

## Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

<b>A</b>	<b>Acceptable</b>	<b>Functional with no obvious signs of defect.</b>
<b>NP</b>	<b>Not Present</b>	<b>Item not present or not found.</b>
<b>NI</b>	<b>Not Inspected</b>	<b>Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.</b>
<b>M</b>	<b>Marginal</b>	<b>Item is not fully functional and requires repair or servicing.</b>
<b>D</b>	<b>Defective</b>	<b>Item needs immediate repair or replacement. It is unable to perform its intended function.</b>

## General Information

A NPNI M D

### Property Information

1. **Property Address** 123 Property Street
2. **City** City **State** State **Zip** Zip
3. **Contact Name** Individual Scheduling Inspection
4. **Phone** Scheduler's Phone Number **Fax** Scheduler's Fax Number
5. **E-Mail** Contact person's &/or real estate agent's e-mail address(es)

### Client Information

6. **Client Name** Mr. & Mrs. Client
7. **Client Address** Current Address
8. **City** Current City **State** Current State **Zip** Current Zip
9. **Phone** Client's current phone number(s) **Fax** Client's current fax number(s)
10. **E-Mail** Client's e-mail address(es)

### Inspection Company

11. **Inspector Name** Brian D. Keeler, ASHI Certification #200115
12. **Company Name** Atlantic Inspection Services
13. **Company Address** 35 Old Bonifant Road
14. **City** Silver Spring **State** MD **Zip** 20905-5902
12. **Phone** 301-879-0777 **Fax** 301-989-2425
13. **E-Mail** BrianKeeler@AtlanticInspectionServices.com
14. **File Number** B-YYMMDD-#
15. **Amount Received** Inspection Fee & Breakdown (if other services are provided) e.g., Home Ins:\$610; RA

### Conditions

16. **Others Present** Client, Client's agent & seller **Property Occupied** Yes
17. **Estimated Age** 27 years (1976) **Entrance Faces** West
18. **Inspection Date** Day of Week, Date and Year
19. **Start Time** 9 am **End Time** 1 pm
20. **Electric On**  Yes  No
21. **Gas/Oil On**  Yes  No
22. **Water On**  Yes  No
23. **Temperature** 26 degrees Fahrenheit
24. **Weather** Cloudy **Soil Conditions** Frozen/Wet & some snow covered areas
25. **Space Below Grade** Basement
26. **Building Type** Single Family **Garage** Attached
27. **Sewage Disposal** Public **How Verified** MRIS
28. **Water Source** Public **How Verified** MRIS
29. **Additions/Modifications** Kitchen & Bathrooms Remodeled
30. **Permits Obtained** Unknown, See Final Comments ("Permits Obtained") **How Verified** Inspection Stickers:

**Client:** Mr. & Mrs. Client

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## Lots and Grounds

- A NPNI M D
1.      **Walks:** Concrete
  2.      **Steps/Stoops:** Concrete - Loose handrails (e.g., at front entry stoop) - properly tighten/secure to prevent fall hazards/personal injury.
  3.      **Patio:** Brick - At front of house (mostly concealed by snow): Appears to be sloped towards house - recommend addressing so water flows/is directed properly away from foundation/house.
  4.      **Deck:** Wood - Mostly concealed by snow. Recommend installation of "graspable" handrails at steps off of deck to prevent fall hazards/personal injury. Deck built on grade, unable to inspect the underside.
  5.      **Vegetation:** Trees/bushes/vines - Cut back plant life (trees/bushes/vines) to provide a minimum of 12-18 inch clearance to house exterior for proper ventilation.
  6.      **Retaining Walls:** Timber - Deterioration of timbers observed and evidence of deterioration/failure (e.g., metal stakes installed to secure timbers in place). Service/maintain and budget to replace.
  7.      **Grading:** Low Areas - Correct low areas or where ponding water is noted after periods of precipitation. One inch slope per foot away from building, for a minimum of 8-10 feet, is recommended.
  8.      **Swale:** Concealed by snow - Swales areas are concealed by snow. Inspect when conditions permit to confirm proper operation/drainage away from foundation/house.
  9.      **Driveway:** Asphalt - Some areas concealed by snow. Deterioration/cracks observed in exposed areas: properly prepare and seal cracks with crack filler then seal to extend useful life.
  10.      **Fences:** Split rail w/metal fabric/fencing - Broken/damaged/displaced rails and evidence of deterioration (water and/or insect damage) and gate is not operating properly. Service/repair/replace.

## Exterior Surface and Components

- A NPNI M D
- 1 **Exterior Surface** \_\_\_\_\_
  1.      **Type:** Exposed foundation - Properly prepare and seal all openings/penetrations through the exterior surfaces of your home. This will decrease the undesirable entry of water, air and other vermin/insects and the potentially damaging affects associated with these elements.
  - 2 **Exterior Surface** \_\_\_\_\_
  2.      **Type:** Aluminum Siding - Face nails observed - not the recommended application for correcting detached/loose siding. Monitor and address as needed to prevent water penetration/deterioration.
  3.      **Trim:** Wood - Rotten/deteriorated wood (e.g., at garage door jamb) - properly repair/replace & paint or wrap with prefinished metal/vinyl.
  4.      **Fascia:** Mostly wrapped with metal/vinyl
  5.      **Soffits:** Perforated/Prefinished Metal
  6.      **Entry Doors:** Metal - Door threshold is adjustable type and cracked/deteriorated - monitor and adjust to provide proper closure/sealing of door.
  7.      **Patio Door:** Wood w/glass - Seal is broken in operable door and hardware (at exterior) is not installed/secured properly (exterior door knob pulls off). Repair/replace.
  8.      **Windows:** Aluminum-sliding & Double-hung
  9.      **Window Screens:** Mesh (fiberglass/vinyl)
  10.      **Basement Windows:** Fixed Glass & Aluminum Slider
  11.      **Exterior Lighting:** Surface Fixtures
  12.      **Exterior Electric Outlets:** 120 volt GFI/GFCI protected
  13.      **Hose Bibs:** Rotary - Front hose bib is missing knob/valve - repair/replace. Rear hose bib is winterized/shut off - confirm proper operation when conditions permit.
  14.      **Gas Meter:** Exterior left side of house
  15.      **Main Gas Valve:** at gas meter main line out of ground

Client: Mr. &amp; Mrs. Client

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## Roof

A N P N I M D

**Entire Shingled Roof Area Roof Surface**

1. **Method of Inspection:** Using binoculars from the ground
2.  **Unable to Inspect:** 25% - Covered with snow.
3.  **Material:** 3-tabbed shingle - Replace missing shingles (e.g., at front right corner of right/south second floor dormer).
4. **Type:** Mansard & Gable
5. **Approx Age:** 12 years (main roof) & 5 years (second floor addition roof)
6.  **Flashing:** Prefinished Aluminum - Reattach/resecure loose flashing/wrap where loose/detached (e.g., at rear second floor window).
7.  **Valleys:** Closed cut shingles - Valleys mostly covered with snow. When conditions permit inspect to determine if they are acceptable.

**Left/North end Chimney**

8.  **Chimney:** Framed with siding
9.  **Flue/Flue Cap:** Metal - Monitor and paint/replace metal cap as needed to prevent water penetration.
10.  **Chimney Flashing:** Aluminum
11.  **Plumbing Vents:** PVC - Penetrations through roof concealed by snow. Inspect when conditions permit.
12.  **Electrical Mast:** N/A (Underground Electric Service)
13.  **Gutters:** Aluminum - Loose spikes/nails - reset and monitor (maintain free of debris) to provide proper operation. Full of ice at time of inspection - confirm proper operation after spikes are reset and when conditions permit.
14.  **Downspouts:** Aluminum - Maintain downspouts and monitor attachment to confirm they are properly secured to house (especially after being filled solid with ice as was the condition at the time of inspection).
15.  **Leader/Extension:** and/or Splash Blocks - Install and maintain splash blocks (clean free of debris and correct installation so water flows out and away from foundation properly) and/or install extensions (confirm location/grade at ends so they are "self-cleaning" and monitor to correct/confirm proper water drainage) so water is directed properly away from foundation.

**Left/South end Chimney**

16.  **Chimney:** Exposed stainless steel
17.  **Flue/Flue Cap:** Metal
18.  **Chimney Flashing:** open - At penetration through siding there are several voids that should be sealed/properly flashed (consult qualified chimney contractor/sweep).

## Garage/Carport

A N P N I M D

**Front of house Garage**

1. **Type of Structure:** Built-In **Car Spaces:** 1
2.  **Garage Doors:** Wood & Pressboard panels - Deteriorated wood/pressboard panels - recommend repair/replacement and installation of safety cables on garage door springs.
3.  **Door Operation:** Automatic - Door reverses due to drag on tracks. Door replacement would correct.
4.  **Door Opener:** Genie
5.  **Service Doors:** Metal
6.  **Walls:** Drywall & Exposed Structure
7.  **Ceiling:** Unfinished Drywall
8.  **Floor/Foundation:** Concrete - Mostly concealed by storage items - thoroughly inspect when conditions permit.
9.  **Electrical:** 120 VAC - Strongly recommend installation of GFI/GFCI protected outlets in all wet/counter areas.

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## Electrical

A N P N I M D

1. **Service Size Amps:** 200 AMPS **Volts:** 120-240 VAC
2.      **Service:** Aluminum
3.      **110 VAC Branch Circuits:** Copper
4.      **220 VAC Branch Circuits:** Copper
5.      **Conductor Type:** Non-Metalic Sheathed Cable
6.      **GFCI:** In Panel - Note: GFI protection provided by outlet device(s) (as documented in report) - not as GFI circuit breaker(s) in panel. Recommend upgrading for GFI/GFCI protection at all wet (bathroom/kitchen/garage/exterior)/counter locations.
7.      **Ground:** Aluminum ground to plumbing and copper wire probably to structure (connection concealed).
8.      **Smoke Detectors:** all levels - Recommend installation as recommended/according to current requirements of local authorities/regulations (minimum 1 per living level - strongly recommend upgrading to hardwired system with detector on each level and in each bedroom according to current building standards). Regularly inspect/service/replace batteries (backup) for proper operation.

### Basement- rear wall Electric Panel

9.      **Manufacturer:** Cutler-Hammer
10. **Max Capacity:** 200 Amps
11.      **Main Breaker Size:** none present- split-buss panel
12.      **Breakers:** Single & Double Pole
13. **Is the panel bonded?**  Yes  No

## Air Conditioning

A N P N I M D

### Rear of house AC System

1.      **A/C System Operation:** Not operated due to weather - Recommend servicing and confirming proper operation when conditions permit (i.e., at spring service call/maintenance).
2.      **Condensate Removal:** Plastic tubing to float switch pump - Conditions at time of inspection did not allow verification of operation (not in operation to produce condensate flow) - confirm proper operation when conditions permit (i.e., at each spring maintenance/service call and when checking/changing filter - MONTHLY).
3.      **Exterior Unit:** General Electric - Not operated in Air Conditioning mode. System uses same components in first stage of heat pump operation but in reverse. Recommend having qualified HVAC Technician inspect and perform maintenance at change of seasons (heating mode to cooling) to ensure unit is working at its highest efficiency.
4. **Area Served:** 1st. floor and basement **Approximate Age:** 25 years (1979)
5. **Fuel Type:** Electric **Temperature Differential:** NI due to weather
6. **Type:** Forced Air Heat Pump **Capacity:** not legible
7.      **Visible Coil:** Aluminum
8.      **Refrigerant Lines:** Copper liquid & Insulated copper suction lines
9.      **Electrical Disconnect:** Unfused knife switch - Recommend installing deterrent for entry by small children (e.g., lock on cover).

### Rear of house AC System

10.      **A/C System Operation:** Not operated due to weather - Recommend servicing and confirming proper operation when conditions permit (i.e., at spring service call/maintenance). Service calls (contract) recommended at change of season (i.e., heating to cooling) to maintain unit working at highest efficiency to reduce utility costs and extend life of unit.
11.      **Condensate Removal:** PVC - Conditions at time of inspection did not allow verification of operation - confirm proper operation when conditions permit (i.e., at each spring maintenance/service call).
12.      **Exterior Unit:** Carrier - Not operated due to weather - no visible problems observed, except as noted.
13. **Area Served:** 2nd. floor only **Approximate Age:** New (2004)
14. **Fuel Type:** Electric **Temperature Differential:** NI due to weather
15. **Type:** Forced Air Split System **Capacity:** 2 1/2 Tons

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### Air Conditioning (continued)

16.  **Visible Coil:** Copper core with aluminum fins
17.  **Refrigerant Lines:** Copper liquid & Insulated copper suction lines - Correct voids/joints/tears in suction line insulation to improve efficiency/extend life of unit and prevent condensation/damage (evidence of previous occurrence noted at time of inspection).
18.  **Electrical Disconnect:** Unfused knife switch
19.  **Exposed Ductwork:** Metal - Foil tape recommended at all taps/joints/connections to improve efficiency.
20.  **Blower Fan/Filter:** Direct drive/reuseable - Recommend installation of cover at filter compartment to improve efficiency/operation. Check/ service monthly.
21.  **Thermostats:** Individual - Not operated in A/C mode due to weather conditions - confirm proper operation when conditions permit (i.e., when service call/maintenance is performed in spring).

### Heating System

A N P N I M D

**Basement Heating System**

1.  **Heating System Operation:** Operational at time of inspection - Recommend contract/servicing at change of season (i.e., cooling to heating).
2. **Manufacturer:** General Electric
3. **Type:** Forced air heat pump                      **Capacity:** Not Indicated/Marked on Unit
4. **Area Served:** 1st. floor and basement      **Approximate Age:** 25 years (1976)
5. **Fuel Type:** Electric
6.  **Blower Fan/Filter:** Direct drive/reuseable - Recommend installation of cover at filter compartment to improve efficiency/operation. Check/service filter monthly!
7.  **Distribution:** Metal duct - Foil tape recommended at all taps/joints/connections to improve efficiency. Remember to adjust dampers as desired at change of seasons for desired flow of conditioned air.
8.  **Humidifier:** Aprilaire - Recommend properly setting humidistat to prevent oversaturation/high humidity or confirming that water flow does indeed "prevents legionnaire bacteria from forming".

**Attic Heating System**

9.  **Heating System Operation:** Operational at time of inspection - Recommend contract/servicing at change of season (i.e., cooling to heating) to maintain operating at highest efficiency to decrease utility costs and to extend life of system.
10. **Manufacturer:** Carrier
11. **Type:** Forced air                                      **Capacity:** 80,000 BTU/Hr (input)
12. **Area Served:** 2nd. floor only                      **Approximate Age:** 28 years (1976)
13. **Fuel Type:** Natural gas
14.  **Heat Exchanger:** 4 Burner - Excessive rust observed. cursory review of heat exchanger did not reveal any obvious cracks. Proper air flow to properly carry heat away from heat exchanger is required to prevent premature failure/cracks from developing. Operating unit with a dirty filter can create such unfavorable conditions. Improper condensate drainage onto furnace can also prematurely deteriorate unit. To ensure heat exchanger is intact recommend having qualified HVAC contractor perform thorough service/cleaning and exhaustive inspection annually to confirm no cracks or deterioration in heat exchanger exist. Deterioration in heat exchanger, exhaust flue or ventilation can cause personal injury/death due to carbon monoxide poisoning. Regularly service/maintain unit and its components (including filter) to extend useful life of unit.
15. **Unable to Inspect:** 90%
16.  **Blower Fan/Filter:** Direct drive/disposable - Check/change filter monthly. Recommend installation of pleated electrostatic filter in lieu of fiberglass filter so filter removes as much from the air as possible. Monthly inspection/replacement is then even more important since filter will remove more from the air & thus need to be replaced more often for proper air flow & thus conditioned air distribution/delivery to house.
17.  **Distribution:** Metal & Flexduct - Address/correct flex duct where drastic turns are present that are likely to choke off or prevent proper air flow (e.g., at truss web in space in front of unit in unfinished area - monitor and address as necessary to provide adequate air flow.

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## Heating System (continued)

**Distribution: (continued)**

Address/resecure distribution duct where detached/improperly supported (e.g., at supply line to room between garage & kitchen area).

18.  **Flue Pipe:** Metal pipe - Holes/voids in pipe that allow carbon monoxide into house-repair/replace.
19.  **Thermostats:** Individual

## Plumbing

- A NPNI M D
1.  **Service Line:** Copper - Concealed/not accessible (connection of main distribution line to main) through small opening in drywall.
2.  **Main Water Shutoff:** Basement- front wall
3.  **Water Lines:** Copper
4.  **Drain Pipes:** ABS & PVC
5.  **Service Caps:** PVC
6.  **Vent Pipes:** ABS & PVC
- Basement Utility Water Heater** \_\_\_\_\_
7.  **Water Heater Operation:** Operational at time of inspection
8. **Manufacturer:** US Water Heater Company
9. **Model Number:** M-I-RE50S5DS-12      **Serial Number:** HA9281318
10. **Type:** Electric      **Capacity:** 50 Gal.
11. **Approximate Age:** 12 years (1992)      **Area Served:** Whole House
12.  **TPRV and Drain Tube:** Copper Pipe - Drain tube opening is not within six inches of the floor. Extend to 6 inches maximum off of floor.

## Structure

- A NPNI M D
1.  **Structure Type:** Single Family
2.  **Foundation:** Concrete
3.  **Differential Movement:** Typical Cracks - Typical settlement cracks observed with minimal vertical displacement. Monitor and address/consult qualified structural engineer if drastic change is noted.
4.  **Beams:** Steel I-Beam
5.  **Bearing Walls:** Concrete/frame
6.  **Joists/Trusses:** 2x8
7.  **Piers/Posts:** Concrete & Steel
8.  **Floor/Slab:** Concrete
9.  **Stairs/Handrails:** Wood & Concrete/wood & metal - Loose and/or missing handrails - properly secure and/or install (recommended at locations where 3 or more risers/steps are present for entire length of stairway(s) - e.g., loose at front steps and loose/not installed for entire length of stairway at basement stairway) to prevent fall hazards.
10.  **Subfloor:** Plywood

## Basement

- A NPNI M D
- Below Main Area (First Floor) of House Basement** \_\_\_\_\_
1.  **Unable to Inspect:** 40% - Some areas of basement concealed. Conduct thorough inspection after removal of furnishings/storage items.
2.  **Ceiling:** Drywall
3.  **Walls:** Drywall
4.  **Floors:** Carpet
5.  **Doors:** Flush hollow core - Some louvered doors also present and require servicing/repairs for proper operation (e.g., at water heater/utility areas).

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### Basement (continued)

6.  **Windows:** Aluminum Double-hung
7.  **Electrical:** 120 VAC
8.  **HVAC Source:** Heating & Cooling System Register(s)
9.  **Ventilation:** Window(s)
10.  **Insulation:** Fiberglass Batts - Insulation displaced/missing in some exposed areas of basement/garage - reinstall/upgrade for improved efficiency/to reduce heating costs.
11.  **Vapor Barrier:** Kraft Paper
12.  **Moisture Location:** some baseboards - Evidence of previous water saturation at some baseboards (not active at time of inspection). Correct gutters/downspouts/splash blocks/extensions/grade &/or swales to prevent future development.
13.  **Bsmt Stairs/Railings:** Wood stairs/wood hand rails - Continuous handrails (from top to bottom of stairs) is recommended. Maintain/properly secure handrails at stairways for proper support/operation.

### Fireplace/Wood Stove

A NPNI M D

**Family Room Fireplace**

1.  **Fireplace Construction:** Prefabricated
2.  **Type:** Wood burner
3.  **Smoke Chamber:** Metal - Recommend having qualified contractor clean/service as needed to prevent chimney fire.
4.  **Flue:** Metal - Recommend having qualified contractor clean/service annually, depending on usage, to prevent chimney fire.
5.  **Damper:** Metal - Requires servicing/adjustment to improve ease of operation (as discussed).

**Living Room Fireplace**

6.  **Freestanding Stove:** Wood burning
7.  **Flue:** Stainless Steel - Have serviced/cleaned to remove nesting materials and soot/creosote to remove fire hazard. Monitor to ensure flue is sealed properly to prevent escape of combustion air (installation of carbon monoxide detector is recommended).
8.  **Hearth:** Slightly Raised Stone

### Laundry Room/Area

A NPNI M D

**Basement Laundry Room/Area**

1.  **Ceiling:** Exposed Structure
2.  **Walls:** Exposed Structure
3.  **Floors:** Concrete - Some deterioration in concrete - service/repair as needed to remove tripping hazards.
4.  **Doors:** Flush hollow core
5.  **Electrical:** 120 VAC
6.  **HVAC Source:** Heating & Cooling System Register(s)
7.  **Laundry Tub:** PVC
8.  **Laundry Tub Drain:** Brass & ABS
9.  **Washer Hose Bib:** Gate Valve - Recommend installation of stainless steel like reinforced lines to prevent future water damage due to leakage from reinforced rubber hose lines.
10.  **Washer and Dryer Electrical:** 120-240 VAC
11.  **Dryer Vent:** Flex (Plastic) - Clean exhaust line immediately and then regularly to prevent fire hazard & to improve drying efficiency. Plastic/foil faced paper exhaust lines are not recommended by most clothes dryer manufacturers - recommend replacement with metal flex duct for improved efficiency/operation.
12.  **Washer Drain:** Laundry Tub

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## Bathroom

A N P N I M D

**All four: Basement, 1st floor powder room, 2nd floor hallway and Master bathrooms Bathroom**

1.      **Ceiling:** Drywall & C. Tile
2.      **Walls:** Drywall
3.      **Floor:** Sheet Goods
4.      **Doors:** Flush hollow core
5.      **Windows:** Aluminum slider
6.      **Electrical:** 120 VAC - 1st floor powder room GFI/GFCI device is redundant and requires servicing/repair by a qualified electrician. Strongly recommend installation of GFI/GFCI protected outlets in all wet/counter areas.
7.      **Counter/Cabinet:** Cultured marble/Wood - Properly install/secure countertops that are loose (e.g., at basement bathroom & 1st floor powder room).
8.      **Sink/Basin:** One piece sink/counter top
9.      **Faucets/Traps:** Metal/Brass - Stopper mechanism missing &/or not working properly at all sink locations - install/repair.
10.      **Tub/Surround:** Fiberglass tub/fiberglass
11.      **Toilets:** Vitreous China
12.      **HVAC Source:** No direct vents or Heating & Cooling System Register(s) - No direct heat ducts/registers: Ensure sufficient heat is provided to bathroom areas to prevent freezing/damage to water pipes.
13.      **Ventilation:** Window - Service - clean/vacuum & lubricate fan - according to manufacturers maintenance instructions (using silicone or teflon spray) to improve/maintain proper operation and prevent future issues relating to elevated moisture content within your home (i.e., mold, mildew).

## Kitchen

A N P N I M D

**1st Floor Kitchen**

1.      **Cooking Appliances:** Kenmore/Sears
2.      **Ventilator:** Chef-Aire
3.      **Disposal:** In-Sink-Erator
4.      **Dishwasher:** Estate - Leakage at front of dishwasher - service/correct.
5. **Air Gap Present?**  Yes  No
6.      **Refrigerator:** KitchenAid
7.      **Microwave:** Toshiba
8.      **Sink:** Stainless steel
9.      **Electrical:** 120 VAC - Strongly recommend installation of GFI/GFCI protected outlets in all wet/counter areas.
10.      **Plumbing/Fixtures:** Metal/PVC
11.      **Counter Tops:** Laminate
12.      **Cabinets:** Wood
13.      **Ceiling:** Drywall
14.      **Walls:** Drywall
15.      **Floor:** Floor Tiles
16.      **Doors:** Flush hollow core & Bifold
17.      **Windows:** Aluminum slider
18.      **HVAC Source:** Heating & Cooling System Register(s)

### Living Space

A NPNI M D

**All: Living, Dining & Family Rooms Living Space**

1.      **Closet:** Single and None
2.      **Ceiling:** Drywall
3.      **Walls:** Drywall
4.      **Floor:** Carpet & Floor Tile
5.      **Doors:** Bifold
6.      **Windows:** Aluminum Double-hung
7.      **Electrical:** 120 VAC
8.      **HVAC Source:** Heating & Cooling System Register(s)

### Bedroom

A NPNI M D

**All four bedrooms Bedroom**

1.      **Closet:** Single
2.      **Ceiling:** Drywall
3.      **Walls:** Drywall
4.      **Floor:** Carpet
5.      **Doors:** Flush hollow core & Bifold
6.      **Windows:** Aluminum Double-hung
7.      **Electrical:** 120 VAC - Have qualified electrician address/correct loose electric outlets (e.g., in left/rear and right rear bedrooms).
8.      **HVAC Source:** Heating & Cooling System Register(s)

### Attic

A NPNI M D

**Above Main House & Family Room Area Attic**

1.      **Method of Inspection:** In Attic & From Access
2.      **Unable to Inspect:** 45% - Due to roof line/access in main house attic and due to storage items in family room attic space.
3.      **Roof Framing:** 2x4 Trusses - NOTE: do not walk on pressboard in main attic area - it will not bear the weight and will fail.
4.      **Sheathing:** Plywood
5.      **Ventilation:** Gable and soffit vents - Repair/replace deteriorated gable louver (e.g., at left/north gable end of main house) and properly secure/install cable line penetrating through same louver.
6.      **Insulation:** Blown cellulose
7.      **Insulation Depth:** 0 to 8" - 0" at access and 4 to 8" at other areas. 10"/R-30 recommended at ceilings of all conditioned areas. A qualified contractor is recommended to evaluate and estimate cost & projected energy savings to upgrade.
8.      **Wiring/Lighting:** 120 VAC & light
9.      **Moisture Penetration:** None observed
10.      **Bathroom Fan Venting:** Metal to roof vent

### Final Comments

1- Recorded on the following summary page(s) is a list of marginal items - to encourage the customer to address/maintain the items and thereby prevent more costly repairs later. The defective list follows - listing the defective items or the suggested corrective action required for all major safety, electrical, plumbing, HVAC and structural items observed during your inspection. You are urged to have a qualified specialist make further inspections or evaluations on the items in question, and to

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**Final Comments (continued)**

determine the exact repair/replacement cost. It is not the inspectors responsibility to determine who corrects the items listed. Please rely on your agent to assist you in that regard. It is highly recommended that the customer thoroughly review the entire report to ensure no other items should be included in your addendum to the seller; also, that all items be remedied prior to settlement. Please do not hesitate contacting us with any questions that may arise.

The "cure" and "cost of cure", if indicated by/discussed with the inspector, are suggestions and should not be used in place of expert opinion and/or an actual estimate to perform the "cure". There is more than one way to "correct" a marginal or defective item. Costs and worker availability can vary widely depending upon the corrective action on which you decide.

Please review and address all items/systems marked "NI/not inspected" at the earliest possible opportunity, preferably prior to settlement. If inspection is prevented due to uncontrollable circumstances (e.g., weather) then it is recommended you document in writing an acceptable resolution.

If questions develop at any time, please do not hesitate contacting us.

2- Any source of water penetration into your home (e.g., roof leak, faulty gutters/downspouts/splash blocks/extensions, improper grading &/or swales) or items that increase moisture/humidity in your home (e.g., cloths dryer or bathroom exhaust lines not properly directed to the exterior of your home) can create conditions favorable for the proliferation of fungi (i.e., molds, mildews) and increased incidence of insects (e.g., centipedes, millipedes, camelback crickets). These are some of the many indicators that the moisture content of your home is excessive and should be addressed immediately to correct the situation. Fungi can have effects on an individuals health (e.g., allergies) as well as on the structural components of a home and more if the conditions are not properly addressed.

3- If it is determined that an addition or significant modification(s) has/have been added since original construction of the home, it is recommended you obtain as much information from seller or local records as possible (i.e., if building permits were obtained, when constructed, by whom, any warranties still in effect, etc.) and act accordingly - be satisfied to the extent that you feel comfortable future potential purchasers will be satisfied when/if you resell the property.

Permits Obtained: Any code enforcement inspection(s) of original construction/additions/modifications to the home - i.e., inspection stickers, etc. - should be documented for future use/information.

4- If your home has a connected garage/carport, wood burning fireplace or any fossil fuel (gas, fuel oil, etc.) fired appliances (i.e., gas fired cooking appliances, fireplace(s), hot water heater, furnace or boiler, etc.) it is highly recommended carbon monoxide detectors be installed as recommended by local authorities (e.g., gas supplier or local/state government consumer safety officials).

5- Lead paint may be present in homes built prior to 1978. Please refer to EPA (Environmental Protection Agency) guidelines (whether federal or state/local agency) as to the procedure(s) that should be followed to properly address lead based paint.

6- Polybutylene is proven to become defective when placed in contact with chlorine. It is recommended any polybutylene (main, distribution or 1/4" plumbing fixture) water piping, if present, be replaced to prevent future damage due to water leaks. Please refer to [www.polybutylene.com](http://www.polybutylene.com) or [www.plumbing911.com](http://www.plumbing911.com) for further information.

7- Please do not hesitate contacting us with any questions regarding your inspection report or that may arise after you move.

**Not Inspected Summary****Lots and Grounds**

**1. Swale:** Concealed by snow - Swales areas are concealed by snow. Inspect when conditions permit to confirm proper operation/drainage away from foundation/house.

**Roof**

**2. Entire Shingled Roof Area - Roof Surface - Unable to Inspect:** 25% - Covered with snow.

**3. Valleys:** Closed cut shingles - Valleys mostly covered with snow. When conditions permit inspect to determine if they are acceptable.

**Air Conditioning**

**4. Rear of house - AC System - A/C System Operation:** Not operated due to weather - Recommend servicing and confirming proper operation when conditions permit (i.e., at spring service call/maintenance).

**5. Rear of house - AC System - Condensate Removal:** Plastic tubing to float switch pump - Conditions at time of inspection did not allow verification of operation (not in operation to produce condensate flow) - confirm proper operation when conditions permit (i.e., at each spring maintenance/service call and when checking/changing filter - MONTHLY).

**6. Rear of house - AC System - Exterior Unit:** General Electric - Not operated in Air Conditioning mode. System uses same components in first stage of heat pump operation but in reverse. Recommend having qualified HVAC Technician inspect and perform maintenance at change of seasons (heating mode to cooling) to ensure unit is working at its highest efficiency.

**7. Rear of house - AC System - A/C System Operation:** Not operated due to weather - Recommend servicing and confirming proper operation when conditions permit (i.e., at spring service call/maintenance). Service calls (contract) recommended at change of season (i.e., heating to cooling) to maintain unit working at highest efficiency to reduce utility costs and extend life of unit.

**8. Rear of house - AC System - Condensate Removal:** PVC - Conditions at time of inspection did not allow verification of operation - confirm proper operation when conditions permit (i.e., at each spring maintenance/service call).

**9. Rear of house - AC System - Exterior Unit:** Carrier - Not operated due to weather - no visible problems observed, except as noted.

**10. Thermostats:** Individual - Not operated in A/C mode due to weather conditions - confirm proper operation when conditions permit (i.e., when service call/maintenance is performed in spring).

**Basement**

**11. Below Main Area (First Floor) of House - Basement - Unable to Inspect:** 40% - Some areas of basement concealed. Conduct thorough inspection after removal of furnishings/storage items.

**Attic**

**12. Above Main House & Family Room Area - Attic - Unable to Inspect:** 45% - Due to roof line/access in main house attic and due to storage items in family room attic space.

## Marginal Summary

### Lots and Grounds

- 1. Patio:** Brick - At front of house (mostly concealed by snow): Appears to be sloped towards house - recommend addressing so water flows/is directed properly away from foundation/house.
- 2. Deck:** Wood - Mostly concealed by snow. Recommend installation of "graspable" handrails at steps off of deck to prevent fall hazards/personal injury. Deck built on grade, unable to inspect the underside.
- 3. Vegetation:** Trees/bushes/vines - Cut back plant life (trees/bushes/vines) to provide a minimum of 12-18 inch clearance to house exterior for proper ventilation.
- 4. Driveway:** Asphalt - Some areas concealed by snow. Deterioration/cracks observed in exposed areas: properly prepare and seal cracks with crack filler then seal to extend useful life.

### Exterior Surface and Components

- 5. 1 - Exterior Surface - Type:** Exposed foundation - Properly prepare and seal all openings/penetrations through the exterior surfaces of your home. This will decrease the undesirable entry of water, air and other vermin/insects and the potentially damaging affects associated with these elements.
- 6. 2 - Exterior Surface - Type:** Aluminum Siding - Face nails observed - not the recommended application for correcting detached/loose siding. Monitor and address as needed to prevent water penetration/deterioration.
- 7. Entry Doors:** Metal - Door threshold is adjustable type and cracked/deteriorated - monitor and adjust to provide proper closure/sealing of door.

### Roof

- 8. Left/North end - Chimney - Flue/Flue Cap:** Metal - Monitor and paint/replace metal cap as needed to prevent water penetration.
- 9. Downspouts:** Aluminum - Maintain downspouts and monitor attachment to confirm they are properly secured to house (especially after being filled solid with ice as was the condition at the time of inspection).
- 10. Left/South end - Chimney - Chimney Flashing:** open - At penetration through siding there are several voids that should be sealed/properly flashed (consult qualified chimney contractor/sweep).

### Garage/Carport

- 11. Front of house - Garage - Floor/Foundation:** Concrete - Mostly concealed by storage items - thoroughly inspect when conditions permit.
- 12. Front of house - Garage - Electrical:** 120 VAC - Strongly recommend installation of GFI/GFCI protected outlets in all wet/counter areas.

### Electrical

- 13. Smoke Detectors:** all levels - Recommend installation as recommended/according to current requirements of local authorities/regulations (minimum 1 per living level - strongly recommend upgrading to hardwired system with detector on each level and in each bedroom according to current building standards). Regularly inspect/service/replace batteries (backup) for proper operation.

### Air Conditioning

- 14. Rear of house - AC System - Electrical Disconnect:** Unfused knife switch - Recommend installing deterrent for entry by small children (e.g., lock on cover).
- 15. Exposed Ductwork:** Metal - Foil tape recommended at all taps/joints/connections to improve efficiency.
- 16. Blower Fan/Filters:** Direct drive/reuseable - Recommend installation of cover at filter compartment to improve efficiency/operation. Check/ service monthly.

### Heating System

- 17. Basement - Heating System - Blower Fan/Filter:** Direct drive/reuseable - Recommend installation of cover at filter compartment to improve efficiency/operation. Check/service filter monthly!

<b>Marginal (continued)</b>
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**18. Basement - Heating System - Distribution:** Metal duct - Foil tape recommended at all taps/joints/connections to improve efficiency. Remember to adjust dampers as desired at change of seasons for desired flow of conditioned air.

**19. Basement - Heating System - Humidifier:** Aprilaire - Recommend properly setting humidistat to prevent oversaturation/high humidity or confirming that water flow does indeed "prevents legionnaire bacteria from forming".

**20. Attic - Heating System - Distribution:** Metal & Flexduct - Address/correct flex duct where drastic turns are present that are likely to choke off or prevent proper air flow (e.g., at truss web in space in front of unit in unfinished area - monitor and address as necessary to provide adequate air flow. Address/resecure distribution duct where detached/improperly supported (e.g., at supply line to room between garage & kitchen area).

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### Plumbing

**21. Service Line:** Copper - Concealed/not accessible (connection of main distribution line to main) through small opening in drywall.

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### Basement

**22. Below Main Area (First Floor) of House - Basement - Doors:** Flush hollow core - Some louvered doors also present and require servicing/repairs for proper operation (e.g., at water heater/utility areas).

**23. Below Main Area (First Floor) of House - Basement - HVAC Source:** Heating & Cooling System Register(s)

**24. Below Main Area (First Floor) of House - Basement - Moisture Location:** some baseboards - Evidence of previous water saturation at some baseboards (not active at time of inspection). Correct gutters/downspouts/splash blocks/extensions/grade &/or swales to prevent future development.

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### Fireplace/Wood Stove

**25. Family Room - Fireplace - Smoke Chamber:** Metal - Recommend having qualified contractor clean/service as needed to prevent chimney fire.

**26. Family Room - Fireplace - Flue:** Metal - Recommend having qualified contractor clean/service annually, depending on usage, to prevent chimney fire.

**27. Family Room - Fireplace - Damper:** Metal - Requires servicing/adjustment to improve ease of operation (as discussed).

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### Laundry Room/Area

**28. Basement - Laundry Room/Area - Floors:** Concrete - Some deterioration in concrete - service/repair as needed to remove tripping hazards.

**29. Basement - Laundry Room/Area - Washer Hose Bib:** Gate Valve - Recommend installation of stainless steel like reinforced lines to prevent future water damage due to leakage from reinforced rubber hose lines.

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### Bathroom

**30. All four: Basement, 1st floor powder room, 2nd floor hallway and Master bathrooms - Bathroom - Electrical:** 120 VAC - 1st floor powder room GFI/GFCI device is redundant and requires servicing/repair by a qualified electrician. Strongly recommend installation of GFI/GFCI protected outlets in all wet/counter areas.

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### Kitchen

**31. 1st Floor - Kitchen - Electrical:** 120 VAC - Strongly recommend installation of GFI/GFCI protected outlets in all wet/counter areas.

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### Bedroom

**32. All four bedrooms - Bedroom - Electrical:** 120 VAC - Have qualified electrician address/correct loose electric outlets (e.g., in left/rear and right rear bedrooms).

**Marginal (continued)**

**Attic**

**33. Above Main House & Family Room Area - Attic - Insulation Depth:** 0 to 8" - 0" at access and 4 to 8" at other areas. 10"/R-30 recommended at ceilings of all conditioned areas. A qualified contractor is recommended to evaluate and estimate cost & projected energy savings to upgrade.

## Defective Summary

### Lots and Grounds

- 1. Steps/Stoops:** Concrete - Loose handrails (e.g., at front entry stoop) - properly tighten/secure to prevent fall hazards/personal injury.
- 2. Retaining Walls:** Timber - Deterioration of timbers observed and evidence of deterioration/failure (e.g., metal stakes installed to secure timbers in place). Service/maintain and budget to replace.
- 3. Grading:** Low Areas - Correct low areas or where ponding water is noted after periods of precipitation. One inch slope per foot away from building, for a minimum of 8-10 feet, is recommended.
- 4. Fences:** Split rail w/metal fabric/fencing - Broken/damaged/displaced rails and evidence of deterioration (water and/or insect damage) and gate is not operating properly. Service/repair/replace.

### Exterior Surface and Components

- 5. Trim:** Wood - Rotten/deteriorated wood (e.g., at garage door jamb) - properly repair/replace & paint or wrap with prefinished metal/vinyl.
- 6. Patio Door:** Wood w/glass - Seal is broken in operable door and hardware (at exterior) is not installed/secured properly (exterior door knob pulls off). Repair/replace.
- 7. Hose Bibs:** Rotary - Front hose bib is missing knob/valve - repair/replace. Rear hose bib is winterized/shut off - confirm proper operation when conditions permit.

### Roof

- 8. Entire Shingled Roof Area - Roof Surface - Material:** 3-tabbed shingle - Replace missing shingles (e.g., at front right corner of right/south second floor dormer).
- 9. Flashing:** Prefinished Aluminum - Reattach/resecure loose flashing/wrap where loose/detached (e.g., at rear second floor window).
- 10. Gutters:** Aluminum - Loose spikes/nails - reset and monitor (maintain free of debris) to provide proper operation. Full of ice at time of inspection - confirm proper operation after spikes are reset and when conditions permit.
- 11. Leader/Extension:** and/or Splash Blocks - Install and maintain splash blocks (clean free of debris and correct installation so water flows out and away from foundation properly) and/or install extensions (confirm location/grade at ends so they are "self-cleaning" and monitor to correct/confirm proper water drainage) so water is directed properly away from foundation.

### Garage/Carport

- 12. Front of house - Garage - Garage Doors:** Wood & Pressboard panels - Deteriorated wood/pressboard panels - recommend repair/replacement and installation of safety cables on garage door springs.
- 13. Front of house - Garage - Door Operation:** Automatic - Door reverses due to drag on tracks. Door replacement would correct.

### Air Conditioning

- 14. Rear of house - AC System - Refrigerant Lines:** Copper liquid & Insulated copper suction lines - Correct voids/joints/tears in suction line insulation to improve efficiency/extend life of unit and prevent condensation/damage (evidence of previous occurrence noted at time of inspection).

### Heating System

- 15. Attic - Heating System - Heat Exchanger:** 4 Burner - Excessive rust observed. cursory review of heat exchanger did not reveal any obvious cracks. Proper air flow to properly carry heat away from heat exchanger is required to prevent premature failure/cracks from developing. Operating unit with a dirty filter can create such unfavorable conditions. Improper condensate drainage onto furnace can also prematurely deteriorate unit. To ensure heat exchanger is intact recommend having qualified HVAC contractor perform thorough service/cleaning and exhaustive inspection annually to confirm no cracks or deterioration in heat exchanger exist. Deterioration in heat exchanger, exhaust flue or ventilation can cause personal injury/death due to carbon monoxide poisoning. Regularly service/maintain unit and its components (including filter) to extend useful life of unit.

<b>Defective (continued)</b>
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**16. Attic - Heating System - Blower Fan/Filter:** Direct drive/disposable - Check/change filter monthly. Recommend installation of pleated electrostatic filter in lieu of fiberglass filter so filter removes as much from the air as possible. Monthly inspection/replacement is then even more important since filter will remove more from the air & thus need to be replaced more often for proper air flow & thus conditioned air distribution/delivery to house.

**17. Attic - Heating System - Flue Pipe:** Metal pipe - Holes/voids in pipe that allow carbon monoxide into house-repair/replace.

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### Plumbing

**18. Basement Utility - Water Heater - TPRV and Drain Tube:** Copper Pipe - Drain tube opening is not within six inches of the floor. Extend to 6 inches maximum off of floor.

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### Structure

**19. Stairs/Handrails:** Wood & Concrete/wood & metal - Loose and/or missing handrails - properly secure and/or install (recommended at locations where 3 or more risers/steps are present for entire length of stairway(s) - e.g., loose at front steps and loose/not installed for entire length of stairway at basement stairway) to prevent fall hazards.

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### Basement

**20. Below Main Area (First Floor) of House - Basement - Bsmt Stairs/Railings:** Wood stairs/wood hand rails - Continuous handrails (from top to bottom of stairs) is recommended. Maintain/properly secure handrails at stairways for proper support/operation.

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### Fireplace/Wood Stove

**21. Living Room - Fireplace - Flue:** Stainless Steel - Have serviced/cleaned to remove nesting materials and soot/creosote to remove fire hazard. Monitor to ensure flue is sealed properly to prevent escape of combustion air (installation of carbon monoxide detector is recommended).

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### Laundry Room/Area

**22. Basement - Laundry Room/Area - Dryer Vent:** Flex (Plastic) - Clean exhaust line immediately and then regularly to prevent fire hazard & to improve drying efficiency. Plastic/foil faced paper exhaust lines are not recommended by most clothes dryer manufacturers - recommend replacement with metal flex duct for improved efficiency/operation.

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### Bathroom

**23. All four: Basement, 1st floor powder room, 2nd floor hallway and Master bathrooms - Bathroom - Counter/Cabinet:** Cultured marble/Wood - Properly install/secure countertops that are loose (e.g., at basement bathroom & 1st floor powder room).

**24. All four: Basement, 1st floor powder room, 2nd floor hallway and Master bathrooms - Bathroom - Faucets/Traps:** Metal/Bras - Stopper mechanism missing &/or not working properly at all sink locations - install/repair.

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### Kitchen

**25. 1st Floor - Kitchen - Dishwasher:** Estate - Leakage at front of dishwasher - service/correct.

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### Attic

**26. Above Main House & Family Room Area - Attic - Ventilation:** Gable and soffit vents - Repair/replace deteriorated gable louver (e.g., at left/north gable end of main house) and properly secure/install cable line penetrating through same louver.