ProTec
Inspection Services (301) 972-8531 ProTec-Inspections.com 19736 Selby Avenue, Poolesville, Maryland 20837

INSPECTION REPORT

123 Sample report.
Potomac MD 20854.

Prepared for:
John Smith

Realtor: Ken Johnson.
Long & Foster Realtors.

Inspector of record: Rob Hopkin
ASHI # 32081
MD License # 29455

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but watch for the bees to come back in the spring if they have not treated. Ask if they have any paperwork indicating treatment in the past.

GROUNDS

FENCES & GATES:

CONDITION:

Fence is loose on the back retaining wall.

EXTERIOR ELEMENTS

CHIMNEY:

BRICK CHIMNEY:

Missing bricks and mortar at the left side fireplace where it narrows.

TRIM:

WOOD TRIM:

Caulking, Paint/finish needed throughout.

Examples of problems observed:

Rot in some of the deck columns.

Minor wood rot observed in the back window frame of the family room window.

ROOF SYSTEM

ROOF:

TYPE:

Concrete tile roof. This type of roof was projected to last in excess of 40 years, but we are seeing problems with product failure as soon as 10 years. Several of your neighbors have had to make repairs and your roof needs minor repair at this time. Budget to have some tiles repaired every few years.

PLUMBING SYSTEM

WATER HEATER:

CONDITION:

Waterheater condensate line should go into a drain or outside.

BATHROOM SECTION

BATHROOMS:

BASEMENT BATH:

Leak at the cold side faucet.

POWDER ROOM BATH:

Faucet is a little loose.

HALL BATH:

Fan is not operational.

MASTER BATH:

Gasket falling off the shower door and the door rubs against the frame.

UPPER HALL BATH:

Sink faucet is missing the aerator.

Recommend caulking around the tub/shower area.

HEATING/ COOLING SYSTEM

HEATING SYSTEM CONDITION:
CONDITION:
Honeywell humidifier right of the furnace is not operational.

ELECTRICAL SYSTEM

FIXTURES, SWITCHES & OUTLETS:
OUTLETS CONCERNS:
Exterior GFCI outlets defective and not tripping left of the front porch and on the left wall near the back patio.
ELECTRICAL:
KITCHEN:
GFCI is not tripping in the kitchen, right of the main sink.

KITCHEN - APPLIANCES - LAUNDRY

KITCHEN:
COUNTERS:
Uneven counter top left of the main kitchen sink.
WASHER AND DRYER:
CLOTHES WASHER:
Recommend replacement of the damaged pan and leveling the unit.

INTERIOR

DOORS:
OTHER EXTERIOR DOORS:
Missing screws on the thresholds of the doors out to the deck.
INTERIOR DOORS:
Closet door hinges in the front left and right bedrooms are failing due to the weight of the mirror on the inside of the door. Normal minor adjustments needed for proper operation at the master bedroom door. Missing hardware on some doors. Examples: front right bedroom closet door, main floor hallway closet door.
WINDOWS:
OPERATING PROBLEMS:
Some windows are sticking and hard to open or could not be opened at all marked by blue tape. This is a common problem especially when windows are not operated frequently or the inspection is conducted in humid conditions. 8-10
Study right side windows not fitting tightly. The opening or the windows are not installed level. We recommend additional weatherstripping to seal any air leaks.
OTHER PROBLEMS:
Missing screens in several windows. Electric blinds in the master are inoperable.
FIREPLACE/GAS OR WOOD BURNING STOVES:
CONDITION OF FIREPLACE:
Gas smell coming from the fireplace in the basement. Recommend further evaluation and repairs done as needed. We were unable to get the unit to operate in the family room.

This summary 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. Where deficiencies are observed or repairs are recommended throughout the report, further evaluation is advised by a licensed contractor proficient in that trade and repairs done as needed. Often more work is needed than is readily apparent or initially observed.

Thank you for putting your trust in us for such an important decision.

SPACE BELOW GRADE: Walkout basement.

UTILITY SERVICES:

WATER/SEWER/ UTILITIES: The home is reported to be on a public water and sewer system.

PAYMENT INFORMATION:

TOTAL FEE: $650 + $159 for radon, Paid by Visa.

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 building, 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. The inspection fee is based on one visit to the property at the time scheduled. If additional visits are required due to utilities being off or limited access to some areas additional charges will apply.

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 or **ProTec Inspection Services** 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 between ProTec Inspection Services and the client, 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 a ProTec Inspection Services representative 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.

OTHER INSPECTIONS AND EVALUATIONS SUCH AS TERMITE INSPECTIONS, EIFS EVALUATIONS, PARTIAL INSPECTIONS, INFRARED SCANNING, ENERGY AUDITS, COMMERCIAL INSPECTIONS AND MOLD TESTING WILL NOT INCLUDE ALL OF THE ABOVE IF WE ARE NOT PERFORMING A FULL RESIDENTIAL INSPECTION

SUMMARY STATEMENT

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. ITEMS IN RED OR BLUE WILL BE INCLUDED IN THE SUMMARY. MAINTENANCE ITEMS IN GREEN ARE NOT BROUGHT TO THE SUMMARY. **Where deficiencies are observed or repairs are recommended throughout the report, further evaluation is advised by a licensed contractor proficient in that trade and repairs done as needed. Often more work is needed than is readily apparent or initially observed.**

THE EXECUTIVE SUMMARY:

OVERALL CONDITION: The building appears to be in typical condition for the age and area. While problems exist that will require immediate and future repair they are typical for the age of the home. We recommend you budget a minimum of $2500 per year for regular repairs and more for catch up maintenance and immediate repairs. Additionally, whenever something breaks there are usually unexpected related repairs needed. Be sure to read the entire report for potentially expensive future repairs, safety issues and upgrades. Please understand that this is not a complete list of house defects. It is not possible in the time frame of a home inspection to observe every surface of a home. There are always going to be additional repairs needed once you move in. We estimate the percentage of problems identified in this report to be less than 85% of the overall defects, but 100% of everything in excess of $1000. Licensed contractors need to be called in for further evaluation and cost estimates.

For your convenience we have highlighted many of the areas of concern in red or blue for easy reference. Items in blue are typically not as expensive to repair or not as serious.

On your final walkthrough be sure to run all the appliances again, check to make sure the AC is cooling adequately, look for new leaks in the ceilings upstairs and below all baths, and along the basement walls. Test all the plumbing fixtures again to verify no leaks have started and all

drains are still operational since the inspection. If you ask for repairs, review the paper trail and look at those items you asked to have repaired to verify the repairs meet your satisfaction. We have included a check sheet at the end of this report as a guide to help you on your final walkthrough. While we provide you with a 90 day warranty that we purchase through a 3rd party, it does not cover everything so the time to find these problems is before you go to settlement, not after.

STRUCTURE

Most building 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. It is always possible that small cracks may be an indicator of larger problems that may be hidden from view in a completely different area of the home.

STRUCTURE:

BUILDING COMPONENTS: The building is a single family home consisting of a wood and brick veneer structure with a truss frame roof, constructed on a concrete foundation. Flooring is made up of truss joists with plywood subflooring.

STRUCTURE CONCERNS:

WOOD ROT OR TERMITE DAMAGE: Carpenter bee damage observed in the wood trim over the back deck area. Damage is minor, but watch for the bees to come back in the spring if they have not treated. Ask if they have any paperwork indicating treatment in the past.


BASEMENT/CRAWLSPACE:

While basements today are often used as living spaces, they in many cases were not built to repel water adequately. If water collects near the foundation the odds on it getting into the basement or crawlspace are very high. A home inspection is a snapshot in time and most basements have had water infiltration at some point in the past. Where we see evidence of water penetration we will report it, but in many cases walls and or floors have been painted, finished, carpeted, and/or blocked by storage. In these cases there may not be evidence of past or even current leakage. The only way to be certain that a basement or crawlspace does not leak is to observe conditions over a prolonged period of wet conditions. It is not uncommon to see stains that have been in place since a major water event 20 years in the past. Where viewed we routinely test these areas with a moisture meter, however we cannot always tell if the area will leak in the future.

When moisture conditions are elevated it is common to have microbial growth. Mold cannot be determined with certainty without lab analysis. The home inspection is not a mold evaluation, but one can be arranged for an addition fee if desired. No indoor air quality is conducted in the scope of a standard home inspection. You should be aware a mildew smell is evidence of microbial growth in the area, and further investigation is recommended.

Basements are often finished unprofessionally without permits or inspections. In most areas you can view inspections and permits on line or by going to the local building permit office. Un-permitted work can be unsafe, result in unforeseen additional expenses and lead to problems with insurance claims.

In many jurisdictions any basement finishing can require the installation of a legal egress window. It is highly recommended that all areas blocked by storage items be viewed carefully on the final walkthrough to be sure there are no previously hidden problems.

BASEMENT:

WALLS:	Partially finished basement. 75% finished, Drywall.
CEILINGS:	Partly finished, Drywall.
FLOORS:	Floor covered by carpeting, Concrete floor.
QUALITY OF FINISHING:	The basement finishing appears typically done for the age and area.
SUMP PUMP:	We were unable to verify the operation of the sump pump at the time of the inspection due to the installation.

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.

The inspection of the lawn irrigation system is not part of a standard home inspection, but can be done for an extra fee. When tested it will cover operating all zones or stations on the system manually and observe water flow or pressure at the circuit heads. The inspector will not inspect the automatic function of the timer or control box, the rain sensor, or the effectiveness of anti-siphon valves or backflow devices.All sprinkler systems require periodic adjustment for coverage. This inspection specifically EXCLUDES coverage adequacy. The inspection is only for function of installed components, no pressure or leakage testing is performed.

FLATWORK:

DRIVEWAY: Paver.

OVERALL DRIVEWAY CONDITION: Good condition.

SIDEWALKS: Brick.

SIDEWALK CONDITION: Good condition.

PATIOS: Brick.

PATIO CONDITION: Good condition.

GRADING:

GENERAL GRADE: Grade at foundation appears serviceable.

LANDSCAPING:

CONDITION: Nicely maintained.

EXTERIOR SPRINKLER SYSTEM: The sprinkler system was not tested at the time of the inspection. We will test sprinkler systems for a small additional fee when they are on and operational, but do not turn them on and de-winterize them. Most sprinkler systems need a few repairs in the spring when first opened. We recommend having a sprinkler company preferably the one that installed the system come out and test it along with making any needed repairs. You should be there when they come out so you will know the layout and the operation of the system.

FENCES & GATES:

TYPE: Metal.

CONDITION: Fence is loose on the back retaining wall.

EXTERIOR ELEMENTS

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Moving of storage items is beyond the scope of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. 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 recommend further evaluation by a licensed chimney sweep in any chimney older than 25 years of age.**

CHIMNEY:

BRICK CHIMNEY: Missing bricks and mortar at the left side fireplace where it narrows.

METAL: Appears serviceable.

WALLS:

BRICK SIDING: Appears to be in normal condition for its age.

TRIM:

WOOD TRIM: Caulking, Paint/finish needed throughout.
Examples of problems observed:
Rot in some of the deck columns.
Minor wood rot observed in the back window frame of the family room window.






PORCH/ PORCH ROOF:

TYPE: Front porch, brick.

OVERALL CONDITION: Appears serviceable and in normal condition for the age of the home.

DECKS:

TYPE: Trex decking on a pressure treated structure. Awning added to the deck. Tested and operational.

CONDITION: Overall condition: Appears serviceable.

RAILING CONDITIONS: Appears serviceable.

RETAINING WALLS:

TYPE: Masonry.

CONDITION: Appears serviceable.
Recommend killing moss on the retaining wall.

ATTIC

The inspection of the attic is limited to areas visible from walking areas only. No insulation is moved in the scope of an attic inspection. There is always a possibility for damage, mold, stains, improper wiring, disconnected ducting or venting, disconnected or broken pipes, truss damage and other defects hidden from view by insulation or accessibility. The inspector will not walk anywhere in the attic that he deems unsafe at the time of the inspection or could potentially cause damage to the home. The attic inspection will be limited to the hatch area in temperatures over 120 degrees for the safety of the inspector. Some insulation materials may potentially contain asbestos such as vermiculite. We do not test for asbestos or other potentially unsafe health concerns such as mold in the scope of a standard inspection. Asbestos and mold testing can be arranged for an additional fee. Mold is a concern in many attics and cannot be confirmed without lab analysis. This inspection does not include an evaluation of microbial growth. If mold is suspected we recommend further evaluation by a certified mold inspector.

ATTIC:

METHOD OF INSPECTION: From attic.

ATTIC VENTILATION: Ridge and soffit vents have been installed. It is considered a good way to vent an attic. Louvered vents are installed in the gable ends of the building. An attic fan has been installed to help reduce heat buildup in the summer months. These fans are typically set up to come on automatically when the temperature gets over the desired setting, usually about 100 degrees. The attic fan was not operating at the time of the inspection. When the temperature is cooler that the minimum setting of the fan, or the fan is too high to reach, we cannot tell if the fan is operational.

ATTIC INSULATION: Insulation material, Fiberglass blown-in, Depth of insulation, 6-9" average. Appears adequate for the age of the house or the time it was added. Adding additional insulation as an upgrade may improve the overall efficiency and comfort of the home, but it will take several years to pay back in terms of energy savings. It is generally not recommended.

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.

ROOF:

TYPE: Concrete tile roof. This type of roof was projected to last in excess of 40 years, but we are seeing problems with product failure as soon as 10 years. Several of your neighbors have had to make repairs and your roof needs minor repair at this time. Budget to have some tiles repaired every few years.

ROOF ACCESS: Viewed from ground with binoculars.

ROOF COVERING STATUS: Estimated remaining life 10-15 years with repair.

EXPOSED FLASHINGS:

TYPE: Metal.

CONDITION: Appears serviceable.

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: Appears serviceable.

GARAGE - CARPORT

Any holes between the garage wall and the residential living space 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.

TYPE:

LOCATION: Attached, Two car.

GARAGE DOOR(S):

TYPE: Metal.

CONDITION: Appears serviceable.

MISCELLANEOUS:

Water stain on the ceiling tested dry with a moisture meter at the time of the inspection. There does not appear to be a reason for the stain. Monitor for future leakage, but we doubt it will leak again.

PLUMBING SYSTEM

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 buildings over 40 years of age. Buildings 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. Buildings 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: Copper.

MAIN ENTRY CONDITION:	Appears serviceable, and located in the basement along the front wall.
INTERIOR SUPPLY PIPES:	Copper.
INTERIOR SUPPLY CONDITION:	Appears serviceable.
LAUNDRY/ UTILITY SINKS:	Operating properly at the time of the inspection.

WASTE LINES:

MATERIAL:	Plastic.
CONDITION:	Serviceable with no problems observed at the time of the inspection.

HOSE FAUCETS:

OPERATION:	Hose bibbs were turned off at the time of the inspection to prevent freezing in winter months. We recommend turning them off in the late fall, disconnecting the hoses and draining the pipe. It is good that they are off for the winter, however we do not test them when they have been turned off for the winter and there is a small risk that they may still be damaged. 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, 75 Gallons.

LOCATION: Furnace room.

CONDITION: Operating with no sign of leakage. The waterheater appears to be an older model. Any waterheater over 7 years of age has the potential for failure at any time. That being said, some may last for 20 years or more, thus unless the waterheater is located in an area that will cause significant damage when it fails most people change the waterheater when it begins to leak or develops other problems to expensive to warrant repair.
Waterheater condensate line should go into a drain or outside.

SINK AREA:

KITCHEN: The sink and faucet were operating properly at the time of the inspection.

Equipped with a reverse osmosis water filter system under the kitchen sink.

BATHROOM SECTION

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 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.
BASEMENT BATH:	Leak at the cold side faucet.
POWDER ROOM BATH:	Faucet is a little loose.
HALL BATH:	Fan is not operational.
MASTER BATH:	Gasket falling off the shower door and the door rubs against the frame.

UPPER HALL BATH: Sink faucet is missing the aerator.
Recommend caulking around the tub/shower area.

MAINTENANCE TIPS: Keep the area between the tub or tub and shower walls caulked to prevent water intrusion. Keep the area between the tiles well grouted to avoid water intrusion and resulting leakage and rot.

HEATING/ COOLING SYSTEM

The heating and cooling system when tested, 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. 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 .
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. 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 40 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 highly recommended whenever new heating or cooling equipment is being purchased. If the AC unit is older than 10 years we recommend you purchase a one year warranty on the property.

In most commercial inspections the systems are evaluated for overall condition and expected remaining lifespan. Systems are not turned on or tested in a tenant occupied commercial building when it could result in discomfort of the occupants or the systems are tenant installed or owned.

INSTALLED HEATING SYSTEMS:

FORCED AIR SYSTEM: The house has 2 zones with a gas forced air system for the lower 2 floors and an electric heat pump for the top floor.


AGE OF SYSTEMS: Recent.

CAPACITY OF UNIT: 100,000 BTU
3 ton Heat Pump unit.

HEATING SYSTEM CONDITION:

FORCED AIR CONDITION: Operating at the time of the inspection.
HEAT PUMP: The heat pump was tested in the heating mode only at the time of the inspection.

AIR FILTERS: Basement furnace: 20x25 disposable. Located at the lower left of the furnace.
Attic unit: Located in the return vents on the 2nd level. Suggest cleaning/changing filter every 30-60 days.

HUMIDIFIER: Aprilaire type humidifier. This is a leading brand that operates cleaner with fewer problems than most. We recommend changing the screen annually.

CONDITION: Operational.
Honeywell humidifier right of the furnace is not operational.

AIR CONDITIONING:

TYPE: Central AC, Electric Heat Pump.

AGE 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.

CAPACITY: 3 ton outside part of the heat pump unit. 5 ton AC unit.

GENERAL CONDITION: Operational at the time of the inspection.

SPECIFIC PROBLEMS: Evidence of leakage into the backup pan of the attic unit. Recommend further evaluation this summer when the AC is running and condensation is happening at or monitor for future leaks.

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.

ELECTRICAL SYSTEM

In most buildings due to time constraints and access, we test a representative number of outlets, switches and fixtures. We do not expect to find every improperly wired outlet or defective light fixture in the scope of a standard inspection. We will be glad to come back and do a comprehensive testing of all electrical components another time for an additional fee if desired. You should assume if we find a couple of electrical problems there are more that also need repair. This is not a code compliance inspection. In most buildings there is electrical wiring, installations and connections that would not comply with the ever changing building code. Add that to the fact that we operate in about 30 different code jurisdictions and it is not possible to know or detect all code violations. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire building, floor or suite should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seen. 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 hard wired 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 building. It is not uncommon, especially in an older building to have problems with tripping breakers or blowing fuses when multiple devices are operating simultaneously.

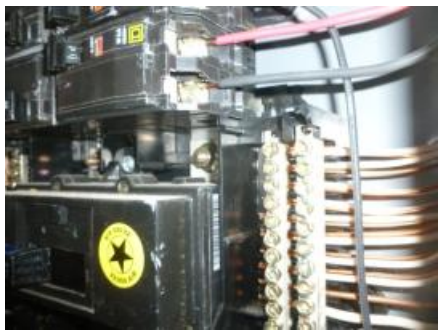
In commercial building inspections a fire safety inspection can be arranged for an additional fee that will include an evaluation of the sprinkler system and other fire safety requirements such as exit signs, fire doors, fire extinguishers and alarm systems. This is not included in our standard basic inspection.
Ground fault or (GFCI) outlets and Arc fault circuits (AFCI) are recommended for all homes built today. They are a wise upgrade to any older home not equipped with them. Typically, the GFCI outlets will be protecting the user from electrocution in kitchens, baths, garage, pool, hot tub and exterior outlets along with any other potentially wet area, while AFCI breakers will be protecting bedrooms from fires resulting from an arcing of the electrical current.

SERVICE:

TYPE & SIZE : The electric service to your home consists of an underground 2, 200 AMP main service entrance wires leading into a 2, 200 AMP main electric panels with copper lower branch wires protected by circuit breakers and 2, 200 AMP main disconnects. This size service and setup appears to be more than adequate for the current setup and your future needs.

ELECTRICAL PANELS:

MAIN PANEL LOCATION: Right side wall downstairs.


OVERALL CONDITION: Appears serviceable. We are checking for functionality in the scope of our inspection and not code compliance. There are often many areas in an older home that would not be compliant with the requirements of a modern home. Where in our opinion there are areas that we deem unsafe we do make recommendations for upgrades regardless of current or past building codes.

CONDUCTORS:

LOWER BRANCH WIRING: Primarily, Copper.

FIXTURES, SWITCHES & OUTLETS:

OUTLETS CONCERNS: Exterior GFCI outlets defective and not tripping left of the front porch and on the left wall near the back patio.

ELECTRICAL:

KITCHEN: GFCI is not tripping in the kitchen, right of the main sink.

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 and operational temperature 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. Appliance 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 majority of 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.**

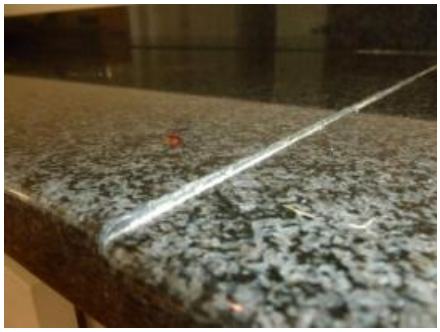
In a standard commercial building inspection we are evaluating the equipment for projected life, overall condition and cost to replace. The equipment is typically not tested unless otherwise agreed upon. Tenant installed and maintained systems is not included in the scope of a commercial inspection.

KITCHEN:

OVERALL CONDITION: The overall condition of the kitchen appears to be good for the age of the home. There is little wear and tear showing and the majority of appliances should have several more years of life before needing replacement. No major problems were observed at the time of the inspection.

SINK AREA:

COUNTERS: 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. Reseal the granite every year or 2.
Uneven counter top left of the main kitchen sink.



CABINETS: The cabinets appear to be in normal condition for their age.

FLOORING: 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.

APPLIANCES:

OVERALL CONDITION OF APPLIANCES: The scope of the appliance inspection is to determine basic operation of the primary objective of the appliance. Did the refrigerator cool, the stove heat up, the disposal operate. In many homes there are aspects of an appliance that may not be operating as intended, from refrigerator ice makers, oven lights, stove knobs and soap dispensers in dishwashers to microwave buttons and torn oven door gaskets. While we will point these problems out where observed as a courtesy, we do not intend to give you the impression that all problems that could be observed and reported on will be included in this report.
Some appliances are mid life and may require repairs or replacement in

the next few years. Normally, stoves and refrigerators are expected to last between 15-20 years, dishwashers, microwaves, trash compactors, instant hots and disposals are expected to last about 10 years.

DISPOSAL: Operational.

DISHWASHER: Operational as tested.

STOVE/OVEN: Gas, Cooktop, Electric, Double ovens.
Operational as tested.

HOOD/VENTILATION: The stove area is equipped with a down draft exhaust system that appears to go outside.

REFRIGERATOR: General condition, The unit appears to be operating normally at the time of the inspection. Freezer temperatures were observed below freezing and the refrigerator was cold. The refrigerator is equipped with an ice maker. Ice makers generally break and need repair long before the refrigerator needs replacement.

MICROWAVE: Operational.

WASHER AND DRYER:

CLOTHES WASHER: Operational in mode tested. Recommend replacement of the damaged pan and leveling the unit.

CLOTHES DRYER: Electric, Operational in mode tested. All modes and cycles are not tested in the scope of the home inspection.

In a residential inspection 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 or foil ones and braided metal washer supply hoses instead of rubber ones.

In a commercial inspection laundry equipment is not tested, but will be included in the report as it pertains to expected remaining life, cost to replace and overall condition if it is not tenant owned.

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 building built before 1978 there is a possibility for asbestos or lead paint to be present. In fact any building built before 1978 should not be assumed to be free from these and other well-known contaminants. 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. 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. 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. Missing screws on the thresholds of the doors out to the deck.
INTERIOR DOORS:	Closet door hinges in the front left and right bedrooms are failing due to the weight of the mirror on the inside of the door. Normal minor adjustments needed for proper operation at the master bedroom door. Missing hardware on some doors. Examples: front right bedroom closet door, main floor hallway closet door.

WINDOWS:

TYPE:	Wood, Insulated glass, Double hung. Casement.
OVERALL CONDITION:	Windows as a grouping are generally operational. While we attempt to test all windows that we can get at, in most homes there are a number blocked by furniture, storage, window finish, key or screw locks and owners stuff that are not tested.
OPERATING PROBLEMS:	Some windows are sticking and hard to open or could not be opened at all marked by blue tape. This is a common problem especially when windows are not operated frequently or the inspection is conducted in humid conditions. 8-10 Study right side windows not fitting tightly. The opening or the windows are not installed level. We recommend additional weatherstripping to seal any air leaks.

OTHER PROBLEMS:	Missing screens in several windows. Electric blinds in the master are inoperable.

INTERIOR WALLS:

MATERIAL:	Drywall.
OVERALL CONDITION:	General condition appears normal for the age of the building. Some minor nail pops and drywall cracks need repair in most homes.

INTERIOR CEILINGS:

MATERIAL: Drywall.

OVERALL CONDITION: General condition appears normal for the age of the building. Some minor nail pops and drywall touchups are needed in most homes.

FLOORS:

TYPE: Carpet, Wood.

OVERALL CONDITION: General condition appears serviceable.

STAIRS & HANDRAILS:

STAIR CONDITION: Serviceable condition.

RAILING CONDITION: Stair handrail serviceable.

FIREPLACE/GAS OR WOOD BURNING STOVES:

TYPE OF DEVICE INSTALLED: Masonry, Ventless gas fireplaces. Some states will not allow this type of fireplace due to the danger of CO poisoning. At a minimum have a CO detector installed in the room. Most manufacturers instructions on use include opening a window at least 4" and not using it for more than 2 hours at a time and that they be installed in a large room. We do not recommend using it at all.

CONDITION OF FIREPLACE: Gas smell coming from the fireplace in the basement. Recommend further evaluation and repairs done as needed.
We were unable to get the unit to operate in the family room.

SMOKE / FIRE/ CO DETECTORS:

COMMENTS: Noted, but not tested. A smoke detector is not tested if it is too high to reach or if there is a chance it is on an alarm system that could summon the fire department.