



# Inspection Report

## Sample Report

**Property Address:**  
Wayneswood Rd  
FortWashington MD 20774



**Property Preservation Specialists, LLC**

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<b>Date:</b> 7/6/2011	<b>Time:</b>	<b>Report ID:</b>
<b>Property:</b> Wayneswood Rd FortWashington MD 20774	<b>Customer:</b> Sample Report	<b>Real Estate Professional:</b>

### Comment Key or Definitions

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

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

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

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

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**In Attendance:**

Customer

**Type of building:**

Single Family (1 story)

**Approximate age of building:**

Over 10 Years

**Temperature:**

Over 65 (F) = 18 (C)

**Weather:**

Cloudy, Light Rain

**Ground/Soil surface condition:**

Damp

**Rain in last 3 days:**

Yes

**Radon Test:**

No

**Water Test:**

No

# Summary



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**Customer**  
Sample Report

**Address**  
Wayneswood Rd  
FortWashington MD 20774

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

## 1. Roofing

### General Summary

#### ROOF COVERINGS

1. The roof covering sag in several area at the front and rear of the home. This is an indication that the roof decking is defective form poor ventilation. The sheathing condensates and begin to sag. (see section 4.5 for further details)



Item 1 - Picture 1



Item 1 - Picture 2



Item 1 - Picture 3

### ROOF DRAINAGE SYSTEMS

2. The downspout needs an extension drain line to carry water away from the home at least 6 feet (at the left side) (facing front).



Item 2 - Picture 1

## 3. Interiors

### General Summary

## FLOORS

3. The Wood covering is weak and not supported from underneath at the Living Room. The repair work will likely involve the removal of covering in order to repair the framing. The extent of damage cannot be realized until the covering is removed. A qualified contractor should inspect and repair as needed.



Item 3 - Picture 1



Item 3 - Picture 2

## 4. Structural Components

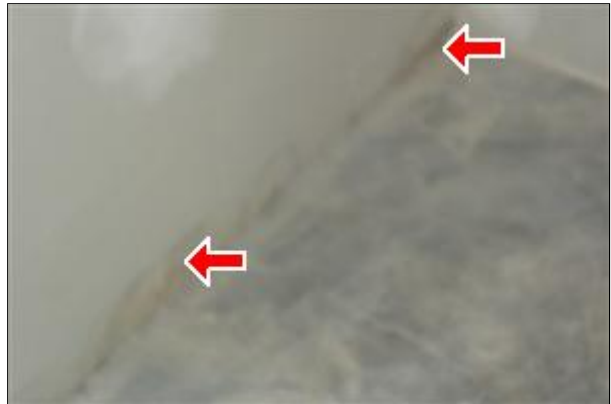
### General Summary

**FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

4. (1) Signs of fungi growth is present on the walls along basement walls in washer dryer room, under the steps and closet of basement bedroom. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.



Item 4 - Picture 1



Item 4 - Picture 2



Item 4 - Picture 3



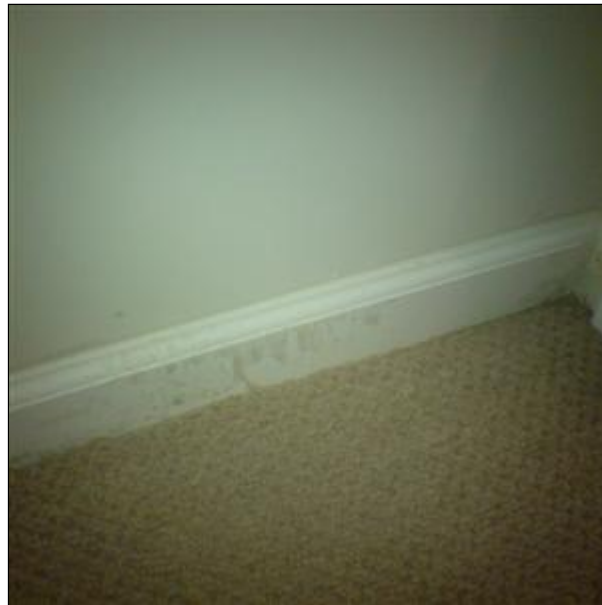
Item 4 - Picture 4



Item 4 - Picture 5



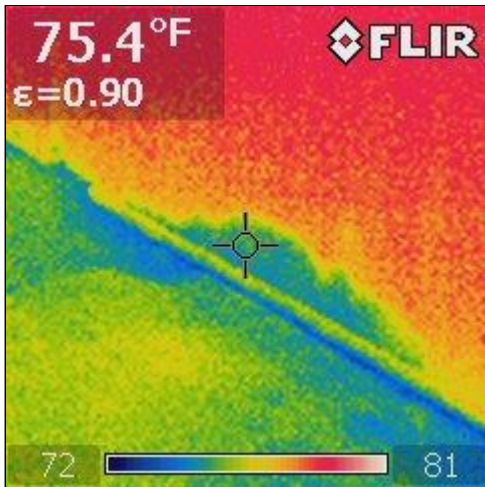
Item 4 - Picture 6



Item 4 - Picture 7

5. (2) Visible signs of water intrusion in the basement (along rear of home) are present from dampness on carpet. Water intrusion can cause deterioration and excessive moisture on building components if not corrected. Sloping the ground or trenching may be needed to direct water, or a french drain system





Item 5 - Picture 1



Item 5 - Picture 2

**ROOF STRUCTURE AND ATTIC**

6. There are some dips or sags in the roof sheathing, several Hclaps have come loose. There is a previous mold remediation performed on the roof decking. The attic space doesn't have the proper ventilation. Which has cause the roof sheathing to condensate and sag and allowed previous mold growth. Also the nails are rusted inside of the attic space. In order to the repair the problem the damage roof decking will need to be replaced. This will involve shingle replacement as well. The previous damage is over 80% of the attic space. The entire roof sheathing covering should be replaced. Have a licensed roofing contractor evaluate further and perform al repair or replacements. (provide a roof certification upon completion of work performed).



Item 6 - Picture 1



Item 6 - Picture 2



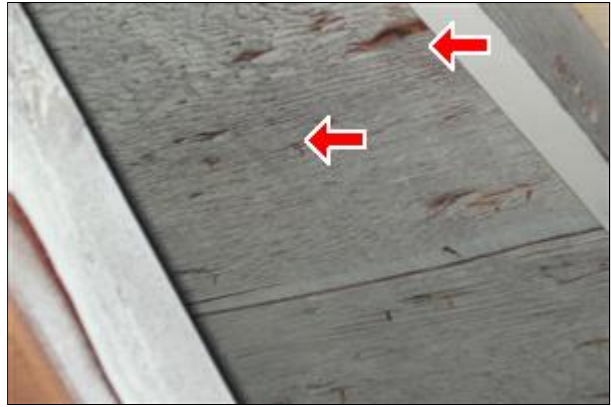
Item 6 - Picture 3



Item 6 - Picture 4



Item 6 - Picture 5



Item 6 - Picture 6



Item 6 - Picture 7



Item 6 - Picture 8



Item 6 - Picture 9

## 5. Plumbing System

### General Summary

#### PLUMBING DRAIN, WASTE AND VENT SYSTEMS

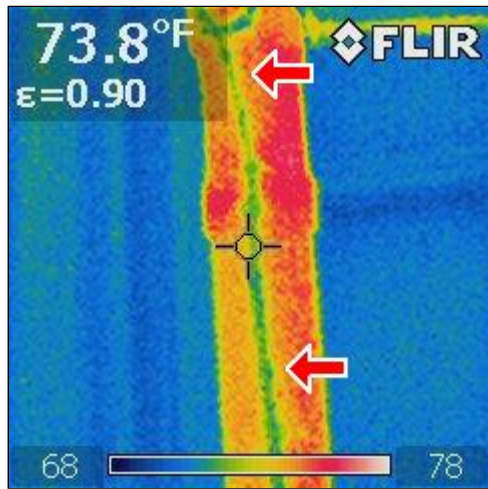
7. The plumbing waste line leaks in the basement front of the airhandler(Picture 3) and at the drain line in the washer dryer(Picture 1)(Picture 4)room. A qualified licensed plumber should repair or correct as needed.



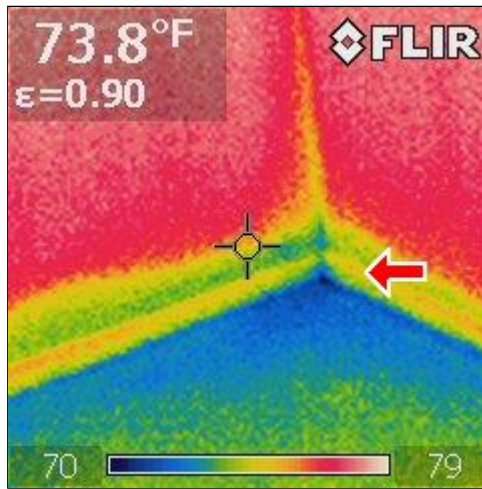
Item 7 - Picture 1



Item 7 - Picture 2



Item 7 - Picture 3



Item 7 - Picture 4

### PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

8. The regulator at the main water supply leaks. Have a licensed plumber repair as needed.



Item 8 - Picture 1

## 6. Electrical System

### General Summary

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

9. The dead front (panel cover) of the electrical panel has extensive rust build up. I was unable to inspect the interior of the panel for rust. (unsafe arcing) Have a licensed inspect further to insure there is no water intrusion entering the panel.



Item 9 - Picture 1

**BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**

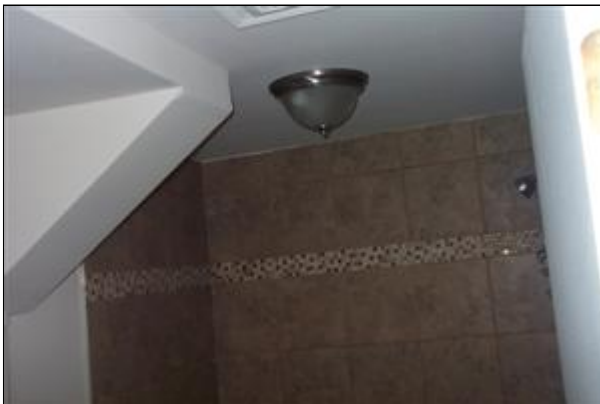
10. Problem(s) discovered with Branch Circuits such as breaker(s) tripped, will not reset, Arcing noise, several light fixtures and outlets non functional and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.



Item 10 - Picture 1

**CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

11. The light fixture "flickers" indicating a loose connection at fixture or switch. Also the recess lights show signs of extensive heating. The lights heat is conducting on the living room floor above This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.



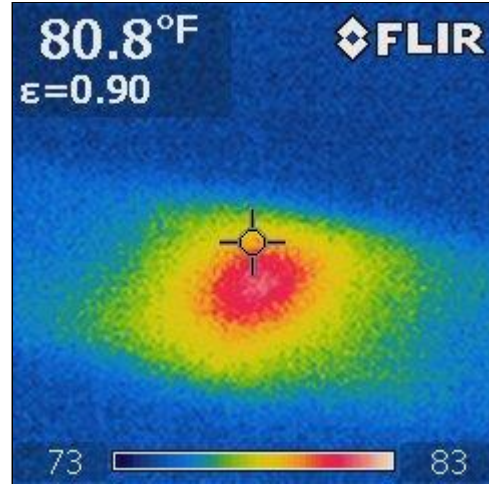
Item 11 - Picture 1



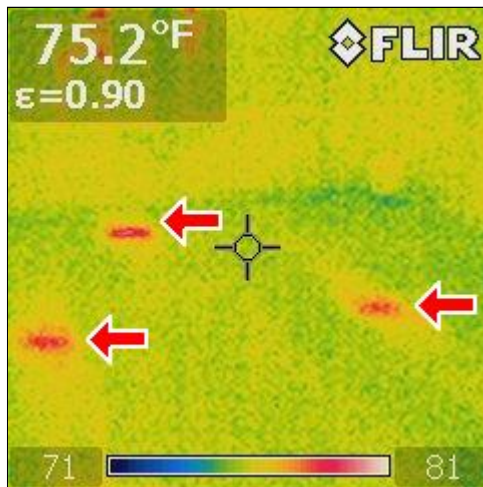
Item 11 - Picture 2



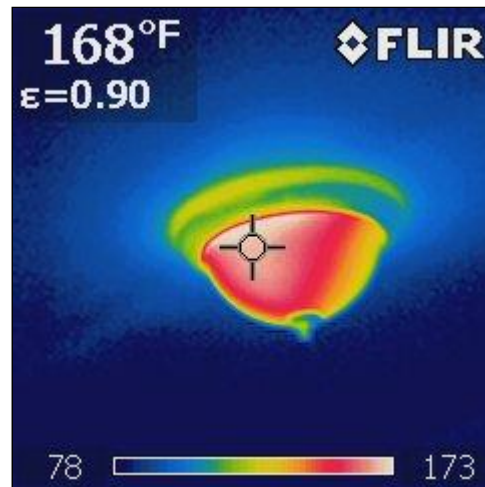
Item 11 - Picture 3



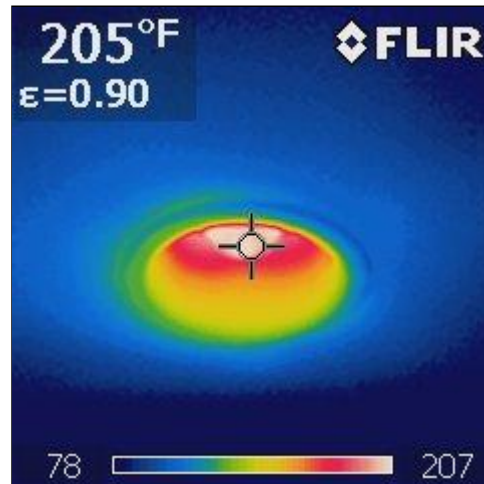
Item 11 - Picture 4



Item 11 - Picture 5



Item 11 - Picture 6



Item 11 - Picture 7

### SMOKE DETECTORS

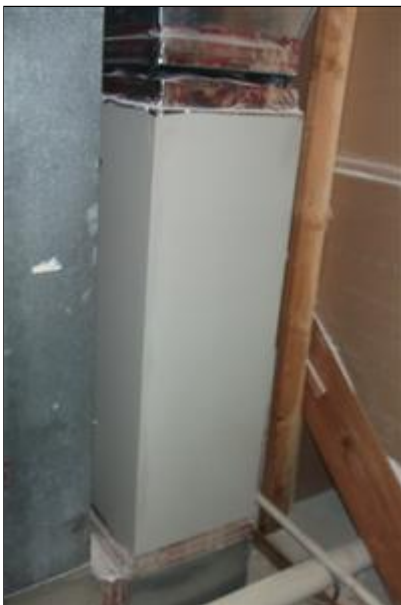
12. The smoke detector is needed at the common hallway to bedrooms and lower level. Without a working smoke detector in your home you have no first alert to a possible fire. A qualified contractor should install as needed.

## 7. Heating / Central Air Conditioning

### General Summary

**DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**

13. There is no access to the front of the unit. The door is nail shut. A easy access is needed for service or the changing of a filter. Have the adequate access provided.



Item 13 - Picture 1

**COOLING AND AIR HANDLER EQUIPMENT**

14. The air conditioner did operate but failed to produce cold air. I recommend a licensed HVAC inspect and repair as needed.



Item 14 - Picture 1

## 8. Insulation and Ventilation

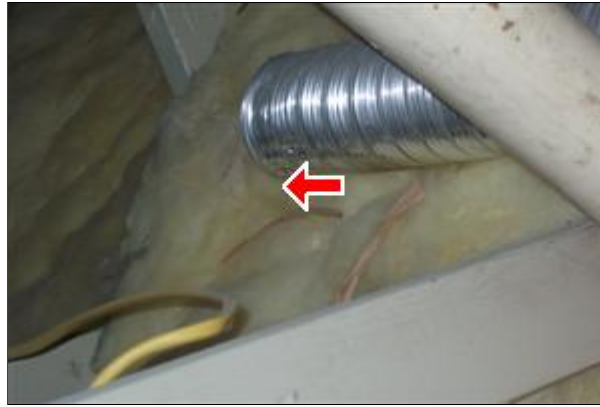
### General Summary

**VENTILATION OF ATTIC AND FOUNDATION AREAS**

15. I recommend increasing the ventilation when roof covering is replaced.

**VENTING SYSTEMS (Kitchens, baths and laundry)**

16. The Exhaust fan does not vent to outside at the hall bath. Vent pipes that terminate in attic space can sometimes cause moisture that can lead to mold or cause condensation. A qualified contractor should inspect and repair as needed.



Item 16 - Picture 1

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Property Preservation Specialist,LLC

# 1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

## Styles & Materials

**Roof Covering:**

3-Tab fiberglass

**Viewed roof covering from:**

Ground

Binoculars

**Sky Light(s):**

None

## Inspection Items

### 1.0 ROOF COVERINGS

**Comments:** Repair or Replace

The roof covering sag in several area at the front and rear of the home. This is an indication that the roof decking is defective form poor ventilation. The sheathing condensates and begin to sag. (see section 4.5 for further details)



1.0 Picture 1



1.0 Picture 2



1.0 Picture 3

### 1.1 FLASHINGS

**Comments:** Inspected

### 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

**Comments:** Inspected

### 1.3 ROOF DRAINAGE SYSTEMS

**Comments:** Repair or Replace



The downspout needs an extension drain line to carry water away from the home at least 6 feet (at the left side) (facing front).



1.3 Picture 1

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### Styles & Materials

**Siding Style:**

Lap

**Siding Material:**

Vinyl

**Exterior Entry Doors:**

Fiberglass

### Inspection Items

**2.0 WALL CLADDING FLASHING AND TRIM****Comments:** Inspected**2.1 DOORS (Exterior)****Comments:** Inspected**2.2 WINDOWS****Comments:** Inspected**2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS****Comments:** Inspected**2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)****Comments:** Inspected**2.5 EAVES, SOFFITS AND FASCIAS****Comments:** Inspected**2.6 OTHER****Comments:** Inspected

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The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 3. Interiors

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

### Styles & Materials

**Ceiling Materials:**

Gypsum Board

**Wall Material:**

Gypsum Board

**Floor Covering(s):**

Carpet  
Hardwood T&G  
Tile

**Interior Doors:**

Hollow core

**Window Types:**

Double-hung

**Window Manufacturer:**

UNKNOWN

**Cabinetry:**

Wood

**Countertop:**

Granite

### Inspection Items

#### 3.0 CEILINGS

**Comments:** Inspected

#### 3.1 WALLS

**Comments:** Inspected

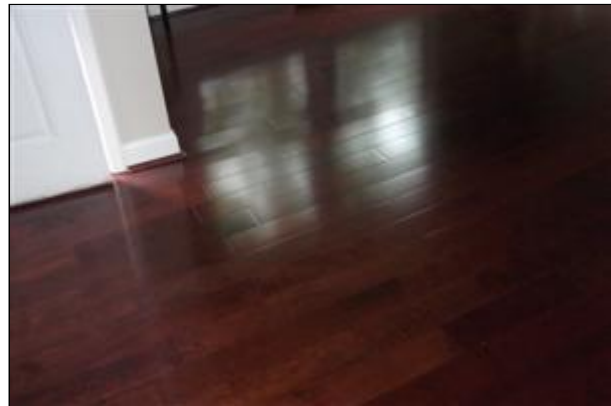
#### 3.2 FLOORS

**Comments:** Repair or Replace

The Wood covering is weak and not supported from underneath at the Living Room. The repair work will likely involve the removal of covering in order to repair the framing. The extent of damage cannot be realized until the covering is removed. A qualified contractor should inspect and repair as needed.



3.2 Picture 1



3.2 Picture 2

#### 3.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

**Comments:** Inspected

#### 3.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

**Comments:** Inspected

#### 3.5 DOORS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

#### 3.6 WINDOWS (REPRESENTATIVE NUMBER)

**Comments:** Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view.

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Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 4. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

### Styles & Materials

<b>Foundation:</b> Masonry block	<b>Method used to observe Crawlspace:</b> No crawlspace	<b>Floor Structure:</b> Slab
<b>Wall Structure:</b> Masonry	<b>Columns or Piers:</b> Supporting walls	<b>Ceiling Structure:</b> Not visible
<b>Roof Structure:</b> Stick-built	<b>Roof-Type:</b> Gable	<b>Method used to observe attic:</b> From entry
<b>Attic info:</b> Scuttle hole		

### Inspection Items

**4.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

**Comments:** Repair or Replace

(1) Signs of fungi growth is present on the walls along basement walls in washer dryer room, under the steps and closet of basement bedroom. We did not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture. I recommend you contact a mold inspector or expert for investigation or correction if needed.



4.0 Picture 1



4.0 Picture 2



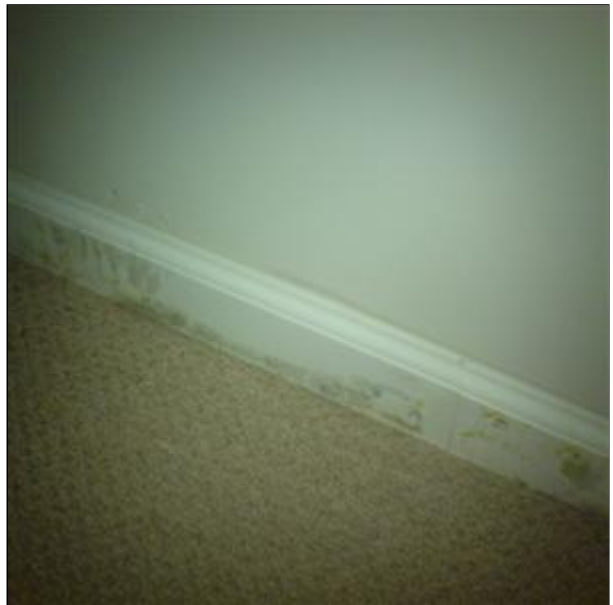
4.0 Picture 3



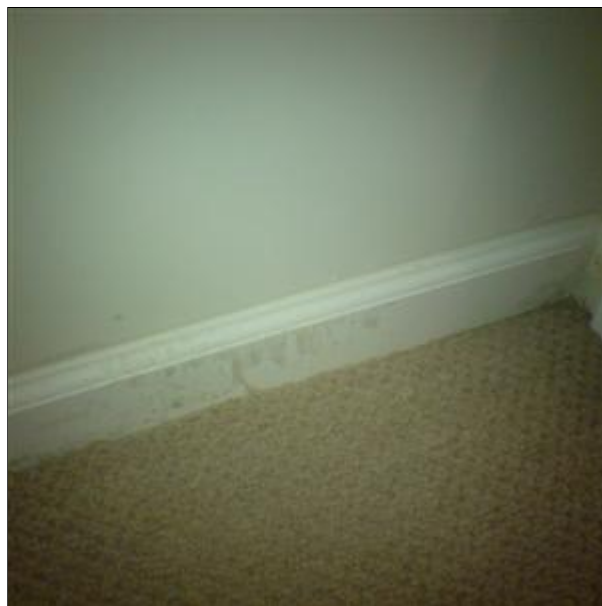
4.0 Picture 4



4.0 Picture 5

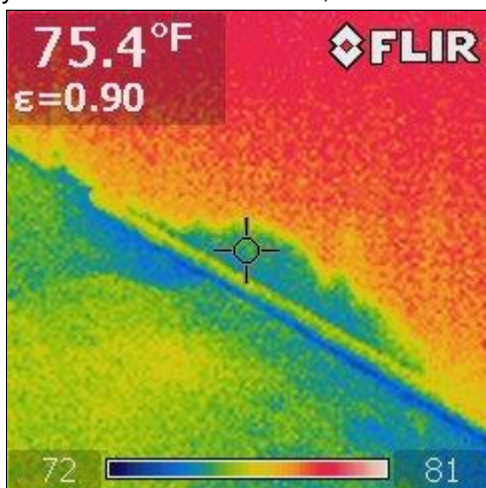


4.0 Picture 6



4.0 Picture 7

(2) Visible signs of water intrusion in the basement (along rear of home) are present from dampness on carpet. Water intrusion can cause deterioration and excessive moisture on building components if not corrected. Sloping the ground or trenching may be needed to direct water, or a french drain system



4.0 Picture 8



4.0 Picture 9

#### 4.1 WALLS (Structural)

Comments: Inspected

#### 4.2 COLUMNS OR PIERS

Comments: Inspected

#### 4.3 FLOORS (Structural)

Comments: Inspected

#### 4.4 CEILINGS (structural)

Comments: Inspected

#### 4.5 ROOF STRUCTURE AND ATTIC

Comments: Repair or Replace

There are some dips or sags in the roof sheathing, several Hclaps have come loose. There is a previous mold remediation performed on the roof decking. The attic space doesn't have the proper ventilation. Which has cause the roof sheathing to condensate and sag and allowed previous mold growth. Also the nails are rusted inside of the attic space. In order to the repair the problem the damage roof decking will need to be replaced. This will involve shingle replacement as well. The previous damage is over 80% of the attic space. The entire roof sheathing covering should be replaced. Have a licensed roofing contractor evaluate further and perform al repair or replacements. (provide a roof certification upon completion of work performed).



4.5 Picture 1



4.5 Picture 2



4.5 Picture 3



4.5 Picture 4



4.5 Picture 5



4.5 Picture 6





4.5 Picture 7



4.5 Picture 8



4.5 Picture 9

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Plumbing System

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

### Styles & Materials

<b>Water Source:</b> Public	<b>Plumbing Water Supply (into home):</b> Copper	<b>Plumbing Water Distribution (inside home):</b> CPVC
<b>Washer Drain Size:</b> Not visible	<b>Plumbing Waste:</b> PVC	<b>Water Heater Power Source:</b> Electric
<b>Water Heater Capacity:</b> 40 Gallon (1-2 people)	<b>Manufacturer:</b> A.O. SMITH	<b>Water Heater Location:</b> Basement Under Stairs

### Inspection Items

#### 5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**Comments:** Repair or Replace

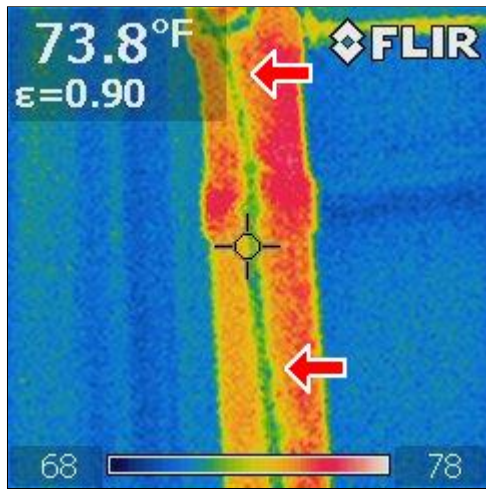
The plumbing waste line leaks in the basement front of the airhandler(Picture 3) and at the drain line in the washer dryer(Picture 1)(Picture 4)room. A qualified licensed plumber should repair or correct as needed.



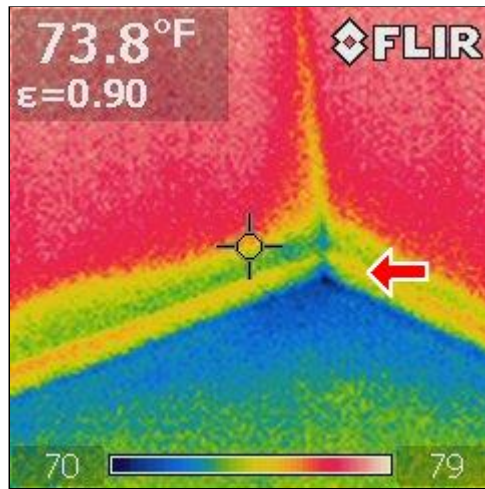
5.0 Picture 1



5.0 Picture 2



5.0 Picture 3



5.0 Picture 4

### 5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

**Comments:** Repair or Replace

The regulator at the main water supply leaks. Have a licensed plumber repair as needed.



5.1 Picture 1

### 5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

**Comments:** Inspected

### 5.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

**Comments:** Inspected

The main shut off is the knob located in the basement on the front wall. This is for your information.

#### **5.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)**

**Comments:** Inspected

#### **5.5 MAIN FUEL SHUT OFF (Describe Location)**

**Comments:** Not Present

The main fuel shut off is at gas meter outside

#### **5.6 SUMP PUMP**

**Comments:** Inspected

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Electrical System

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

### Styles & Materials

#### Electrical Service Conductors:

Below ground

#### Panel capacity:

150 AMP

#### Panel Type:

Circuit breakers

#### Wiring Methods:

Not Visible

### Inspection Items

#### 6.0 SERVICE ENTRANCE CONDUCTORS

**Comments:** Inspected

#### 6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

**Comments:** Repair or Replace

The dead front(panel cover) of the electrical panel has extensive rust build up. I was unable to inspect the interior of the panel for rust. (unsafe arcing) Have a licensed inspect further to insure there is no water intrusion entering the panel.



6.1 Picture 1

#### 6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

**Comments:** Repair or Replace

Problem(s) discovered with Branch Circuits such as breaker(s) tripped, will not reset, Arcing noise, several light fixtures and outlets non functional and any other problems that an electrical contractor may discover while performing repairs need correcting. I recommend a licensed electrical contractor inspect further and correct as needed.



6.2 Picture 1

**6.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

**Comments:** Repair or Replace

The light fixture "flickers" indicating a loose connection at fixture or switch. Also the recess lights show signs of extensive heating. The lights heat is conducting on the living room floor above This is a safety issue that needs to be corrected. A qualified licensed electrical contractor should correct as needed.



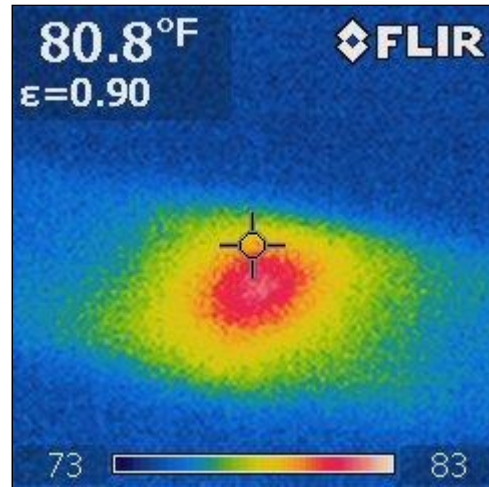
6.3 Picture 1



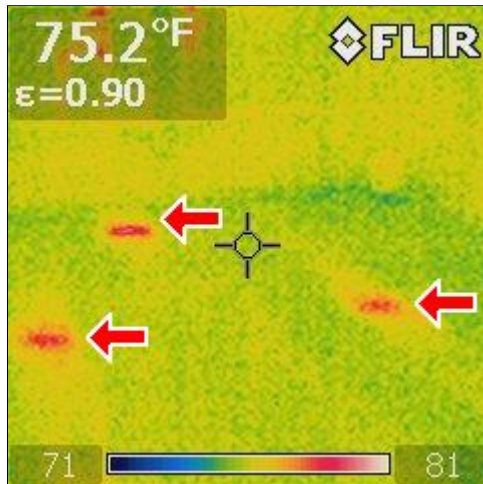
6.3 Picture 2



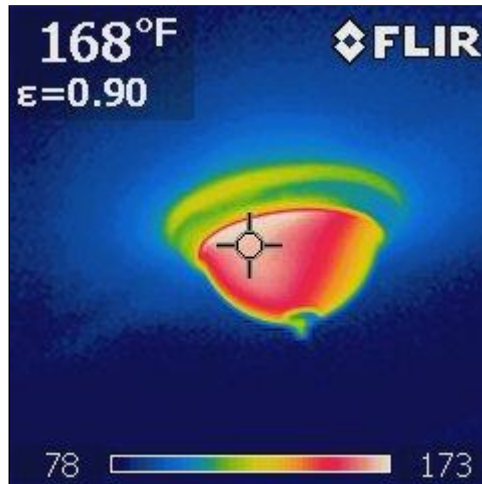
6.3 Picture 3



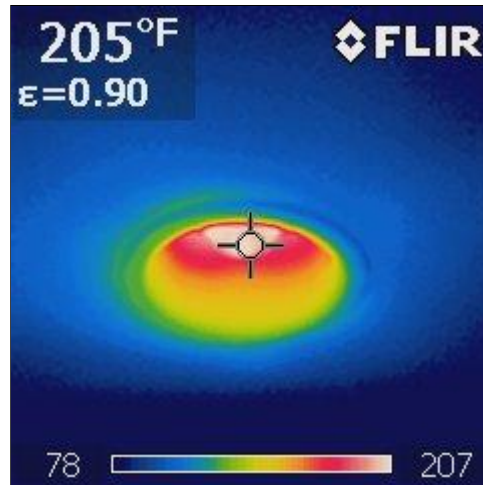
6.3 Picture 4



6.3 Picture 5



6.3 Picture 6



6.3 Picture 7

**6.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**

**Comments:** Inspected

**6.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**

**Comments:** Inspected

**6.6 LOCATION OF MAIN AND DISTRIBUTION PANELS**

**Comments:** Inspected

The main panel box is located at the basement.

**6.7 SMOKE DETECTORS**

**Comments:** Not Present

The smoke detector is needed at the common hallway to bedrooms and lower level. Without a working smoke detector in your home you have no first alert to a possible fire. A qualified contractor should install as needed.

**6.8 CARBON MONOXIDE DETECTORS**

**Comments:** Not Present

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



## 7. Heating / Central Air Conditioning

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

### Styles & Materials

**Heat Type:**

Heat Pump Forced Air (also provides cool air)

**Energy Source:**

Electric

**Number of Heat Systems (excluding wood):**

One

**Heat System Brand:**

UNKNOWN

**Ductwork:**

Non-insulated

**Filter Type:**

Disposable

**Filter Size:**

N/A

**Cooling Equipment Type:**

Heat Pump Forced Air (also provides warm air)

**Cooling Equipment Energy Source:**

Electricity

**Central Air Manufacturer:**

UNKNOWN

**Number of AC Only Units:**

One

### Inspection Items

**7.0 HEATING EQUIPMENT**

**Comments:** Not Inspected

**7.1 NORMAL OPERATING CONTROLS**

**Comments:** Inspected

**7.2 AUTOMATIC SAFETY CONTROLS**

**Comments:** Inspected

**7.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**

**Comments:** Repair or Replace

There is no access to the front of the unit. The door is nail shut. A easy access is needed for service or the changing of a filter. Have the adequate access provided.



7.3 Picture 1

#### **7.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM**

**Comments:** Inspected

#### **7.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)**

**Comments:** Not Present

#### **7.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)**

**Comments:** Not Present

#### **7.7 GAS/LP FIRELOGS AND FIREPLACES**

**Comments:** Not Present

#### **7.8 COOLING AND AIR HANDLER EQUIPMENT**

**Comments:** Repair or Replace

The air conditioner did operate but failed to produce cold air. I recommend a licensed HVAC inspect and repair as needed.



7.8 Picture 1

#### **7.9 NORMAL OPERATING CONTROLS**

**Comments:** Inspected

## 7.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

**Comments:** Inspected

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Insulation and Ventilation

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

### Styles & Materials

#### Attic Insulation:

Fiberglass

#### Ventilation:

Gable vents

#### Exhaust Fans:

Fan only

#### Dryer Power Source:

220 Electric

### Inspection Items

#### 8.0 INSULATION IN ATTIC

**Comments:** Inspected

#### 8.1 INSULATION UNDER FLOOR SYSTEM

**Comments:** Not Present

#### 8.2 VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)

**Comments:** Not Present

#### 8.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

**Comments:** Repair or Replace

I recommend increasing the ventilation when roof covering is replaced.

#### 8.4 VENTING SYSTEMS (Kitchens, baths and laundry)

**Comments:** Repair or Replace

The Exhaust fan does not vent to outside at the hall bath. Vent pipes that terminate in attic space can sometimes cause moisture that can lead to mold or cause condensation. A qualified contractor should inspect and repair as needed.



8.4 Picture 1

#### 8.5 VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)

**Comments:** Not Present

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

### Inspection Items

#### 9.0 DISHWASHER

**Comments:** Inspected

#### 9.1 RANGES/OVENS/COOKTOPS

**Comments:** Not Present

#### 9.2 RANGE HOOD

**Comments:** Inspected

#### 9.3 TRASH COMPACTOR

**Comments:** Not Present

#### 9.4 FOOD WASTE DISPOSER

**Comments:** Inspected

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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