

Pro-Tec Inspection Services, Inc.

19736 Selby Avenue • Poolesville, Maryland 20837
Phone 301-972-8531 • Fax 419-730-8304 • Email Protecinsp@yahoo.com

10/16/2007

Sample Report
16500 Selby Ave.
Poolesville, MD 20837.

The following is a summary of items that are things you need to be aware of in the report. This is not a complete list of house defects and additional information can be found in the report. Be sure to read the entire report for a more accurate understanding of the condition of the property. Some items may be normal maintenance while others may be safety concerns or expensive repairs.

SUMMARY

SUMMARY:

OVERALL CONDITION:

The building appears to be in good condition with fewer problems than most homes in the area this age. All homes need periodic repairs and maintenance every year, both expected and unexpected. We recommend you budget \$1000-2000 per year for repairs and upgrades excluding elective repairs immediate repairs. Be sure to read the entire report for any items you may want to ask the owner to repair and potentially expensive future repairs, safety issues and upgrades. For your convenience we have highlighted many of the areas of concern in red for easy reference.

This report is not a complete list of house defects and is not designed to be such. It is a representative sampling of the conditions that existed at the time of the inspection. While we can on occasion predict future problems more often we cannot.

STRUCTURE AND BASEMENT

STRUCTURAL DAMAGE:

CRACKS IN THE FOUNDATION:

Normal hairline cracks noted in the foundation walls. These cracks are typically the result of normal expansion and contraction and should not be considered a problem unless the cracks widen substantially. That being said, all cracks should be monitored for future movement by taking pictures to compare in future years.

Take pictures of any cracks to compare in the future. Have the pictures developed with a date stamp and keep them in your house file with the loan papers and appraisal. If cracks move you will know how much and if they don't you will be able to prove it several years from now.

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WOOD ROT OR TERMITE DAMAGE:

Wood rot was observed in the floor system, Near the exterior door of the screened porch.

BASEMENT DAMPNESS/ SUMP PUMP/ RADON SYSTEM:

BASEMENT DAMPNESS:

A history of basement dampness was visible at the time of the inspection. While the basement appears dry at the time of the inspection, clogged gutters or downspouts and or a negative grade could result in future dampness. Basement dampness is usually related to water that used to be on the roof. Large volumes of water come off of the roof to concentrated areas. When these areas are saturated the hydrostatic pressure forces its way through the path of least resistance, usually the basement. Most basement water problems can be solved for a relatively low cost by simply cleaning the gutters and directing the downspouts away from the house. That being said, if the water then runs back toward the the foundation regrading is needed. We recommend a gentle 1" per foot grade slope away from the home at least 6' using a dense clay type soil.

If the problem persists, the ground is probably saturated and the next step is a french drain and sump pump. While this is sometimes needed, it is advisable to start with the least expensive and work backwards until the problem is solved.

GROUNDS

SIDEWALKS:

CONDITION:

Uneven settlement of sidewalk resulting in a tripping hazard.

RETAINING WALLS:

CONDITION:

Displacement/Cracks typical. Take pictures to compare in future years. Recommend a hand railing around the top of the wall.

EXTERIOR ELEMENTS

TRIM:

CONDITION:

Caulking, Paint/finish needed. Moisture stains/rot noted in several trim boards on the back side of the home. A board-by-board search was not performed and is beyond the scope of this inspection.

CHIMNEY:

CONDITION:

The chimney for the fireplace has been improperly cut in the attic and downstairs wall so that wires can be fished through the pipe. This is an extremely dangerous situation that will require repair before the chimney is used. Starting a fire even once is likely to result the house burning down.

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ROOF SYSTEM

ATTIC STRUCTURE AND CONDITION:

CONDITIONS VIEWED:

Insulation is missing in some areas. We recommend adding where needed.

ROOF:

ROOF COVERING STATUS:

There is an old porch roof in back that is in need of replacement. Leaks are certain.

EXPOSED FLASHINGS:

CONDITION:

The potential for water entry is present. Reseal at the chimney.

GUTTERS & DOWNSPOUTS:

CONDITION:

Debris in gutter, recommend cleaning.

GARAGE - CARPORT

FIRE WALL:

CONDITION:

Repair any openings with approved materials to restore its fire rating. There is an air duct that is extended into the garage. It is an unsafe condition that could allow CO gas to get into the home. We strongly recommend repair.

GARAGE DOOR(S):

CONDITION:

You may want to lower the electric eyes so that a small animal or child laying across the doorway would stop the door movement. Manufactures usually recommend the eyes be placed about 6" off the ground.

PLUMBING

WASTE LINES:

CONDITION:

Disconnected waste line in the basement under the kitchen. It must be a vent pipe as no water leaked out when the fixtures were tested, however it still needs to be reconnected.

HOSE FAUCETS:

OPERATION:

Turn off the hose bibbs from the inside and open the outside valves in winter months to prevent freezing of pipes.

BATHROOMS

BATHROOMS:

OVERALL CONDITION:

The general condition of the baths on the whole is good. As with most homes there are a few repairs needed at this time. The following repairs are recommended at this time:

PROBLEMS NOTED:

Master bathroom:

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The toilet is loose and needs to have the wax ring replaced at this time. While this is generally not an expensive repair, it can be if the flange is cracked or broken. There is always a chance that wood rot may be found in the toilet area when the toilet is removed for repair unless the toilet is installed over a concrete floor.

Upstairs Hall bath:

The hot and cold is reversed in the tub faucet.

Slow drain in the tub. Recommend snaking it to remove the obstruction.

Middle level bathroom:

No problems noted.

HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION:

PRIMARY UNIT:

Recommend sealing the air leaks around the furnace plenum to increase air flow to the rest of the house.

AIR FILTERS:

Suggest cleaning/changing filter every 30-60 days.

ELECTRICAL SYSTEM

FIXTURES, SWITCHES & OUTLETS:

OUTLETS:

Missing or damaged cover plates viewed.

FIXTURES:

Lights are not operational in some areas, possibly due to bad bulbs, recommend having all operating for your final walkthrough to verify proper operation. Loose light fixture noted in the attic.

KITCHEN - APPLIANCES - LAUNDRY

KITCHEN:

OVERALL CONDITION:

The recently remodeled kitchen is in good condition with few or no repairs needed at this time. Kitchen remodeling generally runs between \$20,000-\$35,000 with some costing much more. Many people do not realize the cost associated with remodeling a kitchen when they are choosing a home. We recommend that you verify proper permits and inspections were performed when the kitchen was remodeled as any work done without permits and inspections may have latent defects that are not readily apparent at this time or beyond the scope of our inspection. We are not code inspectors and may not be up to speed on all the current requirements in your area.

DISHWASHER:

The dishwasher drain line is incorrectly installed. It should extend as high as possible under the counter to prevent grey water from entering the dishwasher in the event of a

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backup in the sink. Incorrect installation is a common problem that is easily corrected.

WALLS/CEILINGS/FLOORS:

We recommend a small carpet located in the high traffic areas such as in front of the sink. This will prolong the life of the floor by preventing the floor finish from wearing out in one spot prematurely.

INTERIOR

DOORS:

INTERIOR DOORS:

Normal minor adjustments needed for proper operation. Doors rub/stick/don't latch.

Minor adjustment is recommended for proper operation. Recommend reinstalling missing door stops to prevent wall damage from the door knobs.

STAIRS & HANDRAILS:

STAIR CONDITION:

Improvement needed to stairs and/or handrail(s), Stairs poorly designed and unsafe. The top of the stringers is not adequately secured and may fail under heavy load. Additional supports are recommended at this time.

FIREPLACE/GAS OR WOOD BURNING STOVES:

CONDITION OF FIREPLACE:

Recommend cleaning before use.

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**16500 Selby Ave.
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**Prepared for: John Doe
Realtor: Ken Green
ABC Realtors**

Inspected by: Rob Hopkin

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PRO-TEC INSPECTION REPORT

CLIENT & SITE INFORMATION:

TIME AND DATE OF INSPECTION: The inspection started around 9 AM.
CLIENT NAME: Sample Report.
INSPECTION ADDRESS: 16500 Selby Ave.
Poolesville, MD 20837.
INSPECTED BY: Rob Hopkin
AGENTS NAME: Ken Green.
AGENTS COMPANY: ABC Realtors.

CLIMATIC CONDITIONS:

WEATHER: Clear.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF HOUSE: 12 Years of age.
BUILDING TYPE: The home is a single family home, Colonial.
SPACE BELOW GRADE: Basement.

UTILITY SERVICES:

WATER/SEWER/UTILITIES: The home is reported to be on a public water and sewer system. Utilities were all on at the time of the inspection.

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PAYMENT INFORMATION:

TOTAL FEE: \$525 Paid by check.

REPORT LIMITATIONS

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

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, mold, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, buried oil tanks, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; satellite dishes; television wiring; computer wiring; doorbells; security systems; exterior security lighting; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, cost, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise or a pre inspection agreement has been signed. **A pre-inspection agreement signed at the time of the inspection supercedes in any dispute.** In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

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SUMMARY

The summary should not be used in place of the entire report. It is designed to give the reader a quick idea of the types of problems and areas of the report that major problems will be found in. Be sure to read the entire report for a complete understanding of the condition of this building.

SUMMARY:

OVERALL CONDITION:

The building appears to be in good condition with fewer problems than most homes in the area this age. All homes need periodic repairs and maintenance every year, both expected and unexpected. We recommend you budget \$1000-2000 per year for repairs and upgrades excluding elective repairs immediate repairs. Be sure to read the entire report for any items you may want to ask the owner to repair and potentially expensive future repairs, safety issues and upgrades. For your convenience we have highlighted many of the areas of concern in red for easy reference.

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STRUCTURE AND BASEMENT

Most home inspectors are not licensed structural engineers and as such cannot legally render a structural opinion. We suggest having any cracks wider than 1/4" or long horizontal cracks in a foundation wall evaluated by a structural engineer. In general small cracks in an older home are considered normal as most buildings are moving to some degree. All cracks in a foundation are considered a structural failure and should be monitored for future movement by taking photos of them and rechecking for changes periodically. That does not necessarily mean a crack needs repair immediately or perhaps at all. If cracks widen significantly within a few years further evaluation is recommended by a licensed structural engineer. Without viewing active leaks at the time of the inspection the inspector cannot and does not offer an opinion or warranty as to whether the basement leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a basement is absolutely water tight is to observe it during a prolonged rainfall. Basement dampness is usually a result of surface water that is being incorrectly directed near the foundation. 95% of the time the cure is no more than regrading, keeping gutters clean and extending downspouts away from the home. The remaining 5% of the time water may be the result of a high water table, an under ground stream, or a spring. To repair underground water problems it is sometimes necessary to install a french drain and sump pump or even re-parget the foundation wall in the effected areas. In our experience, most homes older than 20 years of age have had at least one instance of basement dampness at some point. It is not always possible to determine under what conditions and if water will enter a building especially if the basement has been finished and surfaces

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Painted in recent years. Mold is a common problem in basements, especially in damp or wet basements. People with mold allergies should consider mold testing in the basement and other floors of any home they are considering purchasing even in the absence of any visible problem. We do not routinely test for mold in the scope of our inspection, however can arrange for testing at an additional cost if desired.

TYPE OF BUILDING:

SINGLE FAMILY HOME:

The home appears to be a wood frame building constructed on a concrete foundation.

STRUCTURE:

ROOF FRAMING:

The roof framing appears to be 2 x 4 wood trusses set 24" on center. Plywood sheathing.



COLUMNS/ BEAMS/ PIERS: FLOOR SYSTEM:

Steel I beam construction Steel column supporting beam.

2 X Dimension lumber installed 16" on center. OSB subflooring.



EXTERIOR WALL CONSTRUCTION:

Wood 2x4 or 2x6 construction set most likely 16" on center.

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FOUNDATION TYPE:

The home is constructed on a concrete foundation. When done properly, this is one of the strongest foundations available.

BASEMENT:

EXTERIOR GRADE AT HOUSE:

The basement is below grade all the way around.

WALLS:

Partially finished basement with a few areas of visible foundation and framing. Drywall.

FLOORS:

Floor covered by carpeting, Concrete floor, Minor cracking was observed. This is normal and no repairs are recommended. If cracks widen more than 1/4" or are not the same elevation then further evaluation is recommended by a licensed structural engineer.

QUALITY OF FINISHING:

The basement finishing appears typically done for the age and area.

STRUCTURAL DAMAGE:

CRACKS IN THE FOUNDATION:

Normal hairline cracks noted in the foundation walls. These cracks are typically the result of normal expansion and contraction and should not be considered a problem unless the cracks widen substantially. That being said, all cracks should be monitored for future movement by taking pictures to compare in future years.

Take pictures of any cracks to compare in the future. Have the pictures developed with a date stamp and keep them in your house file with the loan papers and appraisal. If cracks move you will know how much and if they don't you will be able to prove it several years from now.

WOOD ROT OR TERMITE DAMAGE:

Wood rot was observed in the floor system, Near the exterior door of the screened porch.



End of joist is badly damaged

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BASEMENT DAMPNESS/ SUMP PUMP/ RADON SYSTEM:

BASEMENT DAMPNESS:

A history of basement dampness was visible at the time of the inspection. While the basement appears dry at the time of the inspection, clogged gutters or downspouts and or a negative grade could result in future dampness. Basement dampness is usually related to water that used to be on the roof. Large volumes of water come off of the roof to concentrated areas. When these areas are saturated the hydrostatic pressure forces its way through the path of least resistance, usually the basement. Most basement water problems can be solved for a relatively low cost by simply cleaning the gutters and directing the downspouts away from the house. That being said, if the water then runs back toward the the foundation regrading is needed. We recommend a gentle 1" per foot grade slope away from the home at least 6' using a dense clay type soil.



Note water stains on objects and floor

If the problem persists, the ground is probably saturated and the next step is a french drain and sump pump. While this is sometimes needed, it is advisable to start with the least expensive and work backwards until the problem is solved.

SUMP PUMP:

The sump pump was tested and appears to be operating properly at the time of the inspection.

RADON REMEDIATION SYSTEM:

A passive radon remediation system has been installed. A passive system does not do much except make it less expensive to install an active system if needed in the future.

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GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

TYPE: Asphalt driveway. This type of driveway is expected to last between 20-25 years when installed properly and resealed every few years.

CONDITION: The condition appears to be better than most homes this age. Recently resealed. Budget to reseat every few years.

SIDEWALKS:

TYPE: Concrete.

CONDITION: Uneven settlement of sidewalk resulting in a tripping hazard.



LANDSCAPING:

CONDITION: Maintained.

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RETAINING WALLS:

TYPE: Cement blocks.
CONDITION: Displacement/Cracks typical. Take pictures to compare in future years. Recommend a hand railing around the top of the wall.

PATIO/PORCH/ PORCH ROOF:

TYPE: Front porch.
CONDITION: Good condition constructed with high end materials.



EXTERIOR STAIRS/STOOPS:

TYPE: Wood.
CONDITION: Good condition.

EXTERIOR ELEMENTS

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. Non-pressure treated wood should never be below grade or wood will rot and insects may enter and do damage. All concrete slabs experience some degree of cracking due to shrinkage in the drying process. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. The exterior elements listed in this report are those that make up the majority of the building or critical areas. Unless otherwise noted, the house exterior was inspected from the ground. The chimney inspection was limited to viewing the chimney by looking up into the fireplace when possible and inspection from the ground unless otherwise noted. Taking apart metal flue pipes to view the interior is beyond the scope of this inspection. In an old home with a masonry chimney, cracks in the chimney liner are common and may need expensive repair. We routinely recommend further evaluation by a licensed chimney sweep in any chimney older than 20 years of age.

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WALLS:

MATERIAL:

Vinyl siding.

CONDITION:

Appears to be in normal condition for its age. A board-by-board search was not performed and is beyond the scope of this inspection.

TRIM:

MATERIAL:

Wood.

CONDITION:

Caulking, Paint/finish needed, Moisture stains/rot noted in several trim boards on the back side of the home. A board-by-board search was not performed and is beyond the scope of this inspection.



Wood rot areas circled

CHIMNEY:

MATERIAL:

Metal.

CONDITION:

The chimney for the fireplace has been improperly cut in the attic and downstairs wall so that wires can be fished through the pipe. This is an extremely dangerous situation that will require repair before the chimney is used. Starting a fire even once is likely to result the house burning down.



Cable wire goes improperly into flue pipe

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ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. Our inspection is performed from the equivalent of a 16' extension ladder. Multi story roofs are observed from the ground with binoculars and the attic. In some cases we may not be able to observe all roof surfaces due to the height of the building, restricted access (as on a flat roof with no access hatch), or weather conditions. In those cases we recommend further evaluation by a licensed roofer equipped with the necessary equipment to access these areas.

ATTIC STRUCTURE AND CONDITION:

CONDITIONS

VIEWED:

Ventilation is provided, via ridge and soffit vents, via a thermostatically controlled attic fan, that was operating at the time of the inspection.

INSULATION

TYPE:

Fiberglass- Blown, R-30.



CONDITIONS

VIEWED:

R-30 is the amount of insulation recommended for this region.
Insulation is missing in some areas. We recommend adding where needed.



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ROOF:

STYLE: Asphalt composition shingles. The normal expected life for this type of roof is 15-20 years. Some better grade shingles will last as long as 25 and we see some advertised to last 30 years, but that does not seem to be the reality in the field. It is the preferred roofing product in this area because of its relatively low cost, diverse choice of styles and ease of installation.

ROOF ACCESS: Walked on roof.



ROOF COVERING STATUS:

There is an old porch roof in back that is in need of replacement. Leaks are certain.



EXPOSED FLASHINGS:

TYPE: Metal.

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CONDITION: The potential for water entry is present.
Reseal at the chimney.



GUTTERS & DOWNSPOUTS:

TYPE : Aluminum gutters and downspouts. This is the material of choice for most homes in this area. Aluminum is a long lived material that does not require painting. Periodically, you should check to verify the gutters are still firmly secured to the house and that they are not clogged with debris.

CONDITION: Debris in gutter, recommend cleaning.



GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas. Any holes between the garage wall and the house should be sealed with fire rated material such as fire rated drywall. The installation of pull down stairs in the garage is a prime example of an improper hole cut into the roof, but is commonly done. Garage door openers should be tested monthly to verify proper operation including safety features like electric eyes and proper bounce back when met by an obstruction. Garage doors need maintenance including, painting, oiling the rollers and chains, tightening nuts and bolts along with inspection of older springs. Some older garage doors do not have the newer safety devices that prevent the door from closing on children. In these cases we routinely recommend replacement. It is not a good idea to plug freezers and refrigerators into GFCI outlets in the garage as they are easily tripped by occupants inside or electrical storms and food may spoil.

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TYPE:

LOCATION: Attached, Two car.

GENERAL CONDITION:

The overall condition of the garage is good. There are no serious problems noted.

FIRE WALL:

CONDITION:

Repair any openings with approved materials to restore its fire rating. There is an air duct that is extended into the garage. It is an unsafe condition that could allow CO gas to get into the home. We strongly recommend repair.



GARAGE DOOR(S):

TYPE: Composite.

CONDITION: Appears serviceable, You may want to lower the electric eyes so that a small animal or child laying across the doorway would stop the door movement. Manufacturers usually recommend the eyes be placed about 6" off the ground.

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PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. The steam caused by a blow-off can cause scalding. Improper installations should be corrected. This area has seen numerous problems with pin hole leaks in copper pipes in recent years. While the reason has not been identified as of yet the problem occurs most often in homes over 40 years of age. Homes on well and septic systems should have the well water tested and the septic pumped if not pumped within the last year. Inspection of the septic system is beyond the scope of this inspection. Normally a septic system can go 3-5 years between pumping. Homes on well water with copper supply pipes should also have the water tested for acidity as the copper pipes can be corroded and need replacement if not properly protected. Testing water supply for quality and quantity are beyond the scope of this inspection. We have no way of determining when a well is going to fail to provide adequate water supply without potentially damaging the well pump.

SUPPLY LINES:

MAIN ENTRY PIPE:

Plastic polyethylene supply pipe into the home.



Arrow points to the main shutoff valve

MAIN ENTRY CONDITION:

Valve is operational, and located in the basement along the front wall.

INTERIOR SUPPLY PIPES:

Copper. Copper pipes come in different thicknesses. Type K with Green writing is the thickest, Type L with Blue writing is the middle grade and Type M with Red writing is the thinner than the others.

INTERIOR SUPPLY CONDITION:

The pipes appear to be in good condition with no evidence of leakage at the time of the inspection.

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WASTE LINES:

MATERIAL: Plastic. This is a long lived material that should be adequate well into the future.

CONDITION: Disconnected waste line in the basement under the kitchen. It must be a vent pipe as no water leaked out when the fixtures were tested, however it still needs to be reconnected.



HOSE FAUCETS:

OPERATION: All tested hose bibbs tested were found to be in proper working order at the time of the inspection. Turn off the hose bibbs from the inside and open the outside valves in winter months to prevent freezing of pipes.

WATER HEATER:

TYPE AND SIZE: Gas, 50 Gallons Typical size for 3-5 people.

LOCATION: Furnace room.

CONDITION: The waterheater is around the middle of its expected life 4-7 years of age. Waterheaters are expected to last 10-15 years.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Small imperfections can allow water to get into the wall or floor areas and cause damage. Damage to the structure including wood rot, mold and mildew under areas that have had leakage either in the past or currently is always a possibility and should be anticipated in areas that have had prolonged leaks. Sometimes these repairs can be expensive and is usually not discovered until the walls or flooring is removed in the course of remodeling. Proper ongoing maintenance will be required in the future. Expect a slow drain in at least one fixture or pipe in a bath every so often. Check for leaks both at the sink spout and under the sink every few months as leaks can develop at any time. Turning the small supply valves at the fixtures often causes a leak. Newer high quality valves are available that are not prone to leaking. Toilets often leak from the tank into the bowl resulting in higher water bills. This is

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often and intermittent problem that can be repaired inexpensively (under \$10 for materials) by changing the hardware inside the tank.

BATHROOMS:

OVERALL CONDITION:

The general condition of the baths on the whole is good. As with most homes there are a few repairs needed at this time. The following repairs are recommended at this time:

PROBLEMS NOTED:

Master bathroom:

The toilet is loose and needs to have the wax ring replaced at this time. While this is generally not an expensive repair, it can be if the flange is cracked or broken. There is always a chance that wood rot may be found in the toilet area when the toilet is removed for repair unless the toilet is installed over a concrete floor.

Upstairs Hall bath:

The hot and cold is reversed in the tub faucet.
Slow drain in the tub. Recommend snaking it to remove the obstruction.

Middle level bathroom:

No problems noted.

HEATING - AIR CONDITIONING

The heating and cooling system is tested for basic safe operation from a visual standpoint. All possible combinations of operation have not been tested. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices such as circuit breakers are not tested by the inspector. In condos and other buildings where elements of the system are located on the roof the inspection may be limited to the portion inside the unit only, depending on the type of system and/or access at the time of the inspection .

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, and humidifiers are beyond the scope of this inspection unless they respond to normal controls and operation can be verified without dismantling the units . Have these systems evaluated and serviced by a qualified contractor .

The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Cooling systems cannot be tested in cool weather below 65 degrees. Subjective judgment of system capacity is not a part of the inspection. A very rough rule of thumb for AC adequacy is 600-800 sq feet per ton of AC cooling capacity, however an exact determination cannot be made without doing a Manual J report on the property. This can be done by most licensed HVAC contractors and is

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highly recommended whenever new heating or cooling equipment is being purchased. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Most residential oil tanks used in this area are between 275- 500 gallons and require filling at least once every heating season. Leaking oil tanks are common in homes over 20 years of age and represent an environmental hazard which is sometimes costly to remedy. In many jurisdictions failed buried oil tanks now must be removed instead of abandoned. This can cost in excess of \$4000 and much more if substantial oil leaks are discovered.

BE SURE TO CHANGE THE FURNACE AND/OR AC FILTER EVERY 30-60 DAYS

HEATING SYSTEM DESCRIPTION:

GAS FORCED AIR SYSTEM:

The house has a 2 zone gas forced air system for the lower 2 floors and an electric heat pump for the top floor. Try to use the lower level unit more for heating in the winter and the upstairs unit more for cooling in the summer. Heat rises and will eventually go upstairs and cool air sinks so if you cool the downstairs more the air will tend to settle in the basement.



ELECTRIC HEAT PUMP FORCED AIR SYSTEM:

The heating unit appears to be a mid life unit that should be serviceable for a several more years with some periodic repair.

CAPACITY OF UNIT:

100,000 BTU gas furnace and 2 1/2 ton heat pump.

HEATING SYSTEM CONDITION:

PRIMARY UNIT:

The system appears to be operating as designed. **Recommend sealing the air leaks around the furnace plenum to increase air flow to the rest of the house.**

AIR FILTERS:

Suggest cleaning/changing filter every 30-60 days. located at the lower right of the furnace in the basement and in the upstairs ceiling upstairs.

HUMIDIFIER:

Aprilaire type humidifier. This is a leading brand that operates cleaner with fewer problems than most.

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AIR CONDITIONING:

TYPE:

Electric Heat Pump for upstairs and Central AC Electric for the lower two levels.



AGE AND CAPACITY OF UNIT:

The cooling unit appears to be a recent model that should be serviceable well into the future. That being said, it is not uncommon for even a recent unit to require some repair from time to time. 2 1/2 ton outside part of the heat pump unit. 3 1/2 ton AC unit.

SYSTEM CONDITION:

Appears operational at the time of the inspection based on the Delta-T and the cool suction line. The Delta T is in the normal 15-20 degree range indicating proper operation of the AC system.

DUCTWORK:

TYPE:

Metal, Flexible Round.

OBSERVATIONS:

All visible registers were tested for air flow and temperature of the air. While we did not measure quantitatively, the amount of air flowing out of the registers there was at least some air coming out of each register.

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ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints and a concern for damage to the fixture. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly. In many areas smoke detectors are now required in each bedroom either when a home is constructed or being remodeled. We do not in the scope of this inspection verify adequate load distribution of circuits in the home. It is not uncommon, especially in an older home to have problems with tripping breakers or blowing fuses when multiple devices are operating simultaneously.

SERVICE:

TYPE:

The electric service to your home consists of an underground 200 AMP main service entrance wire leading into a 200 AMP main electric panel with copper lower branch wires protected by circuit breakers and a main 200 AMP disconnect. This size service and setup appears to be more than adequate for the current setup and your future needs.

ELECTRICAL PANELS:

MAIN PANEL

LOCATION :

Basement, right side wall.

Inspector Notes:

Circuit and wire sizing correct so far as visible.



Main disconnect is circled

CONDUCTORS:

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BRANCH WIRING: Copper.

FIXTURES, SWITCHES & OUTLETS:

GENERAL CONDITION:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.

OUTLETS:

All outlets tested were operating as designed. **Missing or damaged cover plates viewed.**



FIXTURES:

Lights are not operational in some areas, possibly due to bad bulbs, recommend having all operating for your final walkthrough to verify proper operation.

Loose light fixture noted in the attic.



SWITCHES:

Serviceable where tested.

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KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers, portable microwaves, and after market water filtration systems and under cabinet lights are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Appliances are tested for basic operation in one mode only. We do not test all aspects, controls, cycles and speeds of each appliance in the scope of this inspection. No tools are used when testing the appliances. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. It is often difficult to determine if trash compactors and dishwashers are operating properly as they are closed when they are operating. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. There is often floor damage under dishwashers and refrigerators that may not be discovered until the units are moved for service or replacement. If the appliances in the kitchen are older than 10 years you may want to consider purchasing a one year warranty on the home. This type of warranty not only covers the appliances, but plumbing and electrical repairs with a \$50-100 deductible.

KITCHEN:

OVERALL CONDITION:

The recently remodeled kitchen is in good condition with few or no repairs needed at this time. Kitchen remodeling generally runs between \$20,000-\$35,000 with some costing much more. Many people do not realize the cost associated with remodeling a kitchen when they are choosing a home. We recommend that you verify proper permits and inspections were performed when the kitchen was remodeled as any work done without permits and inspections may have latent defects that are not readily apparent at this time or beyond the scope of our inspection. We are not code inspectors and may not be up to speed on all the current requirements in your area.



SINK AREA:

The sink and faucet appear to be operating properly at the time of the inspection. Double check under the kitchen sink every now and then as it is not uncommon to develop a small leak at a waste line connection, sink sprayer or disposal. Additionally, many of today's faucets are designed with several plastic parts that are prone to failure.

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DISPOSAL:

Appears serviceable, Recent model unit, 1-3 years of age.

DISHWASHER:

Appears serviceable, Recent model unit, 1-3 years of age, **The dishwasher drain line is incorrectly installed. It should extend as high as possible under the counter to prevent grey water from entering the dishwasher in the event of a backup in the sink. Incorrect installation is a common problem that is easily corrected.**



STOVE/OVEN: HOOD/ VENTILATION:

Gas, Cooktop, Electric, Double ovens. Recent model unit, 1-5 years of age.

REFRIGERATOR:

Installed as part of the microwave. It appears that the stove hood is venting to the outside, however this was not confirmed due to the wall and ceiling cover. The refrigerator is a high quality unit that appears to be operating properly at the time of the inspection. The refrigerator is equipped with an ice maker. Ice makers generally break and need repair long before the refrigerator needs replacement.

MICROWAVE:

Appears serviceable. We do not test the microwave for leakage in the scope of this inspection. Recent model unit, 1-3 years of age.

COUNTERS AND CABINETS:

Granite countertops. This is a popular high end product that lasts a long time and looks great. It can stain, crack, scratch or get chipped if not properly cared for. **CABINETS**, The cabinets appear to be good quality high end cabinets nicely designed and installed.

WALLS/CEILINGS/ FLOORS:

Walls and ceilings appear serviceable, The flooring appears to be in good condition and should be serviceable for several more years. Floor covering wood, **We recommend a small carpet located in the high traffic areas such as in front of the sink. This will prolong the life of the floor by preventing the floor finish from wearing out in one spot prematurely.**

SWITCHES/ FIXTURES/ OUTLETS:

The kitchen is equipped with ground fault interrupter circuits for your safety.

AGE OF APPLIANCES:

The kitchen appliances appear to be recent model units. Normally, stoves and refrigerators are expected to last between 15-20 years, dishwashers, microwaves, trash compactors, instant pots and disposals are expected to last about 10 years.

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WASHER AND DRYER:

CLOTHES

WASHER: Appears serviceable.

CLOTHES DRYER: Electric, Appears serviceable.

Laundry appliances are tested for basic operation in one mode during the inspection and the condition of any walls or flooring hidden by them cannot be judged. It is recommended that any washer installed over a finished area be installed within a drain pan to help control potential leakage. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. We strongly recommend metal dryer vents instead of plastic and braided metal washer supply hoses instead of rubber ones.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. In any home built before 1978 there is a possibility for asbestos or lead paint to be present. In fact any home built before 1978 should not be assumed to be free from these and other well-known contaminants. We do not have the expertise or the authority to detect the presents of environmental contaminants. If this is a concern you should consult an environmental hygienist for further testing. Moving storage items and furniture are outside the scope of this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not always reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture or carpet. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no significant cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Door locks are not tested in the scope of this inspection. We recommend new locks be installed on all doors requiring keys.

DOORS:

MAIN ENTRY

DOOR: The main entry door was in good condition at the time of our inspection. Check the weatherstrip every year for signs of failure resulting in heat loss.

OTHER EXTERIOR

DOORS: All the doors leading to the exterior were operational and in normal condition for their age.

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INTERIOR DOORS:

Normal minor adjustments needed for proper operation, Doors rub/stick/don't latch. Minor adjustment is recommended for proper operation. Recommend reinstalling missing door stops to prevent wall damage from the door knobs.

STAIRS & HANDRAILS:

STAIR CONDITION:

Improvement needed to stairs and/or handrail(s), Stairs poorly designed and unsafe. The top of the stringers is not adequately secured and may fail under heavy load. Additional supports are recommended at this time.



Stringers only attached at floor

RAILING CONDITION:

Stair handrail serviceable.

FIREPLACE/GAS OR WOOD BURNING STOVES:

TYPE OF DEVICE INSTALLED:

Masonry, Wood burning fireplace.



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CONDITION OF FIREPLACE:

The unit appears to operate as
designed. Damper is operational.
Recommend cleaning before use.



SMOKE / FIRE/ CO DETECTORS:

COMMENTS: Smoke alarm(s) responded to test button operation.

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Final Walkthrough Checklist

Review any documents such as repair orders, service of appliances and warranties.

Turn on washer and dryer. Make sure dryer gets hot and let washer run through cycle. Afterwards verify that all the water ran out and that none is on the floor.

In the kitchen check all the appliances for proper operation. Everything breaks at some point and it is always possible something has failed since the inspection.

Turn on dishwasher and let it run through a cycle. Check ceiling below afterwards.

Look to make sure the refrigerator is cold and if there is an ice maker that it is making ice.

Test the stove and oven to verify that all burners and elements are operating.

Run the disposal and look under the sink for leaks.

Test all other appliances, microwave with something in it, never empty, trash compactor, stove hood vent, ect.

Make sure all the lights are operating.

NOTES:

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In the heating season, test the furnace to verify proper operation. In the summer do not test the furnace right after the AC has been running. Instead, turn off the AC and wait for about 15 minutes before turning on the heat, or damage could result. If you have a heat pump, test either the heat or the AC instead of both.

In the warmer months, turn on the AC and verify that the air coming out of the ducts is cool. We suggest also touching the insulated suction line going into the plenum to see that it is cold. To avoid damage to the system, do not test the AC in temperatures below 60, or if it has been cold within 24 hours, such as might be the case on a warm day in March or November.

If there is an oil tank that is visible note how full it is.

Make sure air is still coming out of all the registers.

In the basement, look for evidence of basement leakage or mold growth. Be sure to move any objects left in the house like rugs or an old sofa.

Test all the windows again to be sure they are still operating properly. Often times windows tend to stick if not opened for as little as a few weeks. Check for cracked, fogged, missing or broken windows. If drapes, shades or blinds are staying verify that they are still there.

Check all doors for proper operation. Doors can be damaged by movers or removed for moving. Double check locks and make sure the keys work.

Check that the stair railings are secured properly and not loose.

Look at the floors, walls and ceilings to verify nothing has changed since the contract was written. Look to see that the movers have not damaged the floor or marred up the walls. Check to verify that there are no new stains on the ceilings or floors that could indicate a leak.

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Test all the plumbing fixtures for leaks and/or slow drains. Run lots of water and flush the toilets several times.

Check the flooring around the toilets, showers and tubs to verify no damage to sub-floor or the finish floor.

Look at the ceilings below baths, kitchen and roof for signs of leakage.

Look at the electric outlets, fixtures and switches to verify that no covers or globes are missing. Turn on all the switches to verify all fans and lights are operating.

Test the garage door for proper operation and bounce back if available. Look for damage to the door that might be recent.

Look onto the roof to be sure there are no missing shingles and that the gutters and downspouts are still in place.

Look at the driveway and sidewalk to make sure they have not been damaged by the weight of the moving truck.

If there has been a long time since the contract was written check the exterior trim for wood rot and a need for painting and caulking.

Look over the landscaping to see if there are any dead bushes, trees or grass. Have any plants or trees been removed improperly.

Doing a good final walkthrough is imperative for your protection. If you have any questions after your walkthrough feel free to call us or send an email.

NOTES: _____

