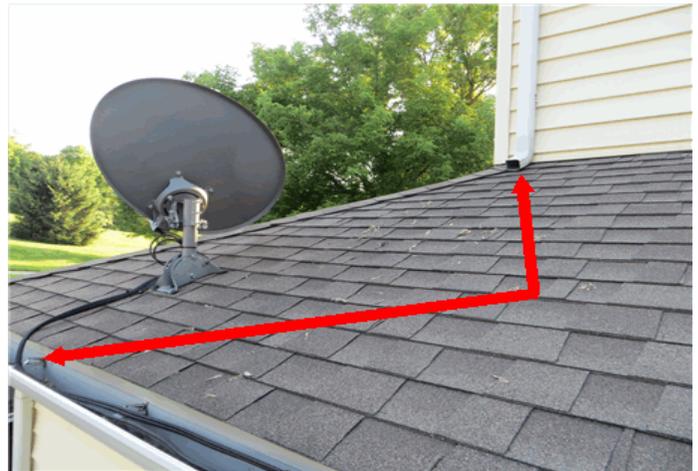
The gutters had leaves and debris clogging the downspouts at the time of the inspection. Suggest cleaning and removal of debris on a regular basis. Damaged gutter on low garage roof. Recommend repairs as needed. Sub-surface drains were observed. These drains were not tested as a part of this inspection. Condition of underground pipes or location of their termination points (if any) is not determined as part of this inspection. Some evidence of these drains not functioning properly was observed. Recommend efforts to shed the water from the foundation area. Recommend connecting the downspout that empties on the roof directly to the existing gutter system

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Attic Area

Attic Access

Master Bedroom closet, and addition ceiling.

Method of Inspection

Entered attic area.

Roof Frame Type

The roof framing is constructed with truss framing.

15) Attic Conditions

AS

The visible and accessible portions of the attic appeared to be in serviceable condition at the time of the inspection.

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Attic Ventilation Type

Ridge Vents, Soffit vents, and Gable Vents

Attic Ventilation Conditions

Attic Insulation Type

Batt Insulation, and Loose fill

16) Attic Insulation Conditions

AS

The attic has fiberglass batt insulation, with some loose fill. The approximate depth of the insulation is 8 to 10 inches. This appears adequate.

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4 Heating - Air

Heating

Location of Unit Basement, and Attic

Heating Type Forced Air

Energy Source Propane

17) Unit Conditions

R The air filter (in the return register upstairs) was dirty. Suggest replacing as soon as possible. To increase the efficiency of your heating system, we recommend changing your systems fir filters regularly (every 2-3 months). Electric baseboard heaters were removed from the basement club room. 1 Electric baseboard heater is present in the downstairs bathroom.

Distribution Type The visible areas of the heat distribution system is ductwork with registers.

18) Distribution Conditions

R Recommend removal of the direct taps on the trunk line and return for better overall air flow. Some ductwork was condensing and dripping onto the drop ceiling. Recommend insulating. It is suggested that a "Licensed HVAC Contractor" be contacted for further evaluation and repair.



19) Ventilation Conditions

AS The visible and accessible portion of the venting flue appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****20) Thermostat Condition****AS**

The normal operating controls appeared to be serviceable at the time of the inspection.

Air Condition - Cooling**Type of Cooling System**

Split system

AC Unit Power

240V

21) AC Unit Conditions**AS**

An air handler is present in the attic. Air handler general cleaning and servicing is recommended on a yearly basis. Tracing of condensate piping and termination points is not performed as part of this inspection. Condition of the air handler unit base pan can only be determined by removal of factory installed insulation and or factory panels which is not performed as part of this inspection.

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5 Electrical

Service Drop - Weatherhead

Electrical Service Type The electrical service is underground.

Number of Conductors Three

22) Electrical Service Conditions AS The main service entry appeared to be in serviceable condition at the time of inspection.

Main Electrical Panel

Main Disconnect Location At Main Panel

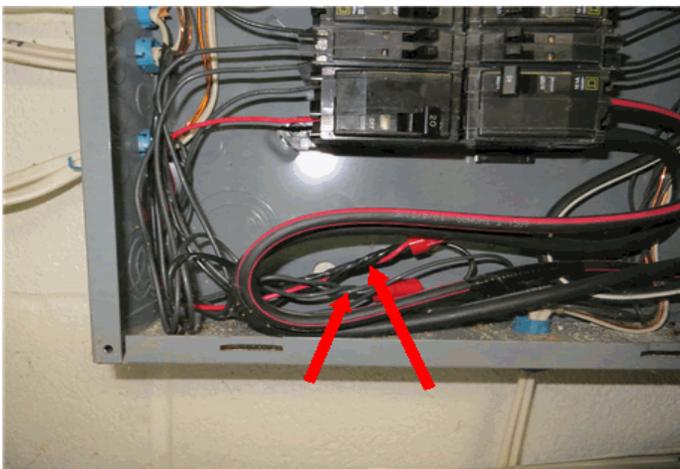
Electric Panel Location The main electric panel is located at the basement.

Panel Amperage Rating 200

Circuit Protection Type Breakers

23) Wiring Methods AS The main power cable is aluminum. The branch cables are copper.

24) Electrical Panel Conditions S Two or more circuits were connected to one breaker in the panel. This condition can add to the load of the affected electrical circuits causing a possible overload, tripping, or arcing at the breaker(s). Current standards require circuits to be independently protected. Recommend an electrician properly separate circuits.



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Electrical Sub panel

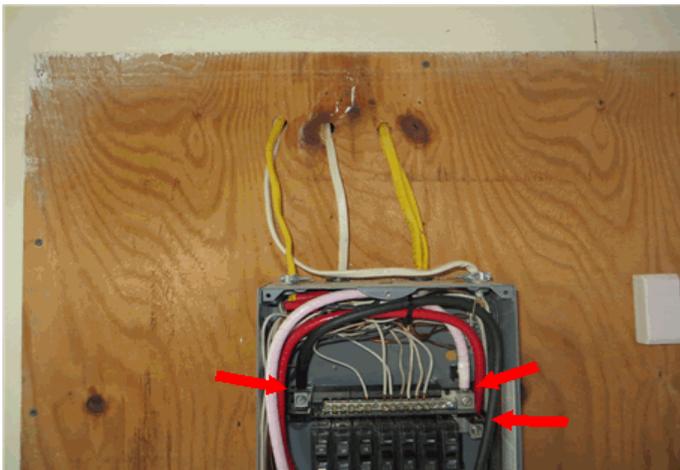
Sub panel Location

A sub panel is located at the detached garage.

25) Sub panel Conditions

R

The sub panel appeared to be in serviceable condition at the time of inspection. Recommend an anti-oxidant material be applied by a licensed electrician to wires and / or main terminal lug connection to reduce rust, corrosion or oxidation of exposed wires



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6 Plumbing

Water Main Line

Main Shutoff Location

The main valve is located at the basement.

Main Line Material

The visible material of the main line / pipe appears to be copper.

26) Main Line & Valve Conditions**AS**

The visible portion of the main pipe and valve appeared to be in serviceable condition at the time of the inspection.

Water Supply Lines

Supply Line Material

The visible material used for the supply lines is copper.

27) Supply Line Conditions**AS**

The visible portions of the supply lines appeared to be in serviceable condition at the time of inspection. All of the supply lines were not fully visible or accessible at the time of the inspection.

Drain - Waste Lines

Drain Line Material

The visible portions of the waste lines are plastic.

28) Drain Line Conditions**AS**

The visible portions of the waste lines appeared to be in serviceable condition at the time of inspection. All of the waste lines were not fully visible or accessible at the time of the inspection.

Water Heater(s)

Water Heater Type

Propane

Water Heater Location

Basement

Water Heater Capacity

50 Gallon

29) Water Heater Conditions**AS**

The water heater was operable at the time of inspection. This does not however guarantee future performance, operation, or condition.

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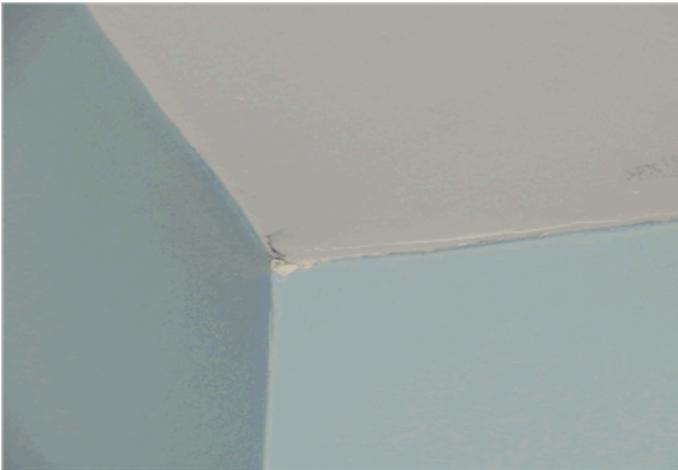
S = Safety

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7 Interiors**Walls - Ceilings - Floors****30) Wall Conditions**

AS

The walls appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions that may have existed. There were common / typical settlement type cracks, blemishes, and nail pops observed to the interior walls.

**31) Ceiling Conditions**

AS

The ceilings appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions not visible at the time of this inspection. Common cracks, blemishes, and nail pops were observed at the time of the inspection.



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32) Floor Conditions

AS

Cracked floor tiles were observed in the master bath. Recommend repair as needed.



33) Heat Source Conditions

AS

Windows - Doors

34) Interior Window Conditions

AS

Some windows were difficult to operate. Recommend adjustment, lubrication and / or repairs as needed.

35) Interior Door Conditions

AS

The doors stick at the door frame at the kitchen pantry. Repairs and / or adjustments are recommended.

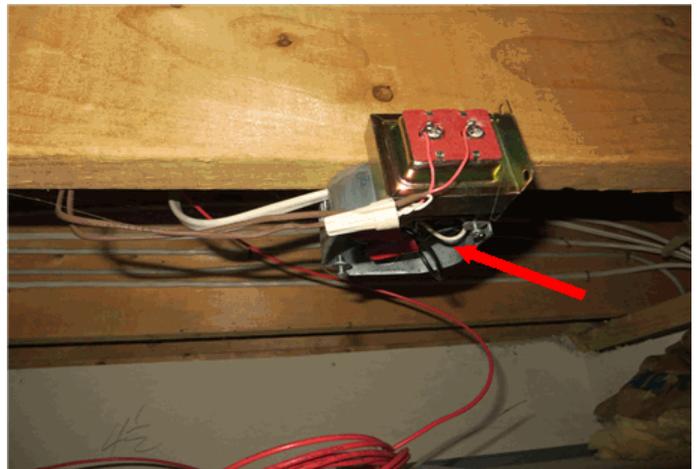
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Electrical Conditions

36) Electrical Conditions

R

The GFCI (ground fault interrupter circuit) receptacle did not respond to the inspectors (external) trip test device at the back exterior outlet. Replacement and / or repair is needed. Recommend further evaluation and / or repair by a licensed electrician prior to close. Junction box cover was missing at the basement ceiling near the stairs. Recommend installation of covers for increased safety. Missing receptacle or switch covers were observed at the garage, and under the sink. Recommend covers be installed for safety.

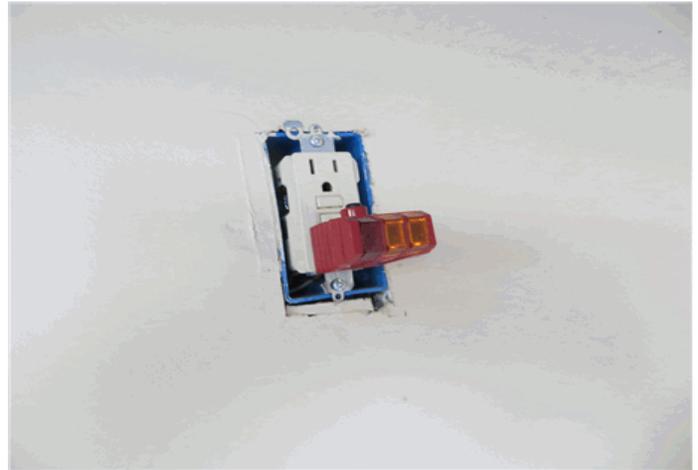


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37) Lighting Conditions

AS

The island lights were out or inoperative at. (Possibly the switch) Dismantling and testing of all light fixtures is not performed as part of this inspection. Recommend all lights be operable prior to close.



38) Ceiling Fan Conditions

AS

The ceiling fans were operational at the time of the inspection. Mounting hardware of fans, light fixtures, and / or chandeliers was not visible or accessible for inspection.

39) Smoke Detector Conditions

R

The carbon monoxide detector upstairs was missing a battery and did not respond to the test button. Recommend repair or replacement prior to close. Carbon Monoxide detectors have a useful lifespan of about 5-6 years, it is recommended to replace all units after this time period.

Fireplace

Fireplace materials

Pellet Stoves

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40) Fireplace Conditions

NI

Pellet stoves are not tested as part of this inspection. Pellet stoves are installed and maintained according to factory specifications. At the time of the inspection paperwork and a DVD were present. Recommend maintenance according to the factory service manual.

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8 Kitchen

Walls - Ceilings - Floors

41) Wall Conditions

AS

The walls appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions that may have existed. The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

42) Ceiling Conditions

AS

The ceilings appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions not visible at the time of this inspection. The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

43) Floor Conditions

AS

The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection. Some water staining near the dishwasher.



44) Heat Source Conditions

AS

Windows - Doors

45) Kitchen Window Conditions

AS

The windows are energy efficient thermal (dual) pane types. The panes appeared to be in serviceable condition at the time of inspection. Temperature, humidity, and cleanliness of glass can affect the inspection of thermal panes. Since the windows may have needed some cleaning, this condition limited an accurate inspection. Some windows were difficult to operate. Recommend adjustment and / or repairs as

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46) Kitchen Door Conditions

R

needed.

The closet door was rubbing. Repairs and / or adjustments are recommended.

Electrical Conditions

47) Electrical Conditions

AS

A switch was not functional for the island lights. Recommend further evaluation and repairs by a licensed electrician prior to close.

Kitchen Sink - Counter tops - Cabinets

48) Counter Conditions

AS

The visible portion kitchen counters appeared to be in serviceable condition at the time of the inspection.

49) Cabinet Conditions

R

The kitchen oven cabinet was damaged. Recommend repair and / or replacement. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.



50) Sink Plumbing Conditions

AS

An "S" type trap was observed as part of the sink drain. Although these types of traps were common at the time of installation, replacement of the older "S" trap with the common "P" trap may be needed. The older plumbing may not be vented in accordance with today's standards. Client should consult a plumber for additional information.

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51) Garbage Disposal Condition

AS

The sink disposal was operable at the time of the inspection. Client should consult a licensed plumber, manufacturer, or disposal supply company for information on proper usage and safety related concerns.

Appliances

Stove - Range Type

The oven is electric. The range is Propane.

52) Stove - Range Condition

AS

53) Hood Fan Conditions

AS

Downdraft may have leaked into the basement ceiling at some point.

54) Dishwasher Conditions

AS

The dishwasher appeared to be in serviceable condition at the time of the inspection. This does not however guarantee future performance or conditions.

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9 Bath(s)

Walls - Ceilings - Floors

55) Wall Conditions

AS

The walls appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions that may have existed.

56) Ceiling Conditions

AS

The ceilings appeared to be freshly painted. This condition may hide, mask, or conceal previous conditions not visible at the time of this inspection.

57) Floor Conditions

R

Tiles had loose or missing grout at the shower in the master. Recommend proper tile work by a qualified contractor. Cracked floor tiles were also observed. Recommend repair as needed. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.



Windows - Doors

58) Bathroom Window Conditions

AS

The windows are energy efficient thermal (dual) pane types. The panes appeared to be in serviceable condition at the time of inspection. Temperature, humidity, and cleanliness of glass can affect the inspection of thermal panes. Since the windows may have needed some cleaning, this condition limited an accurate inspection. Some windows were difficult to operate. Recommend adjustment and / or repairs as needed.

59) Bathroom Door Conditions

AS

The interior doors appeared to be in serviceable condition at the time of the inspection.

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Electrical Conditions

60) Electrical Conditions

AS

Bath GFCIs tie into one in the upstairs hall bath.

61) Lighting Conditions

AS

62) Vent Fan Conditions

AS

Bathroom Sink

63) Counter - Cabinet Conditions

AS

Cabinet doors need adjustment in the upstairs hall bath.

64) Sink Conditions

AS

The sinks appeared to be in serviceable condition at the time of inspection.

Shower - Tub - Toilet

65) Shower - Tub Conditions

R

Caulking is recommended at the jetted tub and around the shower pan in the master bath. Conditions behind wall or under floor were concealed and not visible or accessible for inspection. Shower head connection was leaking at the time of the inspection. Recommend repair as needed.



AS = Appears Serviceable

R = Repair

S = Safety

NI = Not Inspected



66) Toilet Conditions

R

The toilet was loose at the floor in the master bath . Recommend securing / repair as needed. While this condition is somewhat common, it can increase the likelihood that some water penetration may have occurred at the base / wax seal area of the floor. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.



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10 Basement

Walls - Ceilings - Floors

67) Basement Stair Conditions

S

The openings in the stair area railings appear too wide. Although this may have been proper at the time of construction, we recommend decreasing the opening length between the railings to reduce to less than 3 3/4 the possibility of child injury and for increased safety. Client should consult a qualified contractor for information on modern safety standards. By today's standards the handrail should also be continuous. It is suggested that a "Licensed General Contractor" be contacted for further evaluation and repair.



68) Wall Conditions

AS

The inspector was unable to fully inspect the foundation walls and floors due to the finished basement components. Areas behind finished walls and ceilings were concealed and were not visible or accessible for a full and complete inspection. The general condition of the finished walls appeared to be in serviceable condition at the time of the inspection.

69) Ceiling Conditions

AS

Drop ceiling type panels were present. The inspector was unable to fully inspect above tiles. A full inspection would require removal of all ceiling panels, which is not performed as part of this inspection.

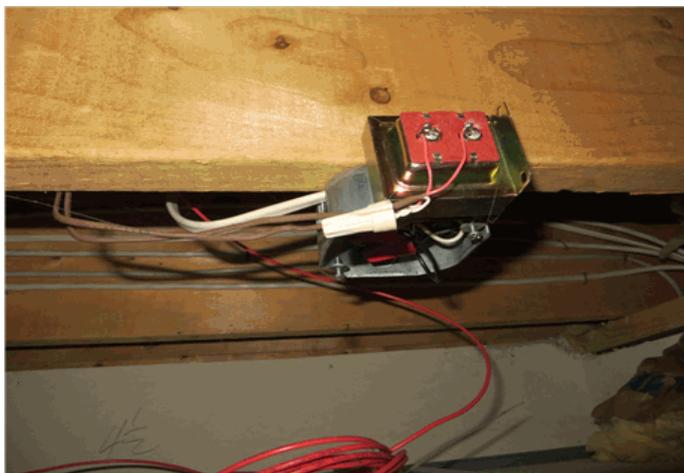
70) Floor Conditions

AS

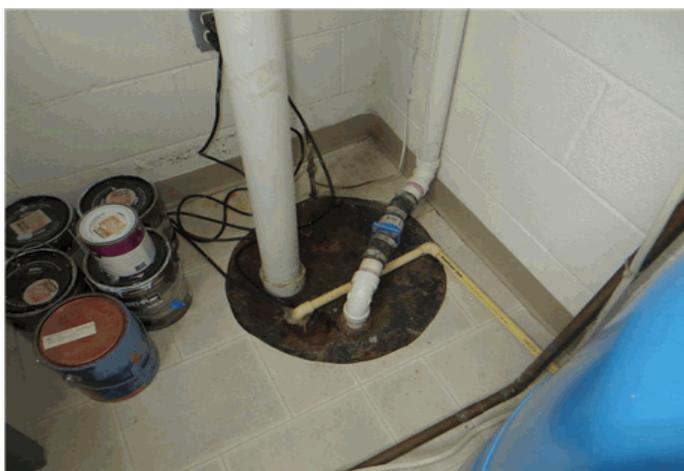
The general condition of the visible and accessible portions of the floors appeared to be in serviceable condition at the time of the inspection.

AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected****Electrical Conditions****71) Electrical Conditions****AS**

Junction or switch box cover was missing at the ceiling near the stairs. Recommend installation of covers for increased safety.

**72) Lighting Conditions****AS****73) Sump Pump Conditions****R**

The sump pit was sealed closed. The inspector is prohibited from disturbing the seal. The inspector was unable to inspect pit and / or pump (if present). Laundry room cover was rusted. The furnace area sump pump discharge may be piped into the main waste line. Since this is generally considered improper by most townships, the sump should be piped to the exterior of the home. It is suggested that a "Licensed Plumbing Contractor" be contacted for further evaluation and repair.



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AS = Appears Serviceable**R = Repair****S = Safety****NI = Not Inspected**

11 Garage - Laundry

Walls - Ceilings - Floors

Garage Type

A garage is attached to the house. A garage is detached from the house.

74) Siding Conditions (if detached)

AS

The visible and accessible portions of the exterior wall coverings appeared to be in serviceable condition at the time of the inspection.

75) Roof Conditions (if detached)

AS

The roof covering shows normal wear for its age and appeared to be in serviceable condition at the time of the inspection.

76) Wall Conditions

AS

The general condition of the walls appeared to be in serviceable condition at the time of the inspection.

77) Ceiling Conditions

AS

The general condition of the ceilings appeared to be in serviceable condition at the time of the inspection.

78) Floor Conditions

AS

Some cracks and settlement were observed to the concrete flooring. Recommend monitoring of cracks for any change. If the cracks are a concern is suggested that a "Licensed Masonry Contractor" be contacted for further evaluation.

79) Window Conditions

AS

The windows are energy efficient thermal (dual) pane types. The panes appeared to be in serviceable condition at the time of inspection. Temperature, humidity, and cleanliness of glass can affect the inspection of thermal panes. Since the windows may have needed some cleaning, this condition limited an accurate inspection. Some windows were difficult to operate. Recommend adjustment and / or repairs as needed.

80) Door Conditions

S

Fire door springs were not active at the time of the inspection. Recommend adjustment for safety.

81) Vehicle Door Conditions

AS

The vehicle door(s) appeared to be in serviceable condition at the time of the inspection.

82) Electrical Conditions

S

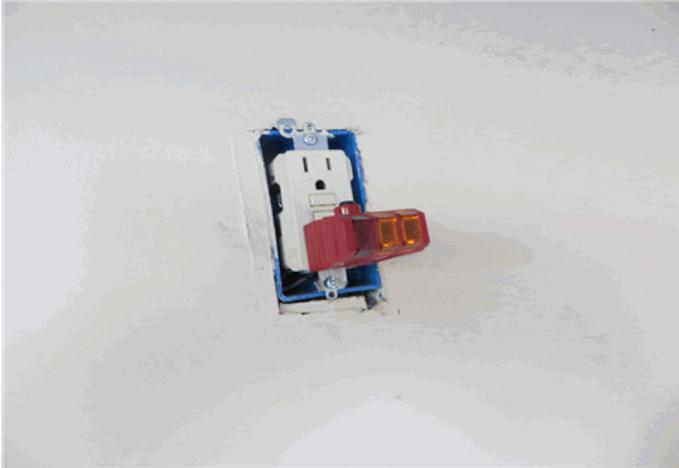
Missing receptacle cover was observed, that outlet also had no power at the time of the inspection. Recommend covers be installed for safety. It is suggested that a "Licensed Electrical Contractor" be contacted for further evaluation and repair.

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83) Lighting Conditions

AS

Laundry Room

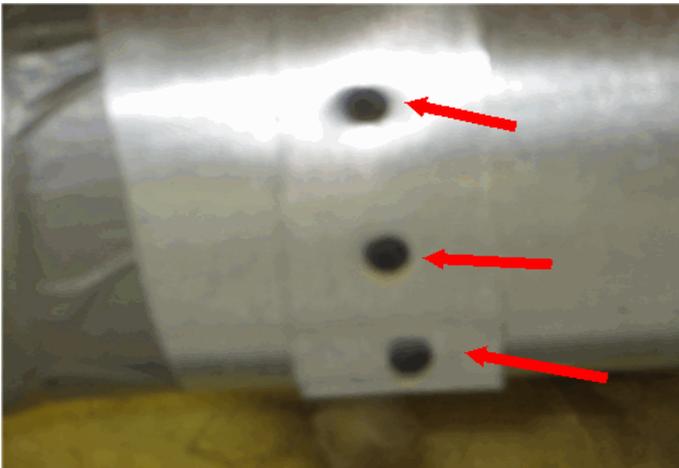
Location

The laundry facilities are located in the basement.

84) Laundry Room Conditions

S

Recommend removing the screws from the dryer vent for safety. The screws can collect lint and poses a fire hazard. Recommend removal and sealing of the unused dryer vent.



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12 Foundation - Crawl Space

Foundation

Foundation Type Basement

Foundation Material Block

85) Foundation Conditions

R

Excessive amounts of moisture were observed in the stairway from the basement to the garage. Additional ventilation and / or a sealant should be considered. The conditions observed are conducive to wood rot, mold, rust and corrosion. Recommend further evaluation by a contractor. A mold inspection or testing was not performed as part of this general home inspection. Moisture stains were observed at the foundation walls. We suspect recent or active water penetration. Client should obtain history / disclosure information from seller and / or consult a waterproofing contractor.

