



PRO SPEX HOME & COMMERCIAL INSPECTION SERVICES

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PRO SPEX CONDO INSPECTION REPORT

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LAUREL MD 20707

Boo Bah Loo

JULY 10, 2018



Inspector

Glenford Blanc

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PRO SPEX PROPERTY INSPECTION SCOPE OF WORK

NOTICE: This inspection report is protected by copyright laws, any use or distribution by persons not party to the inspection contract for which this report is intended, is strictly prohibited. Refer to the inspection contract for terms of use.

A Pro Spex (here after referred to as Inspection Company) property Inspection is intended to be more than a report on the condition of the systems and components of the subject structure. It's an comprehensive documentation of, and an education in, the various systems and components. In addition to documenting conditions in specified systems and components, the information developed in the course of a Home Inspection is intended to help you in managing the home maintenance costs and preserving your home, by providing a basic understanding of how various systems work, and idea of age, documenting manufacturer and many other aspects.

Client understands that by accepting this property Inspection report, it is a limited and primarily visual, non-destructive, and non-technical examination (using normal operating controls where appropriate) of the applicable, safely accessible and readily accessible systems and components specified in the property Inspection Contract and Scope of Inspection and in the Inspection Report. Only the visible, safely accessible and readily accessible portions of the specified systems and components will be inspected. A building Inspection is intended to assist you in identifying these conditions. It is not a technical inspection, it is not a code compliance inspection.

Destructive testing and/or disassembly of materials of components, other than the removal of access covers intended to allow normal homeowner maintenance, is excluded. Barriers, carpet, walls, ceilings, tile, obstacles, personal goods or stored items are not removed or moved to gain access or to provide a clearer view.

Examination of certain systems and components and specific testing, evaluation, and remedial design work requires substantial additional time and the services of licensed contractors or individuals with necessarily narrow and highly specialized training. Such services may be provided by us as separate services but are not a part of this Inspection. These include but are not limited to the performance of engineering services, the inspection of swimming pools, spas, solar systems, irrigation, well and septic systems, or inspections for insects, pests, toxic substances and environmental hazards. If inspections or other services not included in the Home Inspection are desired, the Inspection Company, under a separate contract and for an additional fee, may provide some of these services or you may also seek any of these services independently.

This property Inspection is not a home warranty, guarantee, or insurance of any kind. By accepting the report, client understands that the report represents the conditions

of the property at the time of the inspection and these conditions may change immediately following this inspection. It is not a substitute for a seller's disclosure statement or a pre-closing walk through. It does not replace insurance to protect against eventual deterioration of systems or components. Contact your real estate professional, insurance agent, or lender for information about this type of insurance.

This building inspection is not a code compliance inspection. While the inspector at his discretion may discuss issues that are related to the building code, the inspector does not have the authority to perform a code compliance inspection under the terms of this agreement. If client desires a technical code compliance inspection, for an additional fee, this can be provided separately and may involve the services of other professionals.

This building Inspection should not be seen as a termite or wood destroying organism (WDO) or wood destroying insect (WDI) inspections as required by some mortgage companies. When termite damage is visible at the time of inspection or when evidence of possible termite activity is noted, these areas are recorded for reference only, so that additional evaluation can be conducted during the WDO inspection by a licensed termite inspector. If prior repairs have been carried out, full confirmation and disclosure from the sellers is advised to ensure proper repair. Checking the historical data with the seller with regard to previous termite activity is always advised. Therefore, it's recommend that you have the property inspected by a licensed Termite Inspector prior to the close of escrow. Note: when requested thru this company, termite inspections are handled by a third party and arrangements are made as a courtesy only. Any agreements, warranties etc. related to the termite inspection, are the responsibility of that company.

This building Inspection does not include testing for mold or the measurement of indoor air quality. These services can be purchased separately. The presence of mold indicates abnormal moisture conditions. This inspection will attempt to identify the possible sources of moisture that may contribute to mold like conditions, but this is not a mold inspection. If you desire mold testing, contact our office for information about such services. In addition, you may want to consider the cleaning or sanitizing of air ducts and other concealed areas.

Note: Mold cannot exist without moisture. As a result any moisture whatsoever, no matter what its source, should be eliminated, or the potential for mold infestation will remain.

The Inspection Company is not a party to any contracts or other agreements relating to the transfer to the subject property between parties. Therefore, this Inspection Company cannot offer recommendations pertaining to the use of the information contained in the Inspection Report with regard to such contracts or agreements. All decisions pertaining to consulting with any representatives or other parties including, but not limited to, real estate agents, insurers, title companies, surveyors, mortgage lenders, and attorneys with regard to the use or to the timeliness of use of the information contained in the Inspection Report are solely your responsibility.

A Home Inspection is a "snapshot in time." A system or component performing normally during the inspection, does not assure that it will continue to do so. By accepting the services of this company, client understands that any system or component can fail catastrophically and without any warning or indication of impending failure. While the inspector may provide estimates, based on historical data, the inspector cannot predict any future Negative Conditions including but not limited to plumbing leaks, systems failures, or the remaining service life of any applicable system or component. The Inspection Company is not responsible for and will not repair any component which fails subsequent to this inspection or which is identified or described in this Inspection Report.

All repairs, corrective measures, or new work undertaken on any system or component should be performed only by qualified parties, licensed where applicable. It is recommended that only new or appropriate materials should be used. All work should be performed in a workmanlike manner and in accordance with all appropriate and applicable industry standards and governmental codes and regulations. Subsequent to completion and where appropriate and applicable, it is recommended that all such work be documented by work orders, invoices, or receipts from the individuals or companies which performed the work as well as by copies of all signed off building permits and lien releases from contractors and their employees, other workers, and material suppliers.

It is recommended that a copy of the appropriate portion or portions of the inspection report be provided to all qualified individuals retained to further evaluate and/or perform modifications or corrective measures to address Adverse Conditions documented in the Inspection Report. When work requiring a permit is performed without obtaining the proper permit and inspections, that work may be considered nonconforming and illegal by governmental building code, ordinance, and regulation agencies that are charged with the promulgation and enforcement of such codes, ordinances, and regulations. Nonconforming work may jeopardize the safety of persons occupying or entering the property. It may also adversely affect specific insurance coverage and the saleability of the property and may result in added costs in the form of additional fees and/or property taxes or other penalties.

The written observations and recommendations contained in this Inspection Report are based on the knowledge and experience of the inspector. You may receive different information from other inspectors, trades persons, insurance adjusters, private or public personnel, contractors, building and system warranty services personnel, or other parties whose interests are different from the Inspection Company's interests. If you receive information which differs from that expressed in this written Inspection Report, it is recommended that such information also be obtained in writing on the appropriate company or agency letterhead, bearing all applicable licensing numbers, and signed by the individual providing the information.

When other parties state that a component or an Adverse Condition designated Corrective Action is safe and/or adequate at the present time, without the need for any modifications or corrective measures, it is recommended that those parties be asked to put such statements in writing accompanied by a signed letter stating that no action is necessary and that the component or Adverse Condition identified in the

Inspection Report is safe and adequate according to all industry standards and governmental regulations.

The following conditions and limitations apply to the use of ladders throughout this inspection: A ladder will be used only to aid in inspecting roof surfaces and reaching attic access openings. A ladder will be used only, when, in the judgment of the inspector, it is safe to do so. Under no circumstances will the use of ladder be considered when roof surfaces are not safely accessible and readily accessible with a ladder eighteen(18) feet or shorter in length and when attic access openings are not safely accessible and readily accessible with a ladder sixteen(16) feet or shorter in length.

This inspection is performed and this Inspection Report is prepared solely on behalf of and for the exclusive use of the person or organization named in this report and no third parties have any right to this inspection and Inspection Report. Its sole purpose is to provide you with both an education and a better understanding of some of the conditions which may exist at the subject property in order to assist you in planning for both immediate and regular maintenance of the specified systems and components. Therefore, it is recommended that the contents of this inspection and Inspection Report be kept strictly confidential and not be discussed with or shown to others, including but not limited to appraisers, insurance agents and adjusters, home warranty companies, and lenders, without careful consideration, whose interests are different from those of the Inspection Company and its Clients.

Re-inspection:

The Inspection Company will return (for a separate fee) to any property which the Company has previously inspected for the purpose of re-inspection to verify that any Adverse Conditions documented in the course of the original inspection have been modified or corrected, to inspect items that were inaccessible at time of inspection, or that remedial measures have been performed. Said re-inspection will be performed subject to the following:

The re-inspection will only address items identified in the original report as deficient or inaccessible.

The re-inspection will focus on attempting to determine whether or not the action taken meets the actions agreed to as provided for in a written contract or agreement.

The re-inspection will not address issues of adequacy of method chosen to repair or replace deficient system or component.

Client must provide a detailed description of the proposed work write, sufficient to assist the inspector in determining if the agreement has been fully satisfied. Client understands that if the work once completed, conceals any element of the agreed repair/replacement, the

Inspector can only report observations of the completed product and can make no judgment on the completeness of the work as it involves elements that are no longer visible (e.g. roof underlayment, plumbing repairs in finished ceilings etc.) If client desires a more detailed

Inspection of repair or replacement of any system or component, client has the option

under separate fee agreement to retain the inspectors services to perform interim inspections as the work progresses.

The re-inspection is not a code compliance inspection. While we may at our discretion point out issues that may be inconsistent with the local building code, Pro Spex Inspectors are not authorized to report code compliance issues. Client has the option to contract for code compliance inspection under separate agreement, or contact the local authority for having jurisdiction, or retain the services of licensed professionals familiar with local code applicable to the situation at hand.

Like the property inspection, the re-inspection is limited to what can be seen without dismantling or removing components. All conditions of a full inspection apply to a re-inspection.

For the reason stated above, it is recommended that all repairs, corrective measures, or new work undertaken on any system or component be performed only by qualified parties and that only new, appropriate or specified materials be used. Further, that all work be performed in a workmanlike manner and in accordance with all appropriate applicable industry standards and governmental codes, ordinances and regulations. Client is strongly advised the verify the competence of persons contracted to complete or correct any repairs undertaken in response to the comments of the home inspection.

Items that are present but no inspected. While the inspection company make every effort to inspect all aspects of the home. Site and environmental conditions may dictate that certain systems or components cannot be safely inspected (e.g. roof too high above ground or snow on roof). When such conditions exist, the inspector will note in the report why a system or component was not inspected. Note: the inspection report at that point is complete. If client desires said system or component to be inspected, separate arrangements will have to be made with the inspection company or other professional.

Comment Key or Definitions

This Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

Please read the entire report for all items.

Notice: This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection report. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.

The following definitions of comment descriptions represent this inspection report. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further

inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Major: Summary items that are marked as either Major (in the inspectors opinion, item may be costly, is in need of immediate attention or is a safety issue) or:

Minor: (item is not determined to be costly, is not in need of immediate attention or is not a safety issue). Be advised that opinions can vary.

Note: This company classifies all electrical issues as major due to possible safety implications regardless of cost or ease of repair.

Note: The pictures and comments within this report, represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a SUITABLY LICENSED AND QUALIFIED CONTRACTOR. It is not the inspectors responsibility to determine the cause of the issues described herein or what corrective action should take place. When multiple instances of the same issue are observed, this report may not contain photos of all instances.

The following definitions of comment descriptions represent this inspection report. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Appears Serviceable (AS): The inspector did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions if applicable, will be noted in the body of the report.

Maintenance Recommended (MR): The inspector did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. However the system or component does not appear to have been maintained according to the manufacturers recommendations. Lack of maintenance can reduce life expectancy and or performance. or , may adversely affect other systems and components.

Not Inspected (NI): The inspector did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP): This item, component or unit is not present in this home or building.

Repair or Replace (RR): The item, component or unit is not functioning as intended or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement. Significantly deficient systems or components will be identified as: Not functional / unsafe / worn / near end of lifespan. When in the inspector's opinion, an item is "significantly deficient", the reason will be within the body of the report. NOTE: Opinions can vary, it is the customers responsibility to seek a 2nd opinion from a qualified contractor. The decision to Repair or Replace, lies solely with the party for whom this report is

prepared.

Further Investigation Needed (FI): Not enough visible evidence to define a system or component as serviceable, or in need of repairs. Continued monitoring may be necessary before a conclusion can be reached, and a more in depth review is recommended.

Client advised to take these issues into consideration before the end of the contingency period. IT IS FURTHER RECOMMENDED THAT CLIENT CONDUCT A RE-INSPECTION BY OUR OFFICE WHEN CORRECTIONS ARE MADE. Note: If this inspection is covered by our service guarantee, failure to follow our recommendations could void the terms of the guarantee. If client was not present during the inspection, it is strongly recommended that client conduct a phone consultation with the inspector before their contingency expires.











SUMMARY



ROUTINE
REPAIR/REPLACEMENT ITEM



IMMEDIATE, COSTLY OR
SAFETY CONCERN

-  2.7.1 Interiors - WINDOWS (Excluding Storm Windows): FAILED SEALS
-  3.3.1 Plumbing System - PLUMBING FIXTURES: Loose Tub Spout
-  3.8.1 Plumbing System - Fire Sprinkler System: PAINTED FIRE SPRINKLER HEAD
-  4.2.1 Electrical System - SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS: BREAKER BRANDS DIFFER
-  4.4.1 Electrical System - CONNECTED DEVICES AND FIXTURES (Readily Accessible permanently installed devices, fixtures, switches, outlets etc.): LOOSE OUTLETS
-  4.8.1 Electrical System - SMOKE DETECTORS: SMOKE DETECTOR AGE
-  5.9.1 Heating / Central Air Conditioning - COOLING AND AIR HANDLER EQUIPMENT (Excludes Window Units): MISSING FOAM SLEEVE
-  6.5.1 Insulation and Ventilation - VENTING SYSTEMS (Kitchens, baths and laundry): DRYER VENTING CSPC
-  7.1.1 Built-In Appliances - DISHWASHER: HIGH LOOP REQ'D
-  7.6.1 Built-In Appliances - FOOD WASTE DISPOSER: CORRODED INTERIOR

1: INSPECTION DETAILS

Information

Inspection Report ID: 1807GB7054	Inspection Date: 07/27/2018	Inspection Start/End Time: 10.00- 11.10
Style Of Building Condo	Construction Date 1990	# Bedrooms/Bathrooms 3 Br, 2 bath
Building Size (SF) 1200 SF	Weather Conditions Sunny, Hot, Humid	Approximate Temp. 80 F
In Attendance Client, Buyer Agent	Occupancy Vacant	

PROPERTY EXCELLENT CONDITION

The subject property was in good overall condition for its age, appears to be well maintained.

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. **This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.**

Summary items that are marked as either Major (in the inspectors opinion, item may be costly, is in need of immediate attention or is a safety issue) or Minor (item is not determined to be costly, is not in need of immediate attention or is not a safety issue). Be advised that opinions can vary. Note: This company classifies all electrical issues as major due to possible safety implications regardless of cost or ease of repair.

Note: The pictures and comments within this report, represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a SUITABLY LICENSED AND QUALIFIED CONTRACTOR. It is not the inspectors responsibility to determine the cause of the issues described herein or what corrective action should take place. When multiple instances of the same issue are observed, this report may not contain photos of all instances.

Client advised to take these issues into consideration before the end of the contingency period. **IT IS FURTHER RECOMMENDED THAT CLIENT CONDUCT A REINSPECTION BY OUR OFFICE WHEN CORRECTIONS ARE MADE.**

Note: If this inspection is covered by our service guarantee, failure to follow our recommendations could void the terms of the guarantee. If client was not present during the inspection, it is strongly recommended that client conduct a phone consultation with the inspector before their contingency expires.

Recommended Next Steps:

- If you were not present during the inspection, schedule a phone consultation.
- Discuss the report with your agent.
- Obtain 2nd opinions/repair costs from qualified contractors. (It is not uncommon for contract to have a different opinion.
- Recommend providing relevant section from the complete report, not just the summary.)
- Consult your home inspector as needed.

Schedule a re-inspection if any of the following apply:

Seller agrees to perform repairs using their contractor. Re-inspect to ensure contractor repairs satisfy the terms of the addendum.

If home was occupied and seller has vacated. Re-inspect to ensure the home is in same condition as at time of inspection.

Inspection of items which were inaccessible or could not be tested at the original inspection.

2: INTERIORS

		AS	RR	MR	FI	NI	NP	NV
2.1	CEILINGS	X						
2.2	WALLS	X						
2.3	FLOORS	X						
2.4	STEPS, STAIRWAYS, BALCONIES AND RAILINGS						X	
2.5	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X						
2.6	DOORS (REPRESENTATIVE NUMBER)	X						
2.7	WINDOWS (Excluding Storm Windows)		X					

AS = Appears Serviceable RR = Repair/Replace MR = Maintenance Recommended FI = Further Investigation NI = Not Inspected
NP = Not Present NV = Not Visible

Information

Wall Material Drywall	Ceiling Materials Drywall	Floor Covering(s) Carpet, Ceramic Tiles
Interior Doors Hollow Core Masonite	Kitchen Cabinetry Melamine	Kitchen Countertop Granite

Interior Photos



Observations

2.7.1 WINDOWS (Excluding
Storm Windows)

FAILED SEALS



Immediate, Costly or Safety Concern



The seal between glass panes are failing at several windows (3 found) resulting in condensation between the panes. Over time the condensation gets worse, turning into a milky white film until you cannot see thru the window. This condition typically requires replacement of the window. Replacement costs can be significant depending on the quality of the replacement and number of windows. There are companies that claim to be able to correct this problem without window replacement. Note: Others may have failed seals that may not be detected due to dry weather conditions or may fail at anytime. This condition cannot always be seen or future failure of the seal predicted. Consult a qualified window contractor for any further investigation and repair options.

3: PLUMBING SYSTEM

		AS	RR	MR	FI	NI	NP	NV
3.1	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X						
3.2	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS	X						
3.3	PLUMBING FIXTURES		X					
3.4	HOT WATER SYSTEMS, CONTROLS, FLUES AND VENTS	X						
3.5	SUMP PUMP						X	
3.6	EXTERIOR HOSE BIBS						X	
3.7	Ejector Pump (Whole house pumps only)						X	
3.8	Fire Sprinkler System		X					

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RR = Repair/Replace

MR = Maintenance Recommended

FI = Further Investigation

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NV = Not Visible

Information

Plumbing Water Source

Public

Plumbing Water Supply (From Street)

Copper

Plumbing Water Distribution (inside home)

Copper

Plumbing Waste System (Inspected by others)

Public Sewer

Plumbing Waste Type (internal)

PVC

Water Heater Type

Electric High Efficiency

Water Heater Approx. Age

5-10 years

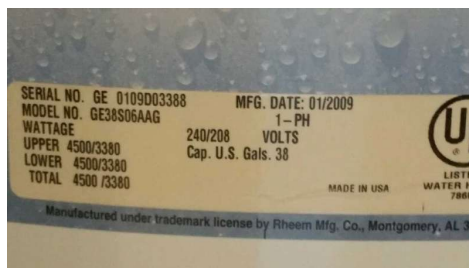
Water Heater Capacity

40 Gallon (1-2 people)

Water Heater Manufacturer

GENERAL ELECTRIC

Plumbing System Photos



WATER HEATER DATA PLATE



WATER MAIN

WATER MAIN LOCATION

The water main is located above the water heater. Maintain easy access in the event it is needed in an emergency.

Observations

3.3.1 PLUMBING FIXTURES

LOOSE TUB SPOUT

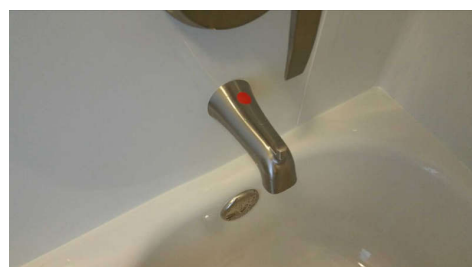
The tub spout is loose inside the wall and needs securing to prevent leaks and hidden damage.

Recommendation

Contact a qualified professional.



Routine Repair/Replacement Item



3.8.1 Fire Sprinkler System

PAINTED FIRE SPRINKLER HEAD**Immediate, Costly or Safety Concern**

It is important not to paint sprinkler heads. They are designed to activate in the event of a fire. Paint can slow the response to high temperatures. Often painted fire sprinkler heads cannot be cleaned and must be replaced.



4: ELECTRICAL SYSTEM

		AS	RR	MR	FI	NI	NP	NV
4.1	SERVICE ENTRANCE CONDUCTORS							X
4.2	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS		X					
4.3	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X						
4.4	CONNECTED DEVICES AND FIXTURES (Readily Accessible permanently installed devices, fixtures, switches, outlets etc.)		X					
4.5	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X						
4.6	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X						
4.7	LOCATION OF MAIN AND DISTRIBUTION PANELS	X						
4.8	SMOKE DETECTORS		X					
4.9	CARBON MONOXIDE DETECTORS (Excludes Plugins)						X	

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Information

Internal Branch Wire Type

Romex (Copper)

Electrical Service Conductor (SEC) Size

150A Overhead Aluminum

Main Panel Capacity

150 AMP

Main Panel Manufacturer

WESTINGHOUSE

Sub Panel Capacity

100 Amps

Sub Panel Manufacturer

WESTINGHOUSE

Electrical System Photos



Observations

4.2.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

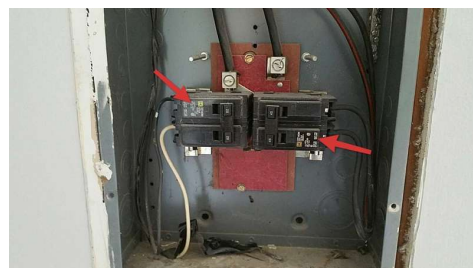
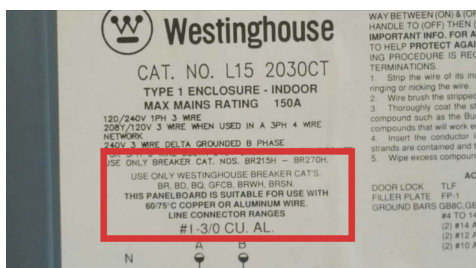
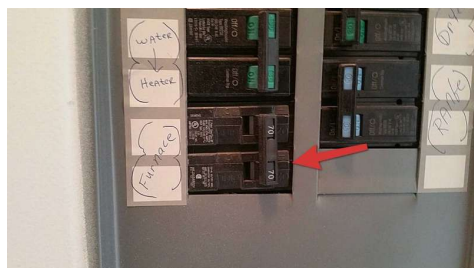
BREAKER BRANDS DIFFER



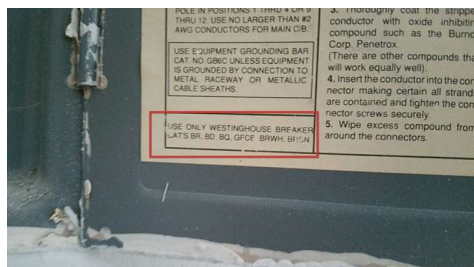
Immediate, Costly or Safety Concern

The problem(s) discovered in the panel such as breaker(s) are different brands, and any other problems that an electrician may discover while performing repairs need correcting. Unlike most electrical devices like switches and outlets, circuit breakers are brand specific. The manufacturer typically requires that you to only replace or add breakers specifically designed for that panel. Because of different mounting techniques, buss bar thicknesses, breaker contact tension specifications, and overall construction differences, breakers are typically not interchangeable. Placing another brand of breaker in a breaker panel could cause an electrical malfunction.

I recommend a licensed electrician inspect further to determine if these breakers are compatible and correct as needed.



SQUARE D BREAKERS



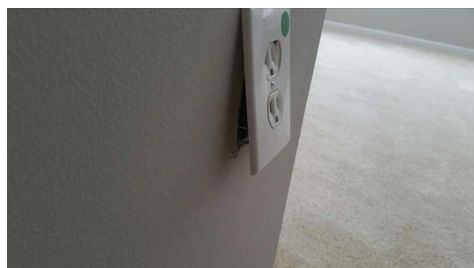
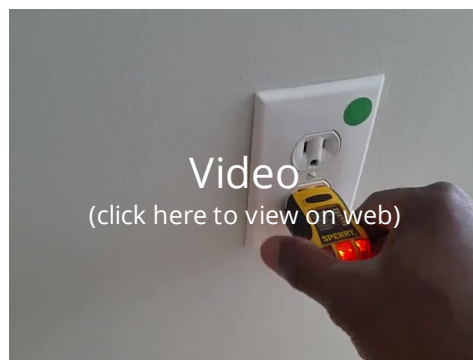
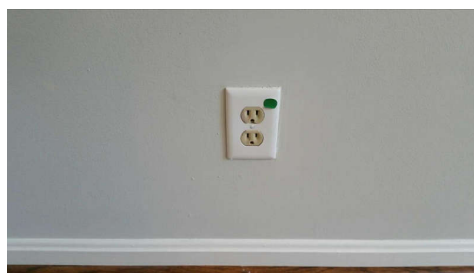
4.4.1 CONNECTED DEVICES AND FIXTURES (Readily Accessible permanently installed devices, fixtures, switches, outlets etc.)



Routine Repair/Replacement Item

LOOSE OUTLETS

Several "three-prong" outlets (see outlets with green dots for location) are loose in the property. Loose outlets can result in an electrical short inside the wall. Electrical issues are considered a hazard until repaired. All outlets should be properly secured, and should not move when inserting or removing a device.



4.8.1 SMOKE DETECTORS

SMOKE DETECTOR AGE

Routine Repair/Replacement Item

There are several detectors of varying designs. Could not determine the age of the smoke detectors. If they are more than 10 years old they should be replaced. Recommend Smoke detectors on all floors and in all bedrooms for added safety.

For more on smoke alarms see [CPSC Safety Alert](#)

5: HEATING / CENTRAL AIR CONDITIONING

		AS	RR	MR	FI	NI	NP	NV
5.1	HEATING EQUIPMENT (Excluding Portable Systems)	X						
5.2	HVAC SYSTEM OPERATING CONTROLS	X						
5.3	AUTOMATIC SAFETY CONTROLS	X						
5.4	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X						
5.5	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X						
5.6	HEATING SYSTEM CHIMNEYS, FLUES AND VENTS						X	
5.7	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)						X	
5.8	GAS/LP FIRELOGS AND FIREPLACES						X	
5.9	COOLING AND AIR HANDLER EQUIPMENT (Excludes Window Units)		X					
5.10	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X						

AS = Appears Serviceable

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Information

Heat Type & Energy Source

Heat Pump Forced Air

Heat (Air Handler/Boiler)

Manufacturer

TRANE

Heat (Air Handler/BOILER)

Approx. Age

0-5yrs

Cooling Type & Energy Source

Electric Heat Pump

Cooling (Compressor)

Manufacturer

TRANE

Cooling (Compressor) Approx.

Age

0-5 yrs.

Cooling (Evaporator)

Manufacturer

TRANE

Cooling (Evaporator) Approx. Age

0-5 yrs.

Ductwork Type

Non-insulated Metal

Filter Type

Disposable

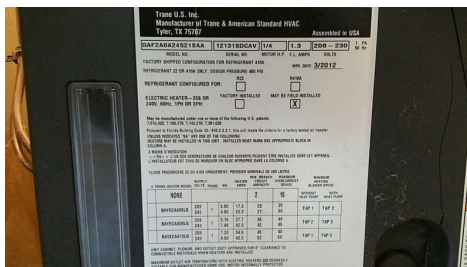
Filter Size

16x16

Types of Fireplaces

None

HVAC System Photos



Observations

5.9.1 COOLING AND AIR
HANDLER EQUIPMENT (Excludes
Window Units)



Routine Repair/Replacement Item

MISSING FOAM SLEEVE

The foam sleeve on suction line is missing/deteriorated in some areas. The purpose of the foam insulation is too keep the refrigerant line cold until it reaches the condenser. Missing foam on suction line can cause energy loss, condensation and lower system performance. I recommend replacing missing or damaged foam sleeve so that the entire length of visible line is fully insulated.



6: INSULATION AND VENTILATION

		AS	RR	MR	FI	NI	NP	NV
6.1	INSULATION IN ATTIC							X
6.2	INSULATION UNDER FLOOR SYSTEM							X
6.3	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)							X
6.4	VENTILATION OF FOUNDATION and CRAWLSPACES AREAS							X
6.5	VENTING SYSTEMS (Kitchens, baths and laundry)		X					
6.6	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)						X	

AS = Appears Serviceable

RR = Repair/Replace

MR = Maintenance Recommended

FI = Further Investigation

NI = Not Inspected

NP = Not Present

NV = Not Visible

Information

Insulation/Ventilation Photos

Attic Insulation Type

N/A

Floor Insulation Type

UNKNOWN (Not Visible)

Attic Ventilation

N/A

Bathroom Ventilation

Fan only

Dryer Vent

Flexible Aluminum

Observations

6.5.1 VENTING SYSTEMS (Kitchens, baths and laundry)

DRYER VENTING CSPC

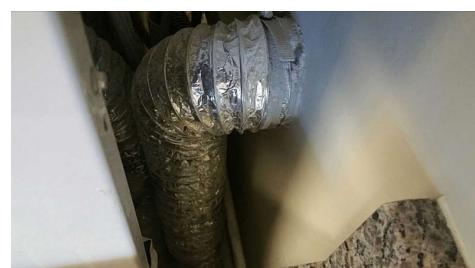
Proper clothes dryer venting is essential to your dryers operation, and for safety. Foil and vinyl accordion vents are known to choke and cause house fires. The dryer lint adheres to the walls of the vent, accumulating over time to reduce the vent size. When this happens, the dryer rate of exhaust is reduced, causing the dryer to overheat and ignite the lint in the vent. Recommend replacement and periodic cleaning to ensure safety.

[CLICK HERE](#) to read the CSPC article for more information on proper dryer venting.

[CLICK HERE](#) for a 2008-2010 FEMA study on Dryer Fires.



Routine Repair/Replacement Item



7: BUILT-IN APPLIANCES

		AS	RR	MR	FI	NI	NP	NV
7.1	DISHWASHER		X					
7.2	RANGES and COOKTOPS	X						
7.3	WALL OVENS						X	
7.4	KITCHEN EXHAUST/RANGE HOOD	X						
7.5	BUILT IN MICROWAVE						X	
7.6	FOOD WASTE DISPOSER		X					
7.7	Refrigerator (Limited Inspection)	X						
7.8	Other Appliances (Limited Inspection)	X						

AS = Appears Serviceable

RR = Repair/Replace

MR = Maintenance Recommended

FI = Further Investigation

NI = Not Inspected

NP = Not Present

NV = Not Visible

Information

Range / Cooktop Type

Electric

Range / Cooktop Manufacturer

GENERAL ELECTRIC

Dishwasher Manufacturer

WHIRLPOOL

Built-in Microwave Manufacturer

NONE

Disposer Manufacturer

BADGER (INSINK ERATOR)

Exhaust/Range Hood
Manufacturer

BROAN

Kitchen Exhaust Type

Hood Exhaust (Vent to Outdoors)

Refrigerator Manufacturer

FRIGIDAIRE

WALL OVEN Manufacturer

NONE

Wall Oven Type

N/A

Built-in Appliance Photos



Limitations

General

FRIDGE LIMITED INSPECTION

Refrigerator inspections are limited in scope to the outward physical appearance. This unit appears to operate normally however interior temperatures are not measured and its ability to keep items frozen for extended periods is not known. We do not test ice makers. For more information, we recommend consulting an appliance contractor.

General

W/D LIMITED INSPECTION

The washer dryer appears to be operational. A short limited test did not reveal any concerns. (This check is performed as a courtesy only, and is only performed if the unit is empty) For a detailed inspection, consult a qualified appliance contractor.

Observations

7.1.1 DISHWASHER

HIGH LOOP REQ'D

The dishwasher drain line must form a high loop below the sink before entering the disposal. Air gaps and high loops are there to prevent any dirty water from the sink or disposal from draining back into the dishwasher. An air gap is a mechanical device that mounts on the counter top. A high loop will loop the discharge hose up as high as it will go under the cabinet. It must loop above the top of the sink drain to be effective.

Recommendation

Contact a handyman or DIY project



Routine Repair/Replacement Item



7.6.1 FOOD WASTE DISPOSER

CORRODED INTERIOR

The disposal is heavily corroded and likely to fail at any time. Replacement recommended due to age and wear.



Routine Repair/Replacement Item



STANDARDS OF PRACTICE

Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Note: The pictures and comments represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a qualified contractor. It is not the inspectors responsibility to determine the cause of the issues described herein.

Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

The water distribution system was inspected by running the water at all locations at the same time for approximately 15 minutes. This included all bathrooms, kitchen, while repeatedly flushing the toilets.

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Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Note: The pictures and comments below represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a

qualified contractor. It is not the inspectors responsibility to determine the cause of the issues described herein.

Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Note: The pictures and comments represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a qualified contractor. It is not the inspectors responsibility to determine the cause of the issues described herein.

Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Note: The pictures and comments represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a qualified contractor. It is not the inspectors responsibility to determine the cause of the issues described herein.

Built-In Appliances

NOTE: INSPECTION OF APPLIANCES ARE LIMITED IN SCOPE, ALL FEATURES ARE NOT INSPECTED, AS A RESULT SOME FEATURES MAY NOT FUNCTION. FOR A MORE EXTENSIVE INSPECTION, ADDITIONAL FEES APPLY AND MAY REQUIRE AN APPLIANCE CONTRACTOR.

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle only; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances (e.g. Washer/Dryers); or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. Inspection of refrigerators is limited to reporting its physical appearance only (refrigeration temperatures are not measured).

Note: The pictures and comments represent a sampling of the issue found and are intended to help explain the area of concern. Other areas of similar concern could be present and are often found upon closer examination by a qualified contractor. We Strongly Recommend the entire summary be discussed with a qualified contractor. It is not the inspectors responsibility to determine the cause of the issues described herein.