



OLD LINE
HOME INSPECTIONS

Old Line Home Inspections

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Inspected By: Andrew Winnard



Home Inspection Report

Prepared For:

John Q. Public

Property Address:

123 Main Street

Anywhere, MD 12345

Inspected on Tue, Mar 23 2021 at 5:00 PM

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OLD LINE HOME INSPECTIONS SERVICE AGREEMENT

This is an Agreement between CLIENT, and us, Old Line Home Inspections, pertaining to our inspection of the house at the address and on the date listed on the report and provide CLIENT, as listed under Prepared For: on the cover page of the report with a written opinion as to the apparent general condition of the components and systems observable at the time of inspection. The terms below govern this Agreement.

1. The fee for our inspection is payable at the time of the appointment.
2. We will perform a visual inspection of the home/building and provide you with a written report identifying the defects that we (1) observed and (2) deemed material. The report is only supplementary to the seller's disclosure.
3. Unless otherwise noted in this Agreement or not possible, we will perform the inspection in accordance with the current Standards of Practice (SOP) of the International Association of Certified Home Inspectors ("InterNACHI"), posted at www.nachi.org/sop. If your jurisdiction has adopted mandatory standards that differ from InterNACHI's SOP, we will perform the inspection in accordance with your jurisdiction's standards. You understand that InterNACHI's SOP contains limitations, exceptions, and exclusions. You understand that InterNACHI is not a party to this Agreement, has no control over us, and does not employ or supervise us.
4. Unless otherwise indicated in writing, we will NOT test for the presence of radon, a harmful gas. Unless otherwise indicated in writing, we will not test for mold. Unless otherwise indicated in writing, we will not test for compliance with applicable building codes or for the presence of or for any potential dangers arising from the presence of asbestos, lead paint, soil contamination, or other environmental hazards or violations. If any structure you want us to inspect is a log structure or includes log construction, you understand that such structures have unique characteristics that may make it impossible for us to inspect and evaluate them. Therefore, the scope of our inspection will not include decay of the interior of logs in log walls, log foundations or roofs, or similar defects.
5. Our inspection and report are for your use only. You give us permission to discuss our observations with real estate agents, owners, repair persons, or other interested parties. You will be the sole owner of the report and all rights to it. We are not responsible for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (including employees and business entities) from any

liability whatsoever. If you or any person acting on your behalf provide the report to a third party who then sues you and/or us, you release us from any liability and agree to pay our costs and legal fees in defending any action naming us. Our inspection and report are in no way a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. We disclaim all warranties, express or implied, to the fullest extent allowed by law.

6. LIMITATION ON LIABILITY AND DAMAGES. We assume no liability for the cost of repair or replacement of unreported defects, either current or arising in the future. In all cases, our liability is limited to liquidated damages in an amount not greater than 1.5 times the fee you paid us. You waive any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. You acknowledge that this liquidated damages is not a penalty, but that we intend it to: (i) reflect the fact that actual damages may be difficult or impractical to ascertain; (ii) allocate risk between us; and (iii) enable us to perform the inspection for the agreed-upon fee. If you wish to eliminate this liquidated damages provision, we are willing to perform the inspection for an increased fee of \$150, payable in advance.

7. We do not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the property is located. If we hold a valid occupational license, we may inform you of this and you may hire us to perform additional functions. Any agreement for such additional services shall be in a separate writing.

8. If you believe you have a claim against us, you agree to provide us with the following: (1) written notification of your claim within seven days of discovery, in sufficient detail and with sufficient supporting documents that we can evaluate it; and (2) immediate access to the premises. Failure to comply with these conditions releases us from liability.

9. You agree that the exclusive venue for any litigation arising out of this Agreement shall be in the county where we have our principal place of business. If you fail to prove any claim against us, you agree to pay all our legal costs, expenses and attorney's fees incurred in defending that claim. You agree that the exclusive venue for any legal action against InterNACHI itself, allegedly arising out of this Agreement or our membership in InterNACHI, will be in Boulder County, Colorado. Before bringing any such action, you must provide InterNACHI with 30 days' written notice of the nature of the claim, in sufficient detail and with sufficient supporting documents that InterNACHI can evaluate it. In any action against us or InterNACHI, you waive trial by jury.

10. If a court declares any provision of this Agreement invalid, the remaining provisions remain in effect. This Agreement represents our entire agreement; there are no terms other than those set forth herein. All prior discussions are merged into this Agreement. No statement or promise by us shall be binding unless reduced to writing and signed by one of our authorized officers. Any modification of this Agreement must be in writing and signed by you and by one of our authorized officers. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. You will have no cause of action against us after one year from the date of the inspection.

11. Past-due fees for your inspection shall accrue interest at 8% per year. You agree to pay all costs and attorney's fees we incur in collecting the fees owed to us. If the Client is a corporation, LLC, or similar entity, you personally guarantee payment of the fee.

12. If you request a re-inspection, the re-inspection is subject to the terms of this Agreement.

13. You may not assign this Agreement.

14. If a court finds any term of this Agreement ambiguous or requiring judicial interpretation, the court shall not construe that term against us by reason of the rule that any ambiguity in a document is construed against the party drafting it. You had the opportunity to consult qualified counsel before signing this.

15. If there is more than one Client, you are signing on behalf of all of them, and you represent that you are authorized to do so.

16. If you would like a large print version of this Agreement before signing it, you may request one by emailing us.

17. If your inspector participates in InterNACHI's Buy-Back Guarantee Program, you will be bound by the terms you may view at www.nachi.org/buy.

We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

I HAVE CAREFULLY READ THIS AGREEMENT. I AGREE TO IT AND ACKNOWLEDGE RECEIVING A COPY OF IT.

General

Property Type:	Single Family
Stories:	Two
Approximate Age:	15 Years
Age Based On:	Listing
Bedrooms/Baths:	4/3
Door Faces:	Southwest
Furnished:	Yes
Occupied:	Yes
Weather:	Overcast, Raining
Temperature:	Warm
Soil Condition:	Wet
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading: Mostly Level
Condition: Satisfactory



Comment 1:

Soil has washed away from foundation leaving small holes behind.
Recommend adding fill dirt to divert water and grading soil to slope away from foundation.

(Site continued)



Figure 1-1



Figure 1-2

Vegetation:	Generally Maintained
	Condition: Satisfactory
Driveway:	Asphalt
	Condition: Satisfactory
Walkways:	Concrete
	Condition: Further Evaluation Required



Comment 2:
Walkway in front of house has typical settlement cracking. Recommend monitoring before repair.

(Site continued)



Figure 2-1



Comment 3:

Vegetation observed growing in cracks between service walk and driveway. Recommend controlling vegetation growth before it begins to heave and lift concrete sidewalk.



Figure 3-1

(Site continued)

Steps/Stoops:

Concrete
Condition: Satisfactory



Patios/Decks:

Concrete
Condition: Satisfactory



Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:

Vinyl Siding

Condition: Further Evaluation Required



Comment 4:

Moss and other microbial growth observed on vinyl siding. Recommend cleaning maintenance.



Figure 4-1



Figure 4-2

Exterior Trim Material:

Aluminum

Condition: Satisfactory

Windows:

Vinyl

Condition: Satisfactory

Entry Doors:

Wood

Condition: Satisfactory

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method: From Ground with Binoculars
Roof Design: Gable
Roof Covering: 3 Tab Shingle
Condition: Satisfactory



Comment 5:

Roof was operating as intended at the time of inspection but moss, UV burn spots and a damaged shingle was observed. Since roof is 15 years old, roof replacement is recommended in the coming years.



Figure 5-1



Figure 5-2

(Roofing continued)



Figure 5-3



Figure 5-4

Approximate Roof Age:	15 Years
Ventilation Present:	Roof
	Condition: Satisfactory
Vent Stacks:	Metal, Plastic
	Condition: Satisfactory
Chimney :	Metal
	Condition: Satisfactory
Flashings:	Metal, Asphalt
	Condition: Satisfactory
Soffit and Fascia:	Aluminum
	Condition: Satisfactory
Gutters & Downspouts:	Metal
	Condition: Repair or Replace

(Roofing continued)



Comment 6:

Recommend gutter downspout extensions on side of house to divert water a minimum of 4 to 5 feet from foundation.



Figure 6-1



Figure 6-2



Figure 6-3



Figure 6-4

Garage

Garage Type:

Attached

Condition: Satisfactory

Garage Size:

2 Car



Door Opener:

Chain Drive

Condition: Satisfactory

Opener Safety Feature:

Light Beam

Condition: Further Evaluation Required



Comment 7:

Garage door light beam security feature was set more than the recommended 6" from ground at the time of inspection. Safety hazard. Recommend repair.



Figure 7-1

Kitchen

Reference Photo:



Cabinets:

Wood

Condition: Satisfactory

Countertops:

Stone

Condition: Satisfactory

Sink:

Double

Condition: Satisfactory



Comment 8:

GFCI outlets in kitchen are wired together so multiple GFCIs trip at the same time. There should be just one GFCI per circuit. Recommend certified electrician to evaluate and advise proper repair.



Figure 8-1

(Kitchen continued)

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:

General Electric
Condition: Satisfactory



Cooktop:

Samsung
Condition: Satisfactory



(Appliances continued)

Range Hood:

General Electric
Condition: Satisfactory



Refrigerator:

Samsung
Condition: Satisfactory



(Appliances continued)

Dishwasher:

Samsung
Condition: Satisfactory



Microwave:

Samsung
Condition: Satisfactory



Disposal:

Insinkerator
Condition: Satisfactory

Laundry

Dryer Venting:

To Exterior

Condition: Satisfactory

Laundry Hook Ups:

Yes

Condition: Satisfactory

Washer:

Samsung

Condition: Satisfactory



Dryer:

Samsung

Condition: Satisfactory



Bathrooms

Bathroom #1

Reference Photo:



Location:

Second Floor Hall

Bath Tub:

Recessed

Condition: Satisfactory

Shower:

In Tub

Condition: Satisfactory

Sink(s):

Double Vanity

Condition: Satisfactory

Toilet:

Standard Tank

Condition: Satisfactory

Tub Surround:

Tile

Condition: Satisfactory

Floor:

Tile

Condition: Satisfactory

Ventilation Type:

Ventilator

Condition: Satisfactory

GFCI Protection:

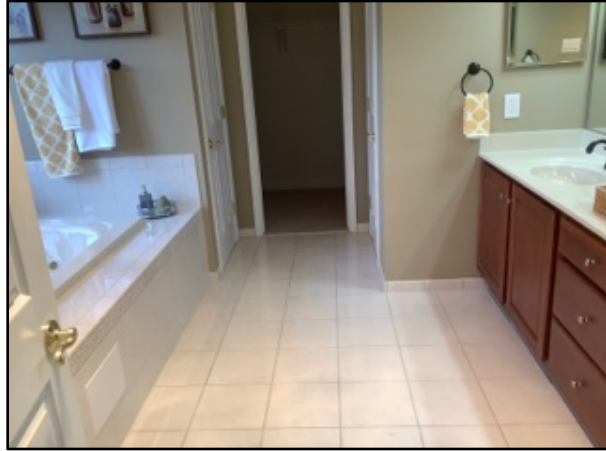
Outlets

Condition: Satisfactory

(Bathrooms continued)

Bathroom #2

Reference Photo:



Location:
Bath Tub:

Master
Recessed, Recirculating
Condition: Repair or Replace



(Bathroom #2 continued)



Comment 9:

Cold water valve in recirculating master bathtub was turned off during inspection. Recommend certified plumber evaluate and advise.



Figure 9-1

Shower:

Stall

Condition: Satisfactory

Sink(s):

Double Vanity

Condition: Repair

(Bathroom #2 continued)



Comment 10:

Plug inoperable in right side vanity sink in master bath. Recommend repair.



Figure 10-1



Comment 11:

Plumbing leak was observed in right side vanity sink drainpipe in master bath. Recommend certified plumber evaluate and advise.



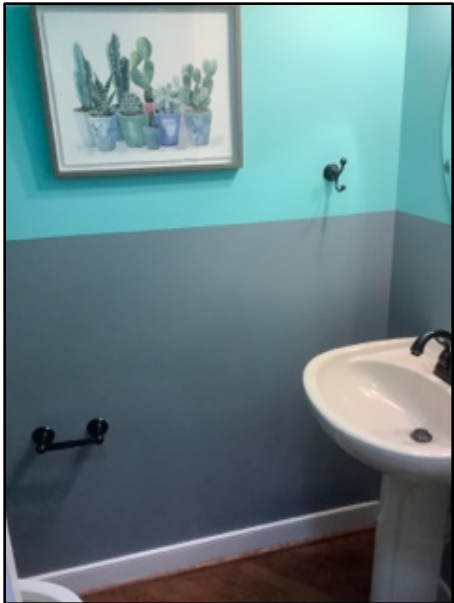
Figure 11-1

(Bathroom #2 continued)

Toilet:	Standard Tank Condition: Satisfactory
Shower Walls:	Tile Condition: Satisfactory
Tub Surround:	Tile Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory

Bathroom #3

Reference Photo:



Location:	Main Floor
Sink(s):	Single Vanity Condition: Repair

(Bathroom #3 continued)



Comment 12:
Sink drain plug was inoperable in main floor bathroom vanity sink.
Recommend repair.



Figure 12-1

Toilet:	Standard Tank
	Condition: Satisfactory
Floor:	Wood
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory

Bedrooms

Master Bedroom

(Master Bedroom continued)

Reference Photo:



Flooring:	Carpet
	Condition: Satisfactory
Ceiling & Walls:	Drywall/Plaster
	Condition: Satisfactory
Electrical:	Switches and Outlets
	Condition: Satisfactory
Windows:	Single Hung
	Condition: Satisfactory
Doors:	Hinged
	Condition: Satisfactory
Heat Source:	Register
	Condition: Satisfactory

Southeast Bedroom

(Southeast Bedroom continued)

Reference Photo:



Flooring:	Carpet
Ceiling & Walls:	Condition: Satisfactory
	Drywall/Plaster
	Condition: Satisfactory
Electrical:	Switches and Outlets
	Condition: Satisfactory
Windows:	Single Hung
	Condition: Further Evaluation Required
Doors:	Hinged
	Condition: Satisfactory



Comment 13:
Door strike plate from southeast bedroom to hall bathroom does not line up and door does not latch. Recommend adjustment.

(Southeast Bedroom continued)



Figure 13-1

Heat Source:

Register

Condition: Satisfactory

Northeast Bedroom

Reference Photo:



Flooring:

Carpet

Condition: Satisfactory

Ceiling & Walls:

Drywall/Plaster

Condition: Satisfactory

(Northeast Bedroom continued)

Electrical:	Switches and Outlets Condition: Satisfactory
Windows:	Single Hung Condition: Satisfactory
Doors:	Hinged Condition: Satisfactory
Heat Source:	Register Condition: Satisfactory

Northwest Bedroom

Reference Photo:



Flooring:	Carpet Condition: Satisfactory
Ceiling & Walls:	Drywall/Plaster Condition: Satisfactory
Electrical:	Switches and Outlets Condition: Satisfactory
Windows:	Single Hung Condition: Satisfactory
Doors:	Hinged Condition: Satisfactory
Heat Source:	Register Condition: Satisfactory

(Bedrooms continued)

Attic

Attic Entry:
Roof Framing Type:

Bedroom
Wood Trusses
Condition: Satisfactory



(Attic continued)

Roof Deck Material:

Oriented Strand Board
Condition: Satisfactory



Vent Risers:

PVC
Condition: Satisfactory

Insulation:

Blown In Fiberglass
Condition: Satisfactory

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Floors:

Carpet
Condition: Satisfactory

Walls:

Painted Drywall
Condition: Satisfactory

Window Types:

Single Hung
Condition: Further Evaluation Required

(Interior continued)



Comment 14:

Windows in home were found to be showing normal signs of age with some condensation observed at the time of inspection. Recommend budgeting for replacement in the coming years.



Figure 14-1



Figure 14-2



Figure 14-3

Window Materials:

Vinyl

(Interior continued)

Entry Door Types:	Hinged
	Condition: Satisfactory
Entry Door Materials:	Wood, Steel
Interior Door Materials:	Wood
Fireplace:	Gas Burning
	Condition: Satisfactory



Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Basement
Foundation Material:	Poured Concrete
	Condition: Repair



Comment 15:
Water was observed entering basement in several areas after heavy rain.
Recommend certified contractor evaluate and advise.

(Structure continued)



Figure 15-1

Signs of Water Penetration: Stains
Condition: Repair



Comment 16:

Water puddling in front of sliding glass doors was observed in basement. Water stains and wood rot were also observed where sliding glass doors meet the concrete basement floor. Recommend certified contractor evaluate and advise.



Figure 16-1



Figure 16-2

(Structure continued)



Figure 16-3



Comment 17:

Water stains were observed where basement foundation walls meet the basement floor in several areas. Recommend certified contractor evaluate and advise.

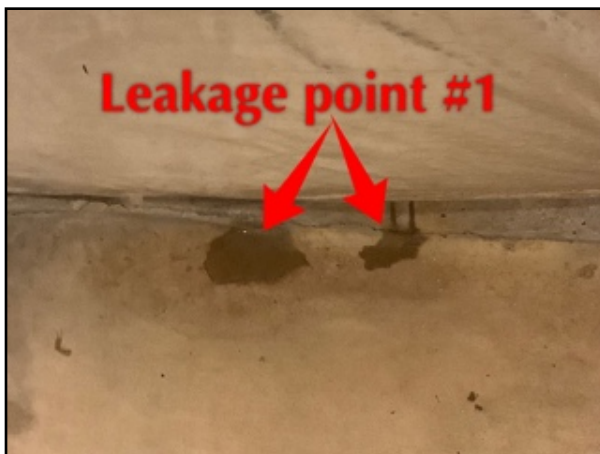


Figure 17-1

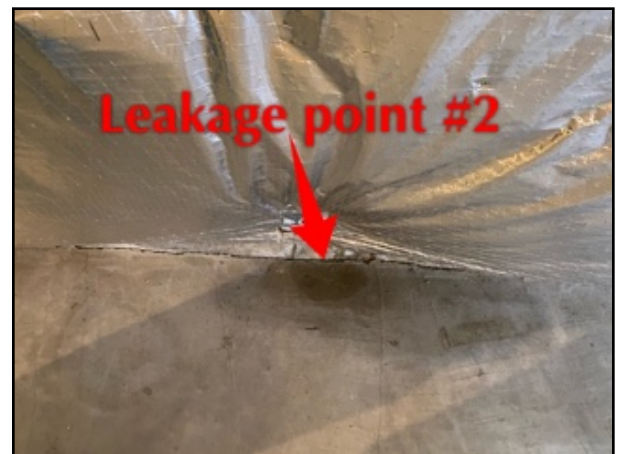


Figure 17-2

(Structure continued)

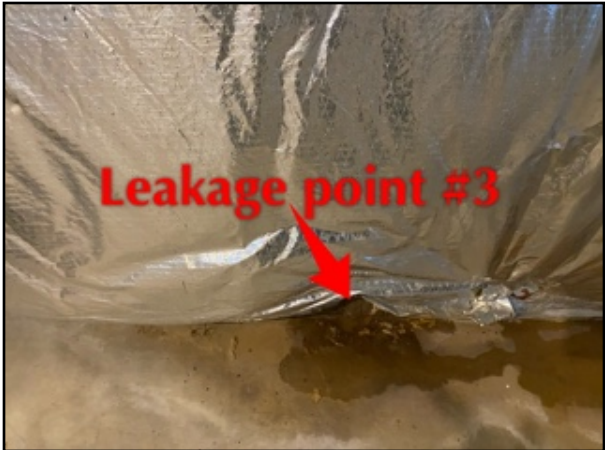


Figure 17-3



Figure 17-4



Figure 17-5

Prior Waterproofing:	Perimeter Drain
	Condition: Marginal
Floor Structure:	Wood Frame
	Condition: Satisfactory
Subflooring:	Oriented Strand Board
	Condition: Satisfactory
Wall Structure:	Wood Frame
	Condition: Satisfactory

(Structure continued)



Comment 18:

A waterproofing specialist was notified to report on the condition of the basement and any repairs that might be required to prevent moisture intrusion. They determined water in the basement is a result of a crack in the basement wall. The repairs include (but are not restricted to) installing a new waterproofing system with 14mil vapor barrier, hydrophobic polyurethane injections and a Rhino concrete crack repair strap.

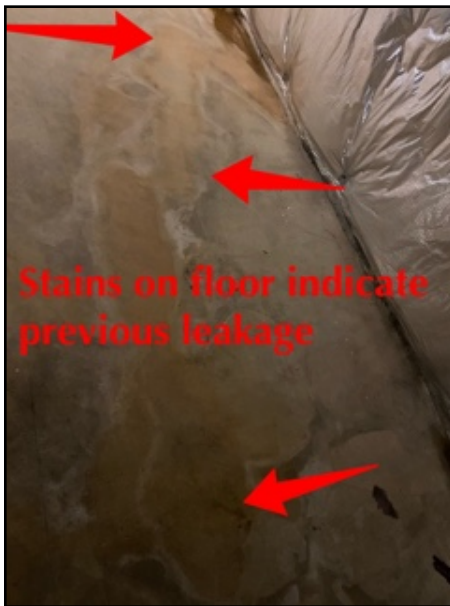


Figure 18-1



Figure 18-2



Figure 18-3

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:	Public
Supply Pipe Material:	PVC
	Condition: Satisfactory
Location of Main Water Shutoff:	Basement
Sewer System:	Public
Waste Pipe Material:	PVC
	Condition: Satisfactory
Sump Pump:	Standard Crock
	Condition: Satisfactory



Location of Fuel Shutoff:	At Meter
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Water Heater

(Water Heater continued)

Manufacturer:

Bradford White



Fuel:

Natural Gas

Capacity:

75 gal

Approximate Age:

15 Years



Comment 19:
15 year old water heater means that it is approaching the end of its useful life.
Recommend budgeting for replacement in the coming years

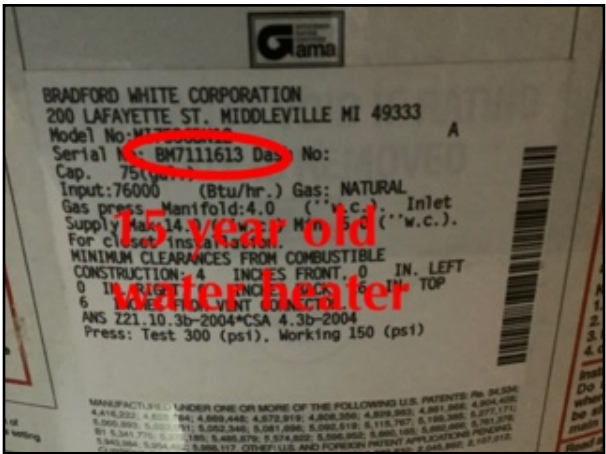


Figure 19-1

Temp & Pressure Relief Valve:

Present With Blow Off Leg
Condition: Satisfactory

(Water Heater continued)

Fuel Disconnect: In Same Room

HVAC

HVAC System Type: Central Split System
Thermostat: Digital
Condition: Satisfactory
Thermostat Location: Living Room and Master Bedroom

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location: Basement
Type of Equipment: Forced Air
Condition: Satisfactory
Manufacturer: Carrier
Heating Fuel: Gas
Condition: Satisfactory



Input BTUs: 66,000
Output BTUs: 54,000
Approximate Age: 15 years old

(Heating continued)



Comment 20:
Furnace operated as intended, but at 15 years old it is approaching the end of its useful life. Recommend regular service from a certified technician before closing on the sale of the house and budgeting for replacement in the coming years.



Figure 20-1

Filter Type:	Disposable
Output Temperature:	Condition: Satisfactory 117.1°

(Heating continued)



Comment 21:

117.1° Furnace supply temperature is satisfactory



Figure 21-1

Type of Distribution:

Metal Ducting

Condition: Satisfactory

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:

Electric

Type of Equipment:

Split System

Condition: Satisfactory

(Cooling continued)



Comment 22:

Condenser unit on side of house was found to be improperly supported and out of level. While additional support measures have been taken in the past to alleviate the problem, it appears to still exist. Recommend certified contractor evaluate and advise.



Figure 22-1



Figure 22-2

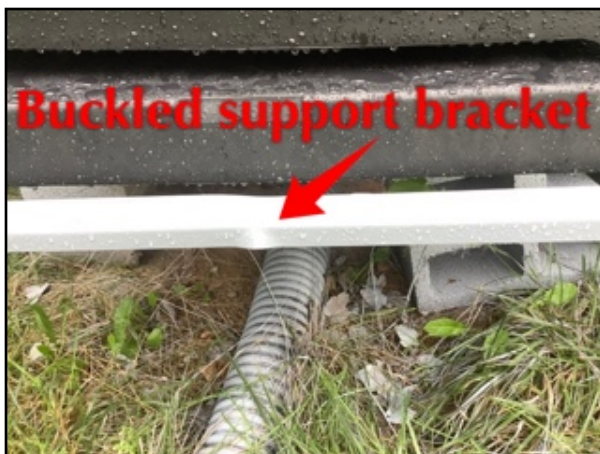


Figure 22-3



Figure 22-4

(Cooling continued)



Figure 22-5

Condenser Make:

Carrier and RUUD



Condensor Size:

2 36,000 BTU (3 Tons)

Condenser Approximate Age:

1 year and 15 years

Expansion Coil Make:

Carrier and RUUD

Expansion Coil Size:

2 36,000 BTU (3 Tons)

Expansion Coil Approximate Age:

One year in 15 years

(Cooling continued)



Comment 23:

One year old heat pump expansion coil in attic.



Figure 23-1



Comment 24:

15 year old indoor A/C expansion coil in basement means it is approaching the end of its useful life. Recommend regular service from a certified HVAC contractor to extend its life and budgeting for replacement in the coming years.



Figure 24-1

Condensate Drainage:

To Floor Drain

Condition: Repair or Replace

(Cooling continued)



Comment 25:

A substantial amount of water was found to be puddling on basement floor under air conditioner expansion coil unit. It is recommended that a certified HVAC contractor evaluate and advise on the condition of the air conditioning unit in the basement prior to closing on the sale of the house.

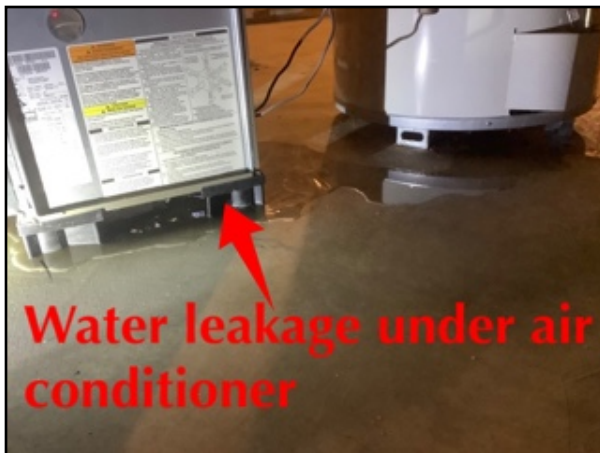


Figure 25-1



Figure 25-2

AC Supply Air Temp: 58.8°

(Cooling continued)



Comment 26:
58.8° supply temperature is satisfactory



Figure 26-1

AC Return Air Temp: 75.2°



Comment 27:
75.2° return temperature



Figure 27-1

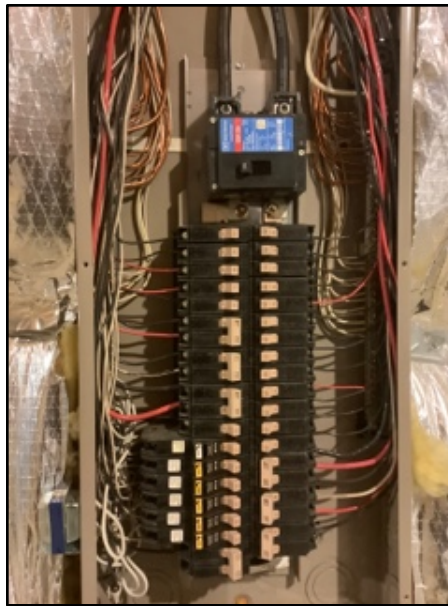
AC Temperature Drop: 16.4° temperature drop is satisfactory

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Underground
Main Disconnect Location:	Service Panel
Service Panel Location:	Basement
Service Panel Manufacturer:	Cutler Hammer
	Condition: Satisfactory



Service Line Material:	Copper
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	200 amps
Service Panel Ground:	Ground Rod
Branch Circuit Wiring:	Non-Metallic Shielded Copper
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Satisfactory
GFCI/AFCI Breakers:	Yes
	Condition: Satisfactory

(Electrical continued)



Comment 28:

While GFCI and AFCI circuit breakers in the main panel were registering high temperatures, they were all within range of manufacturers specifications of 120° or less. The electronics in GFCI/AFCI circuit breakers run hotter than conventional circuit breakers. Monitoring is recommended before contacting certified electrician to evaluate and advise.



Figure 28-1



Figure 28-2

Smoke Detectors:

Hard Wired
Condition: Repair or Replace

(Electrical continued)



Comment 29:

Recommend updating smoke detectors throughout the home.



Figure 29-1



Figure 29-2



Figure 29-3



Figure 29-4

Living Room

Reference Photo :



Flooring:	Wood
Ceiling and Walls:	Condition: Satisfactory
Electrical:	Condition: Satisfactory
Windows:	Switches and Outlets
Heat Source:	Condition: Satisfactory
	Single Hung
	Condition: Satisfactory
	Register
	Condition: Satisfactory

Dining Room

(Dining Room continued)

Reference Photo:



Flooring:	Wood
Ceiling and Walls:	Condition: Satisfactory
Electrical:	Condition: Satisfactory
Windows:	Switches and Outlets
Heat Source:	Condition: Satisfactory
	Single Hung
	Condition: Satisfactory
	Register
	Condition: Satisfactory

Family Room

(Family Room continued)

Reference Photo :



Flooring:

Wood

Condition: Satisfactory

Ceiling and Walls:

Condition: Satisfactory

Electrical:

Switches and Outlets

Condition: Satisfactory

Windows:

Single Hung

Condition: Repair



Comment 30:

Window to the right a fireplace in the family room did not open. Recommend repair.



Figure 30-1

Heat Source:

Register

Condition: Satisfactory

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Site Grading

1) Soil has washed away from foundation leaving small holes behind. Recommend adding fill dirt to divert water and grading soil to slope away from foundation.



Figure 1-1



Figure 1-2

Walkways

2) Walkway in front of house has typical settlement cracking. Recommend monitoring before repair.

(Report Summary continued)



Figure 2-1

3) Vegetation observed growing in cracks between service walk and driveway. Recommend controlling vegetation growth before it begins to heave and lift concrete sidewalk.



Figure 3-1

(Report Summary continued)

Exterior Covering

4) Moss and other microbial growth observed on vinyl siding. Recommend cleaning maintenance.



Figure 4-1



Figure 4-2

Roof Covering

5) Roof was operating as intended at the time of inspection but moss, UV burn spots and a damaged shingle was observed. Since roof is 15 years old, roof replacement is recommended in the coming years.



Figure 5-1



Figure 5-2

(Report Summary continued)



Figure 5-3



Figure 5-4

Gutters & Downspouts

6) Recommend gutter downspout extensions on side of house to divert water a minimum of 4 to 5 feet from foundation.



Figure 6-1



Figure 6-2

(Report Summary continued)



Figure 6-3

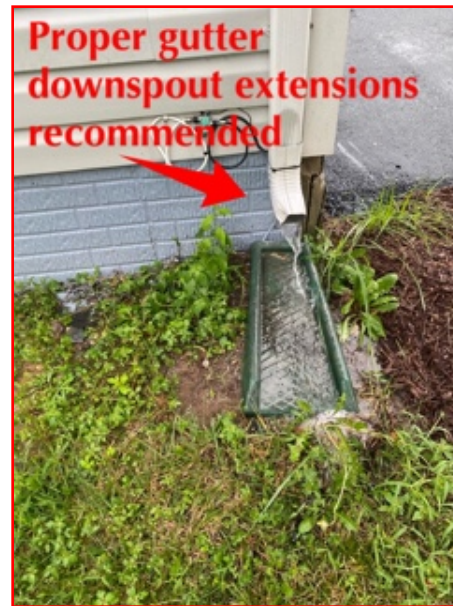


Figure 6-4

Opener Safety Feature

7) Garage door light beam security feature was set more than the recommended 6" from ground at the time of inspection. Safety hazard. Recommend repair.



Figure 7-1

(Report Summary continued)

Kitchen

8) GFCI outlets in kitchen are wired together so multiple GFCIs trip at the same time. There should be just one GFCI per circuit. Recommend certified electrician to evaluate and advise proper repair.



Figure 8-1

Bath Tub

9) Cold water valve in recirculating master bathtub was turned off during inspection. Recommend certified plumber evaluate and advise.



Figure 9-1

(Report Summary continued)

Sink(s)

10) Plug inoperable in right side vanity sink in master bath. Recommend repair.



Figure 10-1

11) Plumbing leak was observed in right side vanity sink drainpipe in master bath. Recommend certified plumber evaluate and advise.



Figure 11-1

(Report Summary continued)

Sink(s)

12) Sink drain plug was inoperable in main floor bathroom vanity sink. Recommend repair.



Figure 12-1

Doors

13) Door strike plate from southeast bedroom to hall bathroom does not line up and door does not latch. Recommend adjustment.



Figure 13-1

(Report Summary continued)

Window Types

14) Windows in home were found to be showing normal signs of age with some condensation observed at the time of inspection. Recommend budgeting for replacement in the coming years.



Figure 14-1



Figure 14-2



Figure 14-3

(Report Summary continued)

Foundation Material

15) Water was observed entering basement in several areas after heavy rain. Recommend certified contractor evaluate and advise.



Figure 15-1

Signs of Water Penetration

16) Water puddling in front of sliding glass doors was observed in basement. Water stains and wood rot were also observed where sliding glass doors meet the concrete basement floor. Recommend certified contractor evaluate and advise.



Figure 16-1



Figure 16-2

(Report Summary continued)



Figure 16-3

17) Water stains were observed where basement foundation walls meet the basement floor in several areas. Recommend certified contractor evaluate and advise.

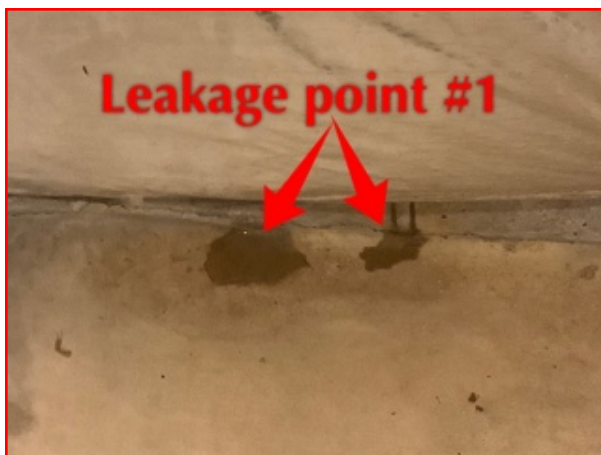


Figure 17-1



Figure 17-2

(Report Summary continued)



Figure 17-3



Figure 17-4



Figure 17-5

(Report Summary continued)

Structure

18) A waterproofing specialist was notified to report on the condition of the basement and any repairs that might be required to prevent moisture intrusion. They determined water in the basement is a result of a crack in the basement wall. The repairs include (but are not restricted to) installing a new waterproofing system with 14mil vapor barrier, hydrophobic polyurethane injections and a Rhino concrete crack repair strap.



Figure 18-1



Figure 18-2



Figure 18-3

(Report Summary continued)

Approximate Age

19) 15 year old water heater means that it is approaching the end of its useful life. Recommend budgeting for replacement in the coming years

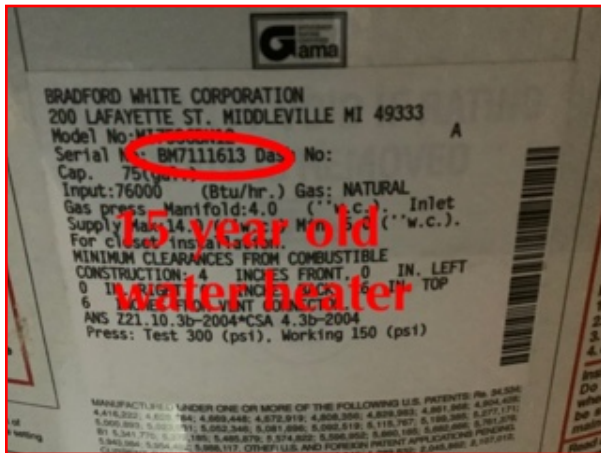


Figure 19-1

Approximate Age

20) Furnace operated as intended, but at 15 years old it is approaching the end of its useful life. Recommend regular service from a certified technician before closing on the sale of the house and budgeting for replacement in the coming years.



Figure 20-1

(Report Summary continued)

Type of Equipment

21) Condenser unit on side of house was found to be improperly supported and out of level. While additional support measures have been taken in the past to alleviate the problem, it appears to still exist. Recommend certified contractor evaluate and advise.



Figure 22-1



Figure 22-2

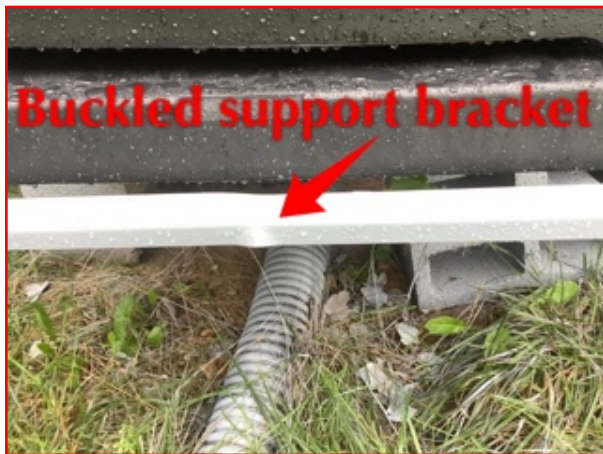


Figure 22-3



Figure 22-4

(Report Summary continued)



Figure 22-5

Expansion Coil Approximate Age

22) 15 year old indoor A/C expansion coil in basement means it is approaching the end of its useful life. Recommend regular service from a certified HVAC contractor to extend its life and budgeting for replacement in the coming years.



Figure 24-1

(Report Summary continued)

Condensate Drainage

23) A substantial amount of water was found to be puddling on basement floor under air conditioner expansion coil unit. It is recommended that a certified HVAC contractor evaluate and advise on the condition of the air conditioning unit in the basement prior to closing on the sale of the house.

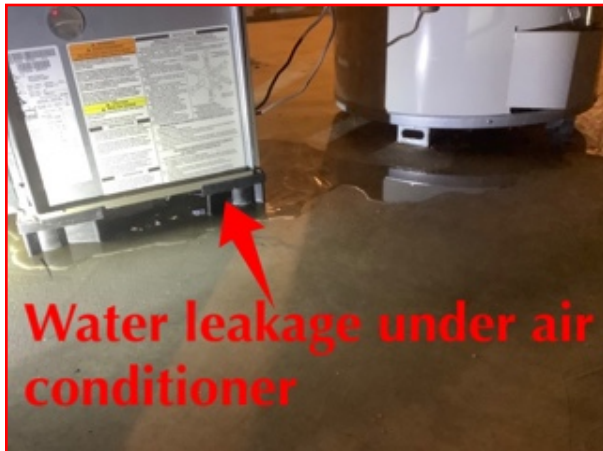


Figure 25-1



Figure 25-2

Smoke Detectors

24) Recommend updating smoke detectors throughout the home.



Figure 29-1



Figure 29-2

(Report Summary continued)



Figure 29-3



Figure 29-4

Windows

25) Window to the right a fireplace in the family room did not open. Recommend repair.



Figure 30-1