

Discover It Home Inspections, LLC

Property Inspection Report



1 Main St, Baltimore, MD 21224
Inspection prepared for: Mr. Buyer & Mrs. Buyer
Date of Inspection: 7/1/2014

Inspector: Bill Bitz
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Dear Client,

Thank you for choosing Discover It Home Inspections, LLC to perform your home inspection. The goal of the inspection, and this report, is to help you make an informed decision about the purchase of your home. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. This inspection is not a guarantee or warranty of any kind.

Discover It Home Inspections, LLC performs inspections in compliance with the Standards of Practice of the International Association of Certified Home Inspectors® (InterNachi). As such, we inspect readily accessible, visually observable, installed systems and components of a home as designated in the InterNachi® Standards. A copy of the Standards of Practice is available at www.nachi.org/sop.

A general home inspection is based on the observations made on the date of inspection, and not a prediction of future conditions. The home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at, or beyond the end of its normal useful life is not, in itself, a material defect.

This inspection report contains observations of systems and components that, in the professional judgment of the inspector, are not functioning properly, significantly deficient, unsafe, or near the end of its useful life. This report is effectively a snapshot of the house –recording the conditions on a given date and time. Estimates for repairs and replacement costs are not provided as part of a home inspection.

This report has been prepared for your exclusive use, as our client. No use by third parties is intended.

Thank you for allowing Discover It Home Inspections, LLC the opportunity to take part in your real estate transaction. We wish you the best of luck with your upcoming purchase, and are available for questions, should any arise.

Sincerely,

Bill Bitz
MD License #29798
Discover It Home Inspections, LLC
443.895.1203

Convention and Terms Used in Inspection Report

Use of Photos:

This inspection report includes photographs. Some photographs are intended as a courtesy and are added for your convenience. Some are to help clarify where the inspector has been, what was observed, and the condition of the systems or component **at the time of the inspection**. Other photos may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. **Additionally, not all deficiencies or problem areas will be supported with photographs.**

Comment Key:

OK –visually inspected item/system/component and found it serviceable and operating as intended

NOTE –additional information is provided

RR –recommend repair and/or replacement, further evaluation needed by a licensed professional

AR –access restricted or inaccessible, unable to inspect

NONE –not applicable and/or not present

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a potential major expense, or an item to be emphasized. Please review all of the pages of the report as the summary page alone does not explain all the issues. All repairs should be performed by a licensed professional, and copies of all receipts, warranties, and permits should be obtained.

Unfinished Basement/Crawlspace

Page 12 Item: 6	Ground	• Standing water
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Page 13 Item: 7	Vapor Barrier	• Recommended
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Roof

Page 19 Item: 1	Condition	• At or nearing end of life • Repairs recommended
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Page 19 Item: 4	Roofing Materials	• Torn • Eroded • Curling • Lifting • Not sealing • Nail pops • Fungus • Monitor previous repairs
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Page 19 Item: 5	Caps/Hips	• Nearing end of life
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Attic

Page 22 Item: 3	Roof Sheathing	• Water stains/damage observed
Page 22 Item: 4	Moisture Stains	• Moisture stains observed at roof sheathing, 100% moisture present



Chimney

Page 24 Item: 5	Flue	• Re-lining required • Missing sections • Stops below cap
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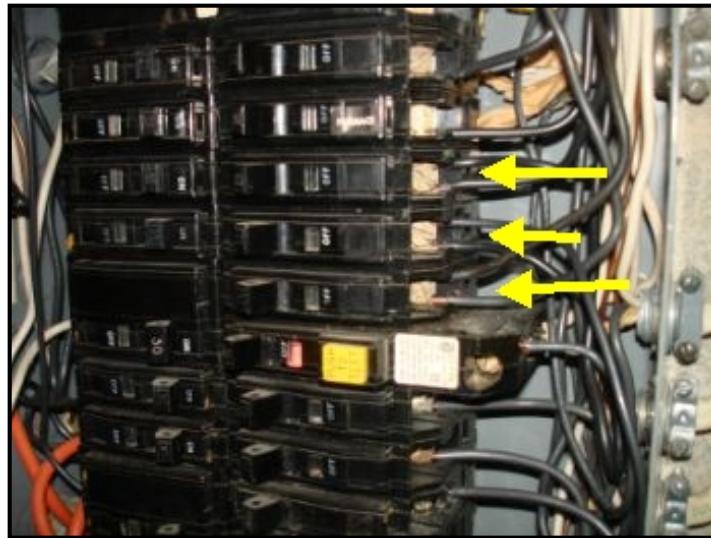
Page 25 Item: 9	Crown	• Cracking • Recommend flue to be extended above cap • Recommend metal flue cap to prevent water and animal infiltration
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Interior Areas

Page 33 Item: 11	Windows	• Failing seals in living room, dining room, and right front bedroom • Cracked glass in living room
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**Electrical**

Page 34 Item: 2	Electrical Panel	• Double tapped breaker(s) inside panel box (two wires to one breaker connection), repair recommended by a licensed electrician
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Plumbing

Page 36 Item: 2	Waste Line/Source	• Sewage odor • Corroded • Cracked • Extensive rust/pitted
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Heating System

Page 38 Item: 4	Condition	• Evaluation and repair recommended by a licensed HVAC technician
Page 38 Item: 5	Burner	• Short cycles • Excessive blow back observed at ignition, flame rolling out

Air Conditioner/Heat Pump

Page 39 Item: 2	Air Handler	• Have serviced and certified by a HVAC technician
Page 39 Item: 6	Supply/Return #1	Supply Temperature - 43° Return Temperature - 71° Delta T: 28° Too high (may indicate inadequate return)

Safety List

Page 40 Item: 2	Carbon Monoxide Detectors	• Recommended (Carbon Monoxide can be deadly)
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Inspection Details

1. Time

Start: 10:00 AM
End: 1:30 PM

2. Attendance

Clients present
Buyer Agent present
Family member(s) present

3. Accompanied Inspector

Approx: 75-100%

4. Residence Type/Style

Colonial Style

5. Garage/Carport

Yes

6. Year Built/Age of Home

7. Bedroom and Bathrooms

Number of Bedrooms: 5
Number of Bathrooms: 3
Number of Half Bathrooms: 1

8. Occupancy

Occupied - Furnished

9. Temperature

Temperature: 66°
Cloudy

10. Ground/Soil Condition

Ground/Soil Conditions: Dry
Rained in the Last Three Days: No

Grounds

In accordance with the InterNachi Standards of Practice, as part of the inspection of the exterior, inspectors are required to inspect the stoops, steps, vegetation, and surface drainage and retaining walls when these are likely to adversely affect the structure.

1. Grading

OK	NOTE	RR	AR	NONE
		✓		

Observations: The exterior grading is improperly sloped towards the foundation. Water can intrude into the interior. Recommend creating the proper slope away from the foundation to allow for proper drainage.

2. Conditions

Observations: Dry

3. Drainage next to house

Overall condition: Near level

4. Erosion

OK	NOTE	RR	AR	NONE
			✓	

5. Vegetation Observations

OK	NOTE	RR	AR	NONE
		✓		

Observations:

- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness

6. Stoop, Stairs

OK	NOTE	RR	AR	NONE
		✓		

Materials: Concrete • Wood

Observations: Recommend hand rail/stair rail • Inadequate connection to house • Substandard workmanship



7. Landscape: Timbers, Planters

OK	NOTE	RR	AR	NONE
				✓

8. Driveway and Walkway Condition

OK	NOTE	RR	AR	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Concrete driveway noted • Concrete sidewalk noted
Observations: Uneven slabs at the driveway

9. Fence Condition

OK	NOTE	RR	AR	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

10. Gate Condition

OK	NOTE	RR	AR	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

11. Retaining/Basement Entry, Wall

OK	NOTE	RR	AR	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Concrete
Observations: No water relief • Keep storm drain clean and clear of debris

12. Foundation: Vents/Windows

OK	NOTE	RR	AR	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: Susceptible to water infiltration • Recommend: covers

13. Additional Comments

OK	NOTE	RR	AR	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Foundation

In accordance with the InterNachi Standards of Practice, inspectors are required to inspect: the basement, the foundation, the crawlspace, the visible structural components, and any present conditions or clear indications of active water penetration observed by the inspector, such as but not limited to sheetrock, cracks, brick cracks, out-of-square door frames or floor slopes.

1. Foundation

OK	NOTE	RR	AR	NONE
			✓	

Materials: Poured concrete

Observations: Limited access to foundation

2. Settlement Cracks

OK	NOTE	RR	AR	NONE
				✓

3. Water Damage

OK	NOTE	RR	AR	NONE
				✓

4. Piers

OK	NOTE	RR	AR	NONE
✓				

Type: Steel

5. Mortar Joints

OK	NOTE	RR	AR	NONE
				✓

6. Slab on grade

OK	NOTE	RR	AR	NONE
			✓	

7. Lintel(s)

OK	NOTE	RR	AR	NONE
				✓

8. Wall lines

OK	NOTE	RR	AR	NONE
✓				

9. Parge Coat

OK	NOTE	RR	AR	NONE
				✓

10. Water Barrier

OK	NOTE	RR	AR	NONE
			✓	

Observations: Not visible

11. Wood Framing

OK	NOTE	RR	AR	NONE
			✓	

Type of Framing: Wood • Style - Platform • Floors - 2x12

Observations: Many times the structure is not visually accessible for inspection, therefore, a complete evaluation of internal components is not possible.

12. Insect Treatment

OK	NOTE	RR	AR	NONE
				✓

13. Metal Framing

OK	NOTE	RR	AR	NONE
				✓

14. Foundation Electrical

OK	NOTE	RR	AR	NONE
✓				

15. Additional Comments

OK	NOTE	RR	AR	NONE
				✓

Unfinished Basement/Crawlspace

In accordance with the InterNachi Standards of Practice, inspectors are required to inspect: the basement, the foundation, the crawlspace, the visible structural components, and any present conditions or clear indications of active water penetration observed by the inspector, such as but not limited to sheetrock, cracks, brick cracks, out-of-square door frames or floor slopes.

1. Unfinished Basement

OK	NOTE	RR	AR	NONE
	✓			

Partial

Observations: See notes below

2. Crawlspace

OK	NOTE	RR	AR	NONE
		✓		

Partial

3. Hand Dug

OK	NOTE	RR	AR	NONE
				✓

4. Access

OK	NOTE	RR	AR	NONE
✓				

Accessible: Yes

5. Access Panel

OK	NOTE	RR	AR	NONE
✓				

6. Ground

OK	NOTE	RR	AR	NONE
		✓		

Materials: Dirt

Observations: Standing water



7. Vapor Barrier

OK	NOTE	RR	AR	NONE
		✓		

Observations: Partial • Recommended



8. Moisture Readings

OK	NOTE	RR	AR	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Up to 100% moisture noted at walls



9. Moisture Observation

OK	NOTE	RR	AR	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Efflorescence • Water stains

**10. Sump Pump**

OK	NOTE	RR	AR	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. Insulation

OK	NOTE	RR	AR	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations: Obstructing inspection • Falling down

**12. Ventilation**

OK	NOTE	RR	AR	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

13. Framing

OK	NOTE	RR	AR	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observations: Framing not visible at sill plate and bandboard

14. Subfloor

OK	NOTE	RR	AR	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: Minor water stains observed, no moisture noted

15. Exterior Entry

OK	NOTE	RR	AR	NONE
	✓			

Observations: Susceptible to water infiltration

16. Stairs

OK	NOTE	RR	AR	NONE
✓				

17. Receptacles

OK	NOTE	RR	AR	NONE
✓				

18. Additional Comments

OK	NOTE	RR	AR	NONE
				✓

Finished Basement

In accordance with the InterNachi Standards of Practice, inspectors are required to inspect: the basement, the foundation, the crawlspace, the visible structural components, and any present conditions or clear indications of active water penetration observed by the inspector, such as but not limited to sheetrock, cracks, brick cracks, out-of-square door frames or floor slopes.

1. Overall condition

OK	NOTE	RR	AR	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Walls

OK	NOTE	RR	AR	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Drywall

3. Floor

OK	NOTE	RR	AR	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Carpet

4. Ceiling

OK	NOTE	RR	AR	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: Drywall

5. Additional Comments

OK	NOTE	RR	AR	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Exterior Areas

In accordance with the InterNachi Standards of Practice pertaining to the exterior, inspectors are required to inspect: the siding, flashing, and trim, all exterior doors, eaves, soffits and fascias, a representative number of windows, and describe the exterior wall coverings.

1. Siding

OK	NOTE	RR	AR	NONE
		✓		

Materials: Vinyl

Observations: Dented • Loose • Holes

2. Stucco

OK	NOTE	RR	AR	NONE
				✓

3. Paint & Sealants

OK	NOTE	RR	AR	NONE
		✓		

Observations: Missing • Recommend updating to prevent water infiltration

4. Caulking

OK	NOTE	RR	AR	NONE
		✓		

Observations: Cracking • Caulk needed at: • Trim • Siding

5. Trim

OK	NOTE	RR	AR	NONE
✓				

Materials/Location: Wood • Aluminum

6. Drip caps

OK	NOTE	RR	AR	NONE
✓				

7. Soffits

OK	NOTE	RR	AR	NONE
✓				

Observations: Vented - Yes

8. Columns

OK	NOTE	RR	AR	NONE
✓				

Materials: Sleeve covered

9. Hand Railing

OK	NOTE	RR	AR	NONE
				✓

10. Patio

OK	NOTE	RR	AR	NONE
				✓

11. Deck/Patio Cover

OK	NOTE	RR	AR	NONE
				✓

12. Exterior Hose Bibs

OK	NOTE	RR	AR	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Present: Yes

Observations: Not freeze proof

13. Exterior Doors

OK	NOTE	RR	AR	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Style: Single • Sliding

Materials: Metal • Fiberglass

Observations: Water stains observed at front door casing, no moisture noted •

Daylight noted at basement door

14. Storm Doors

OK	NOTE	RR	AR	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Metal

15. Windows

OK	NOTE	RR	AR	NONE
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Styles: Double hung • Gliding

Types: Frame/Sash - Vinyl • Glass/Glazing - Double

Observations: See interior section

16. Additional Comments

OK	NOTE	RR	AR	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Roof

In accordance with the InterNachi Standards of Practice pertaining to roofing, this report describes the roof coverings and the method to which the roof was inspected. Inspectors are required to inspect from ground level, eaves or from rooftop: roof covering, gutters, downspouts, vents, flashings, skylights, chimney and other roof penetrations, as well as the general structure of the roof from the readily accessible panels, doors or stairs.

1. Condition

OK	NOTE	RR	AR	NONE
		✓		

Observations: **At or nearing end of life • Repairs recommended**

2. View

Viewed from: Walked on

3. Access Restrictions

None

4. Roofing Materials

OK	NOTE	RR	AR	NONE
		✓		

Materials: Asphalt/Fiberglass - 3 Tab

Observations: **Torn • Eroded • Curling • Lifting • Not sealing • Nail pops • Fungus • Monitor previous repairs**



5. Caps/Hips

OK	NOTE	RR	AR	NONE
		✓		

Observations: **Nearing end of life**



6. Roof Style

Gable

7. Flashing - Valley(s)

OK	NOTE	RR	AR	NONE
✓				

Materials: Roofing Material

8. Flashing - Chimney

OK	NOTE	RR	AR	NONE
✓				

Materials: Aluminum

9. Flashing - Step/Apron

OK	NOTE	RR	AR	NONE
✓				

Materials: Aluminum

10. Flashing - DWV (Vent)

OK	NOTE	RR	AR	NONE
✓				

Materials: Plastic

11. Skylights

OK	NOTE	RR	AR	NONE
				✓

12. Ventilation

OK	NOTE	RR	AR	NONE
		✓		

Style: Ridge • Gable • Soffit
Observations: Damaged gable vent

13. Structure

OK	NOTE	RR	AR	NONE
✓				

14. Miscellaneous

OK	NOTE	RR	AR	NONE
		✓		

Observations: Trim tree branches back from roof (damage is or may be occurring)

15. Seal Exposed Fasteners at:

OK	NOTE	RR	AR	NONE
				✓

16. Drip Edge

OK	NOTE	RR	AR	NONE
✓				

17. Gutters

OK	NOTE	RR	AR	NONE
		✓		

Materials: Aluminum
Observations: Need cleaning

18. Additional Comments

OK	NOTE	RR	AR	NONE
				✓

Attic

In accordance with the InterNachi Standards of Practice, inspectors are required to inspect: the insulation in unfinished spaces, the ventilation of attic spaces, mechanical ventilation systems, and report on the general absence or lack of insulation.

1. Access

OK	NOTE	RR	AR	NONE
✓				

Type: Scuttle(s)

2. Frame

OK	NOTE	RR	AR	NONE
✓				

Trusses: 24" oc

3. Roof Sheathing

OK	NOTE	RR	AR	NONE
		✓		

Materials: Oriented Strand Board (OSB)

Observations: **Water stains/damage observed**

4. Moisture Stains

OK	NOTE	RR	AR	NONE
		✓		

Observations: **Moisture stains observed at roof sheathing, 100% moisture present**



5. Insulation

OK	NOTE	RR	AR	NONE
✓				

6. Electrical

OK	NOTE	RR	AR	NONE
		✓		

Observations: Wiring and box not secured

7. Light(s)

OK	NOTE	RR	AR	NONE
✓				

8. Plumbing

OK	NOTE	RR	AR	NONE
✓				

9. Ventilation

OK	NOTE	RR	AR	NONE
		✓		

Type: Ridge • Soffit • Gable vents
Observations: No screens • Ridge vent damaged/holes

10. Additional Comments

OK	NOTE	RR	AR	NONE
				✓

Chimney

In accordance with the InterNachi Standards of Practice, inspectors are required to inspect: the fireplace, open and close the damper door if readily accessible and operable, hearth extensions and other permanently installed components, and report deficiencies in the lintel, hearth, and material surrounding the fireplace, including clearance from combustible materials.

1. Type of Unit

Fireplace

2. Firebox

OK	NOTE	RR	AR	NONE
	✓			

Materials: Masonry

Observations: Minor cracking

3. Blower

OK	NOTE	RR	AR	NONE
				✓

4. Damper

OK	NOTE	RR	AR	NONE
✓				

5. Flue

OK	NOTE	RR	AR	NONE
		✓		

Materials: Masonry

Observations: Re-lining required • Missing sections • Stops below cap



6. Hearth Extension

OK	NOTE	RR	AR	NONE
✓				

Materials: Slate

7. Chimney

OK	NOTE	RR	AR	NONE
✓				

Materials: Brick

8. Flashing

OK	NOTE	RR	AR	NONE
✓				

Present: Yes

9. Crown

OK	NOTE	RR	AR	NONE
		✓		

Materials: Cement
Observations: Cracking • Recommend flue to be extended above cap • Recommend metal flue cap to prevent water and animal infiltration

10. Additional Comments

OK	NOTE	RR	AR	NONE
				✓

Garage

In accordance with the InterNachi Standards of Practice, inspectors are required to inspect: garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control, report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door, and report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use.

1. Garage/Carport

Garage - Yes

2. Door to House

OK	NOTE	RR	AR	NONE
		✓		

Fire Rated - Yes • Interior entry door should be self-closing, carbon monoxide concern

3. Drywall

OK	NOTE	RR	AR	NONE
	✓			

Fire Rated - Unknown

4. Vehicle Doors

OK	NOTE	RR	AR	NONE
	✓			

Materials: Wood

Style: Panelized sections

Observations: Number of Vehicle Doors - 2 • Daylight noted at bottom, recommend updating weatherstripping

5. Auto Opener

OK	NOTE	RR	AR	NONE
✓				

6. Safety Reverse

OK	NOTE	RR	AR	NONE
		✓		

Observations: Safety reverse beam should be 6" from floor

7. Slab/Apron

OK	NOTE	RR	AR	NONE
			✓	

Observations: Minor cracks • Storage limits access

8. Additional Comments

OK	NOTE	RR	AR	NONE
	✓			

Observations: Staining at wall, no moisture noted

Kitchen

In accordance with the InterNachi Standards of Practice, inspector requirements regarding kitchen are covered in the Standards of Practice for plumbing and electrical.

1. Overall Condition

Adequate

2. Cabinets

OK	NOTE	RR	AR	NONE
✓				

Material: Wood veneer
Finish: None

3. Counters

OK	NOTE	RR	AR	NONE
✓				

Material: Granite

4. Sinks

OK	NOTE	RR	AR	NONE
✓				

Material: Stainless

5. Faucet(s)

OK	NOTE	RR	AR	NONE
✓				

6. Spray(er)

OK	NOTE	RR	AR	NONE
✓				

7. Drain(s)

OK	NOTE	RR	AR	NONE
✓				

8. Disposal

OK	NOTE	RR	AR	NONE
✓				

9. Floor Condition

OK	NOTE	RR	AR	NONE
✓				

Materials: Hardwood

10. Receptacle

OK	NOTE	RR	AR	NONE
✓				

11. Exhaust Fan

OK	NOTE	RR	AR	NONE
✓				

12. Dishwasher

OK	NOTE	RR	AR	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

13. Oven

OK	NOTE	RR	AR	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: Electric

14. Range/Stove

OK	NOTE	RR	AR	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: Electric

15. Refrigerator

OK	NOTE	RR	AR	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

16. Microwave

OK	NOTE	RR	AR	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

17. Compactor

OK	NOTE	RR	AR	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

18. Central Vac

OK	NOTE	RR	AR	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

19. Additional Comments

OK	NOTE	RR	AR	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Bathroom

In accordance with the InterNACHI Standards of Practice, as part of the inspection of the plumbing system, inspectors are required to: flush toilets, run water in sinks, tubs, and showers, inspect the interior water supply including all fixtures and faucets, inspect the drain, waste and vent systems, including all fixtures, inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously, inspect and identify hot and cold faucets, inspect and report on mechanical drainstops that are missing or do not operate if installed in sinks, lavatories and tubs, and inspect and report on commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

1. Number of Baths

3 Full Baths
1 Half Bath

2. Toilets

OK	NOTE	RR	AR	NONE
		✓		

Observations: Master bathroom - loose at floor, no moisture present

3. Bidets

OK	NOTE	RR	AR	NONE
				✓

4. Sinks

OK	NOTE	RR	AR	NONE
	✓			

Type: Built In • Pedestal

Observations: Cracked • Master bathroom - overflow drain drains slowly

5. Faucet

OK	NOTE	RR	AR	NONE
✓				

6. Drain(s)

OK	NOTE	RR	AR	NONE
✓				

7. Cabinet

OK	NOTE	RR	AR	NONE
✓				

8. Tub

OK	NOTE	RR	AR	NONE
✓				

Materials: Cast Iron/Steel • Whirlpool

9. Tub Walls

OK	NOTE	RR	AR	NONE
		✓		

Materials: Ceramic tile

Observations: Caulk failing at tub perimeter in master bathroom

10. Tub Faucet

OK	NOTE	RR	AR	NONE
✓				

11. Tub Drain

OK	NOTE	RR	AR	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. Shower

OK	NOTE	RR	AR	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Type: In Tub • Stall • Showerpan - Fiberglass

Wall Materials: Ceramic tile

Observations: Caulk failing

13. Shower Doors

OK	NOTE	RR	AR	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14. Shower Head

OK	NOTE	RR	AR	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: Second floor hall bathroom - leaks

15. Ventilation

OK	NOTE	RR	AR	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

16. Heat

OK	NOTE	RR	AR	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

17. Floor

OK	NOTE	RR	AR	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Sheet goods • Hardwood planks/tiles

18. Lights

OK	NOTE	RR	AR	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

19. Receptacles

OK	NOTE	RR	AR	NONE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

20. Additional comments

OK	NOTE	RR	AR	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Laundry

In accordance with the InterNachi Standards of Practice inspectors are not required to test laundry room appliances. These items are inspected at the discretion of the inspector and if inspected, observations are provided as a convenience to the client.

1. Washer

OK	NOTE	RR	AR	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: No overflow pan • Recommend steel braided hoses for clothes washer

2. Dryer

OK	NOTE	RR	AR	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations: Recommend an aluminum dryer vent hose for dryer

3. Additional Comments

OK	NOTE	RR	AR	NONE
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Interior Areas

In accordance with the InterNachi Standards of Practice, inspectors shall: open and close a representative number of doors and windows, report any windows that are obviously fogged or display other evidence of broken seals, and inspect the walls, ceilings, steps, stairways, and railings. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas of the interior.

1. Overall condition

OK

2. Floor Structure

OK	NOTE	RR	AR	NONE
	✓			

Observations: Squeaking

3. Carpet

OK	NOTE	RR	AR	NONE
✓				

4. Wood Planks/Tiles

OK	NOTE	RR	AR	NONE
✓				

5. Sheet Vinyl/Laminate

OK	NOTE	RR	AR	NONE
✓				

6. Vinyl/Linoleum

OK	NOTE	RR	AR	NONE
				✓

7. Ceramic Tiles

OK	NOTE	RR	AR	NONE
				✓

8. Marble Tiles

OK	NOTE	RR	AR	NONE
				✓

9. Walls

OK	NOTE	RR	AR	NONE
✓				

Materials: Drywall

10. Ceiling

OK	NOTE	RR	AR	NONE
	✓			

Materials: Drywall

Observations: Water stains observed at master bedroom ceiling, no moisture noted •
Nail pops observed

11. Windows

OK	NOTE	RR	AR	NONE
		✓		

Observations: Failing seals in living room, dining room, and right front bedroom •
Cracked glass in living room

**12. Doors**

OK	NOTE	RR	AR	NONE
	✓			

Type: Hinged • French
 Observations: Binding • Not latching

13. Receptacles

OK	NOTE	RR	AR	NONE
			✓	

Observations: Blocked/limited access due to furniture • Painted shut

14. Lights

OK	NOTE	RR	AR	NONE
	✓			

Type: Dimmer • Switched receptacle
 Observations: Could not locate or verify all switch(es) function

15. Ceiling Fan

OK	NOTE	RR	AR	NONE
				✓

16. Heat

OK	NOTE	RR	AR	NONE
✓				

17. Stair Railing

OK	NOTE	RR	AR	NONE
✓				

18. Trim

OK	NOTE	RR	AR	NONE
✓				

Materials: Wood

19. Additional Comments

OK	NOTE	RR	AR	NONE
				✓

Electrical

In accordance with the InterNACHI Standards of Practice, the inspector shall: inspect the service line, meter box, main disconnect, panels, breakers, and fuses, service ground and bonding, a representative sampling of switches, receptacles, light fixtures, test all GFCI receptacles and GFCI circuit breakers observed, report the presences of solid conductor aluminum branch circuit wiring (if readily visible), service entrance conductors and the condition of their sheathing, report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, cover not in place, ground fault circuit interrupter devices are not properly installed or do not operate properly, evidence of aging or excessive heat is present, determine the rating of the service amperage, and report on the service entrance cables and any deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

1. Service

OK	NOTE	RR	AR	NONE
✓				

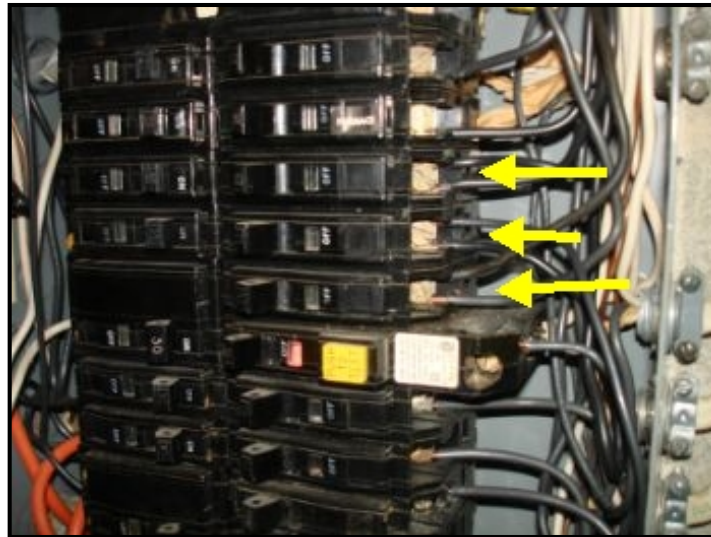
Observations: Buried • 240v • 4/0 • 200 Amp • Conductor: AL • Phase: Single

2. Electrical Panel

OK	NOTE	RR	AR	NONE
		✓		

Location: Main Disconnect in panel box • Panel box located in basement

Observations: **Double tapped breaker(s) inside panel box (two wires to one breaker connection), repair recommended by a licensed electrician**



3. Main Amp Breaker

OK	NOTE	RR	AR	NONE
✓				

Type: 200 amp

4. Breakers in off position

OK	NOTE	RR	AR	NONE
				✓

5. Breakers

OK	NOTE	RR	AR	NONE
✓				

Type: Copper • Style - Romex (NM)

6. GFCI's / AFCI's

OK	NOTE	RR	AR	NONE
✓				

7. Fuses

OK	NOTE	RR	AR	NONE
				✓

8. Grounding

OK	NOTE	RR	AR	NONE
✓				

Location: Plumbing

9. Exterior Electrical

OK	NOTE	RR	AR	NONE
✓				

10. Exterior GFCI

OK	NOTE	RR	AR	NONE
✓				

11. Additional Comments

OK	NOTE	RR	AR	NONE
				✓

Plumbing

In accordance with the InterNachi Standards of Practice, the inspector shall: verify the presence of and identify the location of the main water shut off valve, inspect the water heating equipment, describe any visible fuel storage systems, inspect the sump pumps testing sumps with accessible floats, inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves, and inspect and determine if the water supply is public or private.

1. Supply

OK	NOTE	RR	AR	NONE
✓				

Source: Public water

Materials: Supply Line - Copper • Distribution Lines - Copper

2. Waste Line/Source

OK	NOTE	RR	AR	NONE
		✓		

Type: Public sewer

Waste Line: Cast iron

Observations: Sewage odor • Corroded • Cracked • Extensive rust/pitted



3. Waste Traps

OK	NOTE	RR	AR	NONE
✓				

Materials: Plastic

Style: P-Traps

4. Utility Sink

OK	NOTE	RR	AR	NONE
		✓		

Materials: Stainless

Observations: Loose at floor

5. Wet Bar

OK	NOTE	RR	AR	NONE
				✓

6. Water Heater

OK	NOTE	RR	AR	NONE
	✓			

Fuel Type: Gas

Capacity/MFD: Capacity 50, MFD 2003

Observations: Older unit

7. Gas lines

OK	NOTE	RR	AR	NONE
✓				

Material: Black pipe

8. Additional Comments

OK	NOTE	RR	AR	NONE
				✓

Heating System

In accordance with the InterNachi Standards of Practice pertaining to heating, inspectors are required to inspect the heating system and describe the energy source and heating method using normal operating controls, report as in need of repairs furnaces which do not operate, and report if inspector deemed the furnace inaccessible.

1. Type of System

OK	NOTE	RR	AR	NONE
		✓		

Materials: Forced Air - Fossil Fuel

Observations: No signs of recent service

2. Temperature

Heat Supply #1 120°

3. Fuel/Power Supply

Type: Natural Gas

4. Condition

OK	NOTE	RR	AR	NONE
		✓		

MFD: 1993

Observations: Older Unit • Evaluation and repair recommended by a licensed HVAC technician

5. Burner

OK	NOTE	RR	AR	NONE
		✓		

Observations: Short cycles • Excessive blow back observed at ignition, flame rolling out

6. Filter

OK	NOTE	RR	AR	NONE
✓				

Type: Disposable • Located in the Air Handler

7. Air Handler

OK	NOTE	RR	AR	NONE
✓				

8. Ductwork

OK	NOTE	RR	AR	NONE
			✓	

Materials: Rigid Metal

9. Flue

OK	NOTE	RR	AR	NONE
✓				

Materials: PVC

10. Thermostat

OK	NOTE	RR	AR	NONE
	✓			

Observations: Older unit

11. Additional Comments

OK	NOTE	RR	AR	NONE
				✓

Air Conditioner/Heat Pump

In accordance with the InterNACHI Standards of Practice pertaining to cooling systems, inspectors are required to inspect the central cooling equipment using normal operating controls.

1. Type of System

Air Conditioner

2. Air Handler

OK	NOTE	RR	AR	NONE
		✓		

Observations: Older unit • **Have serviced and certified by a HVAC technician**

3. Compressor Unit

OK	NOTE	RR	AR	NONE
	✓			

Observations: Older unit • Not level

4. Refrigerant Lines Temperature

OK	NOTE	RR	AR	NONE
			✓	

5. MFD

#1 - 1994

6. Supply/Return #1

OK	NOTE	RR	AR	NONE
		✓		

Observations: 4 Ton Unit

Supply Temperature - 43°**Return Temperature - 71°****Delta T: 28°****Too high (may indicate inadequate return)**

7. RLA #1

OK	NOTE	RR	AR	NONE
	✓			

Observations: Listed - 24.7 Amps

Observed - 18.78 Amps

8. Supply/Return #2

OK	NOTE	RR	AR	NONE
				✓

9. RLA #2

OK	NOTE	RR	AR	NONE
				✓

10. Condensate

OK	NOTE	RR	AR	NONE
✓				

11. Additional Comments

OK	NOTE	RR	AR	NONE
	✓			

Observations: Air conditioners and heat pumps have a life expectancy of 8 to 12 years, recommend budgeting for replacement

Safety List

1. Smoke Detectors

OK	NOTE	RR	AR	NONE
✓				

2. Carbon Monoxide Detectors

OK	NOTE	RR	AR	NONE
		✓		

Observations: Recommended (Carbon Monoxide can be deadly)

3. Fire Sprinkler

OK	NOTE	RR	AR	NONE
				✓

4. Alarm System

OK	NOTE	RR	AR	NONE
				✓

5. Dead Bolts

OK	NOTE	RR	AR	NONE
✓				

6. Bar/Lock Sliding Door

OK	NOTE	RR	AR	NONE
		✓		

Observations: Recommended

7. Window Locks

OK	NOTE	RR	AR	NONE
✓				

8. Safety Glass

OK	NOTE	RR	AR	NONE
	✓			

Observations: Unknown

9. Railing Barrier

OK	NOTE	RR	AR	NONE
		✓		

Observations: Missing • Recommended at: • Exterior stairs

10. Trip Concern

OK	NOTE	RR	AR	NONE
				✓

Energy Conservation

1. Insulated Glazing

OK	NOTE	RR	AR	NONE
✓				

Yes • Double

2. Storm Windows

OK	NOTE	RR	AR	NONE
				✓

3. Insulated Doors

Insulated Doors: Yes - some

Storm Doors: No

4. Weather Stripping

OK	NOTE	RR	AR	NONE
		✓		

Observations: Inadequate at doors

5. Exterior Caulk

OK	NOTE	RR	AR	NONE
		✓		

Observations: Cracking • Recommend upgrading

6. Insulation - Floors

Not visible

7. Insulation - Walls

Not visible

8. Insulation - Ceiling

Not visible

9. Water Heater

Temperature: 127° • Insulated - No

10. Duct Work

OK	NOTE	RR	AR	NONE
			✓	

Insulated: No

11. Attic Ventilation

OK	NOTE	RR	AR	NONE
✓				

12. Updating Recommended

Weather stripping • Caulking

13. Additional Comments

OK	NOTE	RR	AR	NONE
				✓