



Inspection Report

Mr. Alex Smith

Property Address:
12345 Undisclosed Address
Rockville MD 20853



Front view of home

The Pearce Group

Jeff Pearce Home Inspector Lic#29830
15922 A.E. Mullinix Road
Woodbine Md. 21797
410-984-1215



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Date: 2/22/2013	Time: 03:30 PM	Report ID:
Property: 12345 Undisclosed Address Rockville MD 20853	Customer: Mr. Alex Smith	Real Estate Professional: Terry Hall remax

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.

Monitor/Maintain = Normal periodic maintenance will need to be performed on this item and/or monitor for future changes

Standards of Practice:

ASHI American Society of Home Inspectors

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. Finally we advise you have a separate chimney inspection which consist of sending a camera down through the entire chimney length to determine if the assembly is in safe working order. This act is NOT part of the Home Inspection.

		IN	NI	NP	RR	MM	Styles & Materials
1.0	ROOF COVERINGS					X	Roof Covering: 3-Tab fiberglass
1.1	FLASHINGS				X		Roll/Selvage
1.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS				X		Viewed roof covering from:
1.3	ROOF DRAINAGE SYSTEMS				X		Walked roof

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Comments:

1.0 (1) The rear roof surface is 3 tab shingle with a normal life of 20 years. The current age is approximately 20 years old and is reaching the end of its useful life. Budget to replace in the near future.

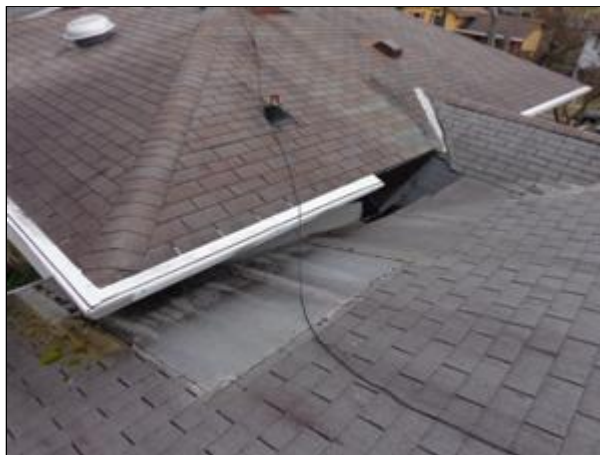
The front roof surface is 3 tab shingle with a normal life of 20 years. The current age is approximately 16 years old and is reaching the end of its useful life. Budget to replace in the near future.



1.0 Picture 1 older addition roof



1.0 Picture 2 newer main roof



1.0 Picture 3 top view

(2) The connection of the main roof of home and the addition is awkward. The route the water takes is under the eave of the original main roof surface. Also the valley at this area is rolled roofing material with a normal life of 12-15 years much less than the 3 tab shingles. Over the years patch work is visible in this area to prevent leaks in the valleys at several locations. Although no leaks were observed at this time it would be best to replace this area with new roofing material without joints or seams. Alternatively you could rework the roofs valley and pitches to carry water off the roof in a less awkward manor.



1.0 Picture 4 repairs to valley



1.0 Picture 5 rolled roofing this area



1.0 Picture 6 water can get trapped under eave



1.0 Picture 7 patch work here



1.0 Picture 8 remove fungus on roof surface



1.0 Picture 9 patch work at gutter rear of home

(3) On the front roof surface I observed many areas where nails were put through the face of the shingle to attach the gutter guards. These areas should be tarred over to prevent leakage. Also remove all loose nails left from repairs over the years that can puncture the roof surface.



1.0 Picture 10 nail head



1.0 Picture 11 nail heads



1.0 Picture 12 loose nails on roof

(4) The left side of homes soffitt has a hole visible from underneath at the valley. Have this roofing material removed the wood repaired and the shingles re-installed. Due to this condition being in the eve water has not entered the home only thru the soffitt onto the concrete outside.



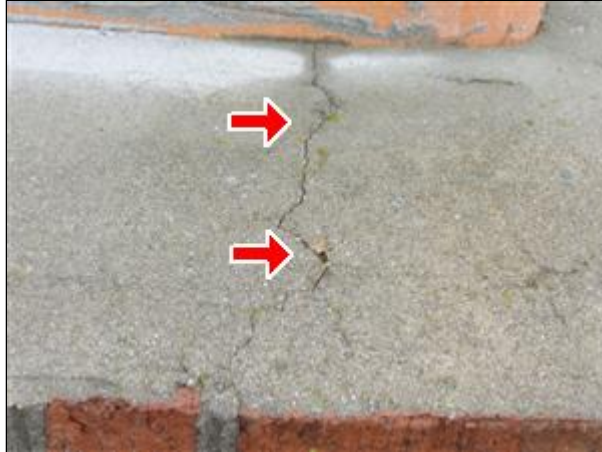
1.0 Picture 13 hole light visible

1.1 The rear of home has several flashing boots that go around the plumbing vents. These boots are made of rubber and over time dry out and crack. No leaks were observed but they are currently cracked and may allow water entry as this progresses. Have a contractor install roof tar to help prolong the life and prevent leaks.



1.1 Picture 1 voids here

1.2 The chimney crown mortar is cracked and allows water entry. This water freezes and expands and causes damage to the brick of the chimney. Have a mason evaluate and repair chimney crown as needed.



1.2 Picture 1 fill these voids

1.3 The garage and homes downspout goes underground to an unknown location. I recommend monitoring these drains to assure the water does not back up off the roof and go down the foundation wall and into the basement. If this backs up I recommend cutting off and day-lighting to a splash block where it can be watched and monitored.



1.3 Picture 1 at garage



1.3 Picture 2 main house

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.

		IN	NI	NP	RR	M/ M	Styles & Materials
2.0	WALL CLADDING SIDING FLASHING BRICK AND TRIM				X		Aluminum Siding
2.1	DOORS (Exterior)	X					
2.2	WINDOWS	X					
2.3	DECKS, FENCES, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS				X		
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X					
2.5	EAVES, SOFFITS AND FASCIAS	X					

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Comments:

2.0 (1) Siding is in contact with ground at left side and rear addition of the home. Because the siding is in contact with ground it is possible for framing to be deteriorated below grade. We did not inspect behind this siding as it is not possible unless building material is removed. Its preferred that a pressure treated bottom plate on a outside wall sit at least six inches above ground level on a masonry product ie block or poured foundation wall. This condition also prevents insects like termites to more easily access the wood framing of the home without being detected. If the wall sits on masonry a termite would have to build a mud tube on outside of wall as they cannot not be exposed to air which would be easily observed.



2.0 Picture 1 left side and rear ground contact



2.0 Picture 2 rear of home



2.0 Picture 3 water moves back toward home

(2) The garage trim boards behind gutters are rotted in areas. Have them repaired or replaced as needed.

(3) I observed many areas around the exterior of the home where trim and door need scrape/sanding then a fresh coat of paint. Bare wood becomes exposed to the elements and if not protected will rot over time.



2.0 Picture 4 rear garage door

2.3 (1) Its recommended when more than two steps are present or a greater than twelve inch drop is present a handrail be installed. Consider adding one to the left side front porch to improve safety.



2.3 Picture 1 add handrail or steps

(2) A clogged areaway drain is one of the top five reasons for a flooded basement according to the Insurance Institute. Be sure to keep the areaway clear of leaves and debris and consider covering with a screen.



2.3 Picture 2 drain here

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.

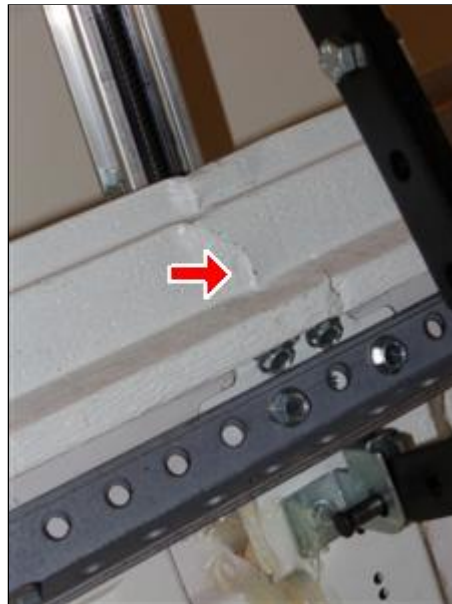
3. Garage

		IN	NI	NP	RR	M/ M	Styles & Materials
3.0	GARAGE CEILINGS	X					Garage Door Type: One automatic
3.1	GARAGE FLOOR	X					
3.2	GARAGE DOOR (S)				X		
3.3	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X					
		IN	NI	NP	RR	M/ M	

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Comments:

3.2 The metal garage door is split at the center attachment of lift motor. Repairs consist of adding angle iron to this area to help prevent further damage.



3.2 Picture 1 split here

4. 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.

		IN	NI	NP	RR	M/ M	Styles & Materials
4.0	CEILINGS	X					Window Types: Thermal/Insulated
4.1	WALLS				X		
4.2	FLOORS	X					
4.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS				X		
4.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X					
4.5	DOORS (REPRESENTATIVE NUMBER)	X					

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Comments:

4.1 Older termite damage was observed at the trim right front corner of the home. Its no possible to determine the extent of damage unless the drywall is removed.



4.1 Picture 1 termite damage to trim



4.1 Picture 2 view with carpet pulled back

4.3 The space between pickets is greater than four inches wide which is a hazard to children and pets. Although this may have been code when the home was built we recommend adding netting available at baby stores to prevent accidental falls.



4.3 Picture 1 open spaces

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. 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. 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.

		IN	NI	NP	RR	M/ M	Styles & Materials
5.0	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.)					X	Masonry block
5.1	WALLS (Structural)	X					
5.2	COLUMNS OR PIERS	X					
5.3	FLOORS (Structural)	X					
5.4	CEILINGS (structural)	X					
5.5	ROOF STRUCTURE AND ATTIC	X					

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Comments:

5.0 (1) A perimeter drain system was installed in the crawl space of home . This system is a retrofit to solve a chronic water issue in the past. A trench is dug around the interior foundation in which stone and drain tile is installed then concreted over to close floor. Any water that enters the foundation flows along the pipe to a sump pit where it's pumped outside the home. This system must be monitored and you may consider adding a battery back up in the event of power failure the pumps wont work.

A dehumidifier is running in the crawl space to control humidity level and its old. I recommend keeping this unit running to lower humidity in the crawl space.



5.0 Picture 1 drain tile under floor

(2) The crawl space should have insulation with a vapor barrier installed against the heated side of the floor. In this crawl

space the vapor barrier is down which can trap moisture between the floor causing fungal growth and rot. Have the paper removed or new insulation installed properly.



5.0 Picture 2 paper should be against floor

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.

6. 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.

		IN	NI	NP	RR	M/ M	Styles & Materials
6.0	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X					Plumbing Water Supply (into home): Copper
6.1	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X					Plumbing Water Distribution (inside home):
6.2	MAIN WATER SHUT-OFF DEVICE	X					Copper
6.3	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X					Water Heater Power Source: Gas (quick recovery)
6.4	MAIN FUEL SHUT OFF (Describe Location)	X					Extra Info : 2003 model year
6.5	SUMP PUMP	X					
6.6	BATH AND KITCHEN TILE	X					
6.7	PLUMBING DRAIN, WASTE AND VENT SYSTEMS				X		

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Comments:

6.7 (1) I observed slow drains at the owners bath shower fixture. Repairs can consist of liquid drain cleaner, removing and cleaning trap, adding vents to requiring snaking by a licensed plumber.

(2) The sink trap under basement bathroom sink second floor is leaking. Have a plumber evaluate and repair as needed.



6.7 Picture 1 leaks here



6.7 Picture 2 water leak from testing drain

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.

7. 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.

		IN	NI	NP	RR	M/ M	Styles & Materials
7.0	SERVICE ENTRANCE CONDUCTORS					X	100 AMP
7.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS					X	Branch wire 15 and 20 AMP: Copper
7.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X					Wiring Methods: Romex
7.3	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)					X	
7.4	POLARITY AND GROUNDING OF ALL RECEPTACLES					X	
7.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)			X			
7.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X					
7.7	SMOKE DETECTORS		X				
7.8	CARBON MONOXIDE DETECTORS			X			

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Comments:

7.0 The electrical service conductors have a fabric outer coating that is frayed at wire sheathing outside. This helps protect the conductors that are inside. The conductors are covered with a thick coating of rubber and this is not a shock hazard but you may consider wrapping with electrical tape to help protect the wire and keep water from running down the wire and entering the panel.



7.0 Picture 1 wires frayed here

7.1 Main panel is located in the basement.

The breakers in this panel in several locations have two wires under one breaker screw. This condition is commonly referred to as a "double tap" The condition can lead to overloaded circuits but in and of itself does not necessarily mean a code violation exist. Seek a licensed electricians opinion and repair.

The main panel consist of no single main breaker as required in modern panels. Also it uses twist type fuses as opposed to modern breakers which can be reset if an overload occurs. I recommend having an electrician evaluate and install a modern 200 amp breaker type panel.



7.1 Picture 1 view of both panels

7.3 The kitchen light was not operational. This could be as simple fix (replace bulb) or a more serious issue requiring a licensed electrician. Have repaired replaced as needed.



7.3 Picture 1 light out

7.4 The outlets in many locations of the home are two prong outlets without a ground. This means most common appliances and electronic equipment will not be able to be inserted without additional accessory means or having an electrician change out the receptacles. Proceed as desired.

7.7 The smoke detector should be tested at common hallways to bedrooms and each floor upon moving in to home. It's recommended you purchase new smoke detectors when moving into a new home then replace every five years thereafter.

7.8 There was no permanent carbon monoxide detector present in the home. If portable plug in units were present it's possible the current owners will take them. It is recommended that one be installed according to the manufacturer's instructions.

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.

8. 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.

		IN	NI	NP	RR	M/ M	Styles & Materials
8.0	HEATING EQUIPMENT	X					Gas Furnace Extra Info : 2007 model year
8.1	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)					X	Heat Type: Natural gas
8.2	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X					Number of Heat Systems (excluding wood): One
8.3	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X					Types of Fireplaces: Solid Fuel
8.4	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)	X					Cooling Equipment Type: Air conditioner unit Extra Info : 2.5 ton approx 6-8 yrs old
8.5	COOLING AND AIR HANDLER EQUIPMENT					X	Number of AC Only Units: One
8.6	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X					

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Comments:

8.1 The 16x25 Filter is dirty and needs replacing in basement unit.



8.1 Picture 1 filter dirty

8.5 (1) The Air Conditioner/Condenser was not tested due to the outside air temperature being below 65 degrees over the last 48 hours. At this temperature starting the unit can harm the compressor. When weather permits I recommend having a licensed HVAC contractor evaluate the system.

(2) The A/C unit is slightly out of level. Its recommended by the manufacturer that the unit be level since oil is stored in the bottom of the compressor. Level slab as needed by removing or adding dirt.



8.5 Picture 1 raise up

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.

9. 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.

		IN	NI	NP	RR	M/ M	Styles & Materials
9.0	INSULATION IN ATTIC	X					Batt
9.1	VENTILATION OF ATTIC AND FOUNDATION AREAS	X					
9.2	VENTING SYSTEMS (Kitchens, baths and laundry)					X	
9.3	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)		X				

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Comments:

9.2 The gas clothes dryer vent is required to be made of metal with a smooth interior finish for proper venting. Currently a flex vent is being used which can trap lint and leak condensation and flue gases out of the vent. Consider replacing with a proper pipe.



9.2 Picture 1 flex vent



9.2 Picture 2 connection behind dryer

9.3 The gable end attic fan vent works on a thermostat when temperature is above 60 degrees. The temperature in the attic was below the set point and therefore the fan could not be tested. I advise testing when weather permits.

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.

10. 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.

		IN	NI	NP	RR	M/ M
10.0	DISHWASHER	X				
10.1	RANGES/OVENS/COOKTOPS/REFRIGERATOR	X				
10.2	RANGE HOOD	X				
10.3	FOOD WASTE DISPOSER	X				

IN NI NP RR M/
M

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace, M/M=Monitor/Maintain MM

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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General Summary



The Pearce Group

**15922 A.E. Mullinix Road
Woodbine Md. 21797
410-984-1215**

Customer

Mr. Alex Smith

Address

12345 Undisclosed Address
Rockville MD 20853

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

1.0 ROOF COVERINGS

Maintain/Monitor

(1) The rear roof surface is 3 tab shingle with a normal life of 20 years. The current age is approximately 20 years old and is reaching the end of its useful life. Budget to replace in the near future.

The front roof surface is 3 tab shingle with a normal life of 20 years. The current age is approximately 16 years old and is reaching the end of its useful life. Budget to replace in the near future.



1.0 Picture 1 older addition roof



1.0 Picture 2 newer main roof



1.0 Picture 3 top view

(2) The connection of the main roof of home and the addition is awkward. The route the water takes is under the eave of the original main roof surface. Also the valley at this area is rolled roofing material with a normal life of 12-15 years much less than the 3 tab shingles. Over the years patch work is visible in this area to prevent leaks in the valleys at several locations. Although no leaks were observed at this time it would be best to replace this area with new roofing material without joints or seams. Alternatively you could rework the roofs valley and pitches to carry water off the roof in a less awkward manor.

1. Roofing



1.0 Picture 4 repairs to valley



1.0 Picture 5 rolled roofing this area



1.0 Picture 6 water can get trapped under eave



1.0 Picture 7 patch work here



1.0 Picture 8 remove fungus on roof surface



1.0 Picture 9 patch work at gutter rear of home

(3) On the front roof surface I observed many areas where nails were put through the face of the shingle to attach the gutter guards. These areas should be tarred over to prevent leakage. Also remove all loose nails left from repairs over the years that can puncture the roof surface.

1. Roofing



1.0 Picture 10 nail head



1.0 Picture 11 nail heads



1.0 Picture 12 loose nails on roof

(4) The left side of homes soffitt has a hole visible from underneath at the valley. Have this roofing material removed the wood repaired and the shingles re-installed. Due to this condition being in the eve water has not entered the home only thru the soffitt onto the concrete outside.



1.0 Picture 13 hole light visible

1. Roofing

1.1 FLASHINGS

Repair or Replace

The rear of home has several flashing boots that go around the plumbing vents. These boots are made of rubber and over time dry out and crack. No leaks were observed but they are currently cracked and may allow water entry as this progresses. Have a contractor install roof tar to help prolong the life and prevent leaks.



1.1 Picture 1 voids here

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Repair or Replace

The chimney crown mortar is cracked and allows water entry. This water freezes and expands and causes damage to the brick of the chimney. Have a mason evaluate and repair chimney crown as needed.



1.2 Picture 1 fill these voids

1. Roofing

1.3 ROOF DRAINAGE SYSTEMS

Repair or Replace

The garage and homes downspout goes underground to an unknown location. I recommend monitoring these drains to assure the water does not back up off the roof and go down the foundation wall and into the basement. If this backs up I recommend cutting off and day-lighting to a splash block where it can be watched and monitored.



1.3 Picture 1 at garage



1.3 Picture 2 main house

2. Exterior

2.0 WALL CLADDING SIDING FLASHING BRICK AND TRIM

Repair or Replace

(1) Siding is in contact with ground at left side and rear addition of the home. Because the siding is in contact with ground it is possible for framing to be deteriorated below grade. We did not inspect behind this siding as it is not possible unless building material is removed. Its preferred that a pressure treated bottom plate on a outside wall sit at least six inches above ground level on a masonry product ie block or poured foundation wall. This condition also prevents insects like termites to more easily access the wood framing of the home without being detected. If the wall sits on masonry a termite would have to build a mud tube on outside of wall as they cannot not be exposed to air which would be easily observed.



2.0 Picture 1 left side and rear ground contact



2.0 Picture 2 rear of home



2.0 Picture 3 water moves back toward home

(2) The garage trim boards behind gutters are rotted in areas. Have them repaired or replaced as needed.

(3) I observed many areas around the exterior of the home where trim and door need scrape/sanding then a fresh coat of paint. Bare wood becomes exposed to the elements and if not protected will rot over time.

2. Exterior



2.0 Picture 4 rear garage door

2. Exterior

2.3 DECKS, FENCES, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Repair or Replace

(1) Its recommended when more than two steps are present or a greater than twelve inch drop is present a handrail be installed. Consider adding one to the left side front porch to improve safety.



2.3 Picture 1 add handrail or steps

(2) A clogged areaway drain is one of the top five reasons for a flooded basement according to the Insurance Institute. Be sure to keep the areaway clear of leaves and debris and consider covering with a screen.



2.3 Picture 2 drain here

3. Garage

3.2 GARAGE DOOR (S)

Repair or Replace

The metal garage door is split at the center attachment of lift motor. Repairs consist of adding angle iron to this area to help prevent further damage.



3.2 Picture 1 split here

4. Interiors

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Repair or Replace

The space between pickets is greater than four inches wide which is a hazard to children and pets. Although this may have been code when the home was built we recommend adding netting available at baby stores to prevent accidental falls.



4.3 Picture 1 open spaces

5. Structural Components

5.0 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.)

Monitor/Maintain MM

(1) A perimeter drain system was installed in the crawl space of home . This system is a retrofit to solve a chronic water issue in the past. A trench is dug around the interior foundation in which stone and drain tile is installed then concreted over to close floor. Any water that enters the foundation flows along the pipe to a sump pit where it's pumped outside the home. This system must be monitored and you may consider adding a battery back up in the event of power failure the pumps wont work.

A dehumidifier is running in the crawl space to control humidity level and its old. I recommend keeping this unit running to lower humidity in the crawl space.



5.0 Picture 1 drain tile under floor

(2) The crawl space should have insulation with a vapor barrier installed against the heated side of the floor. In this crawl space the vapor barrier is down which can trap moisture between the floor causing fungal growth and rot. Have the paper removed or new insulation installed properly.



5.0 Picture 2 paper should be against floor

6. Plumbing System

6.7 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Repair or Replace

(1) I observed slow drains at the owners bath shower fixture. Repairs can consist of liquid drain cleaner, removing and cleaning trap, adding vents to requiring snaking by a licensed plumber.

(2) The sink trap under basement bathroom sink second floor is leaking. Have a plumber evaluate and repair as needed.



6.7 Picture 1 leaks here



6.7 Picture 2 water leak from testing drain

7. Electrical System

7.0 SERVICE ENTRANCE CONDUCTORS

Repair or Replace

The electrical service conductors have a fabric outer coating that is frayed at wire sheathing outside. This helps protect the conductors that are inside. The conductors are covered with a thick coating of rubber and this is not a shock hazard but you may consider wrapping with electrical tape to help protect the wire and keep water from running down the wire and entering the panel.



7.0 Picture 1 wires frayed here

7. Electrical System

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

Monitor/Maintain MM

Main panel is located in the basement.

The breakers in this panel in several locations have two wires under one breaker screw. This condition is commonly referred to as a "double tap" The condition can lead to overloaded circuits but in and of itself does not necessarily mean a code violation exist. Seek a licensed electricians opinion and repair.

The main panel consist of no single main breaker as required in modern panels. Also it uses twist type fuses as opposed to modern breakers which can be reset if an overload occurs. I recommend having an electrician evaluate and install a modern 200 amp breaker type panel.



7.1 Picture 1 view of both panels

7. Electrical System

- 7.3 **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)**

Repair or Replace

The kitchen light was not operational. This could be as simple fix (replace bulb) or a more serious issue requiring a licensed electrician. Have repaired replaced as needed.



7.3 Picture 1 light out

- 7.4 **POLARITY AND GROUNDING OF ALL RECEPTACLES**

Repair or Replace

The outlets in many locations of the home are two prong outlets without a ground. This means most common appliances and electronic equipment will not be able to be inserted without additional accessory means or having an electrician change out the receptacles. Proceed as desired.

8. Heating / Central Air Conditioning

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

Monitor/Maintain MM

The 16x25 Filter is dirty and needs replacing in basement unit.



8.1 Picture 1 filter dirty

8.5 COOLING AND AIR HANDLER EQUIPMENT

Monitor/Maintain MM

(1) The Air Conditioner/Condenser was not tested due to the outside air temperature being below 65 degrees over the last 48 hours. At this temperature starting the unit can harm the compressor. When weather permits I recommend having a licensed HVAC contractor evaluate the system.

(2) The A/C unit is slightly out of level. Its recommended by the manufacturer that the unit be level since oil is stored in the bottom of the compressor. Level slab as needed by removing or adding dirt.



8.5 Picture 1 raise up

9. Insulation and Ventilation

9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Monitor/Maintain MM

The gas clothes dryer vent is required to be made of metal with a smooth interior finish for proper venting. Currently a flex vent is being used which can trap lint and leak condensation and flue gases out of the vent. Consider replacing with a proper pipe.



9.2 Picture 1 flex vent



9.2 Picture 2 connection behind dryer

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.