

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

FILE #: 000123.
DATE OF INSPECTION: August 8, 2006.
TIME OF INSPECTION: 09:00 AM.
INSPECTOR Lou Schneider.
CLIENT NAME: Mr. Taylor Brown.
MAILING ADDRESS: 123 Main Street.
CLIENT CITY/STATE/ZIP: Ocean City, MD 21842.
INSPECTION SITE: 123 Fifth Avenue.
**INSPECTION SITE CITY/
STATE/ZIP:** Ocean City, MD 21842.

CLIMATIC CONDITIONS:

WEATHER: Clear.
SOIL CONDITIONS: Damp.
**APPROXIMATE OUTSIDE
TEMPERATURE in F:** 80-90.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: Southeast.
ESTIMATED AGE OF HOUSE: 3.
BUILDING TYPE: 1 family, Contemporary.
STORIES: 2.
SPACE BELOW GRADE: Crawl space.

UTILITY SERVICES:

WATER SOURCE: Private.
SEWAGE DISPOSAL: Public.
UTILITIES STATUS: All utilities on.

OTHER INFORMATION:

AREA: City.
HOUSE OCCUPIED? Yes.
CLIENT PRESENT: No.

PAYMENT INFORMATION:

PAID BY:

REPORT LIMITATIONS

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

Sample Report

concealed, camouflaged or difficult to inspect are excluded from the report.

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

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

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

By accepting this report and relying upon it Client acknowledges receipt of and agrees to be bound by the terms of the inspection agreement accompanying the inspection report.

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

EXTERIOR - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

CONDITION: Vinyl siding, Block.
Inspected- No major defects were found

WALL FRAMING

TYPE & SIZE 2x6 Framing.

TRIM:

MATERIAL: Wood, Metal, Vinyl.
CONDITION: Inspected- No major defects were found.

SOFFIT AND FASCIA

MATERIAL Metal, Vinyl.
CONDITION Soffit and Fascia were inspected and appear to be in good condition.

BASEMENT/CRAWL SPACE:

ACCESSIBILITY: Crawl space is fully accessible.
ENTRY ACCESS Crawl space Hatch Metal.
CRAWL SPACE HATCH LOCATION Exterior Location, Right Side.
ENTRY Entered Crawl Space.
CRAWL SPACE: A vapor barrier is needed on the crawl space floor. Crawl space insulation, Insulation needed.
VENTILATION TYPE Automatic temperature control vents in the foundation walls.
VENTILATION CONDITION Crawl space ventilation appears adequate.
CRAWL SPACE INSULATION CONDITION No insulation is installed in the crawl space. Installation of R-19 insulation recommended.
BASEMENT WALLS - TYPE: Concrete block.
CONDITION: Inspected- No major defects were found.

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BEAM - MATERIAL & CONDITION:

Laminated Wood, Inspected- No major defects were found.



FLOOR JOISTS - MATERIAL & CONDITION:

Lumber 2 x 12 Inspected- No major defects were found.

COLUMNS/SUPPORTS - MATERIAL & CONDITION:

Block, Wood, Inspected- No major defects were found.

BASEMENT FLOOR AND CRAWLSPACE DRAINAGE:

Inspected- No major defects were found.

ROOF SYSTEM

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC AND INSULATION:

ATTIC ACCESS	Scuttle Hole to attic.
ACCESS LOCATION	Hallway, Entered.
ACCESSIBILITY AND CONDITION:	Attic is partial, Truss framing, No walk boards are provided, Ventilation is provided.
VENTILATION TYPE AND CONDITION:	Ridge vent, Soffit vent, Ventilation appears adequate for the attic space.
INSULATION TYPE AND CONDITION:	Fiberglass batts, Fiberglass- Blown, Inspected- No major defects were found.
DEPTH AND R-FACTOR:	15 inches, R-38.

ROOF:

STYLE:	Hip.
TYPE:	Composition shingles.
ROOF ACCESS:	Walked on roof.
ROOF COVERING STATUS:	Inspected- No major defects were found/within useful life.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:	Full, Inspected- No major defects were found.
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PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL: Plastic.
CONDITION: Inspected- No major defects were found.

SUPPLY LINES:

MATERIAL: CPVC Plastic.
CONDITION: Inspected- No major defects were found.

WASTE AND VENT LINES:

MATERIAL: PVC Plastic.
CONDITION: Inspected- No major defects were found.

OUTSIDE SHOWER:

OPERATION: Did not come on.

WATER HEATER:

TYPE: Electric.
MANUFACTURER: Bradford - White.



SIZE: 50 Gallons.
LOCATION: Utility room.
MODEL: MI50S6DS13.
SERIAL NUMBER: ZB2747180.
CONDITION: Inspected- No major defects were found.

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FUEL SYSTEM:

**METER/TANK LOCATION-
CONDITION:**

Meter located at exterior, System Inspected- No major defects were found.

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

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

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY UNIT:

Utility Area.

SYSTEM TYPE:

Heat pump- Heat is extracted from outside air (a reverse of air conditioning) warming a coil in the air handler. A fan forces inside air over the coil, warming it and sending it into the rooms.

MANUFACTURERS:

York.

MODEL:

N1AHD1406A.

SERIAL NUMBER:

EHJS193773.

FUEL TYPE AND NOTES:

Electric.

HEATING SYSTEM CONDITION:

PRIMARY UNIT:

Inspected- No major defects were found. The heating system was operated from the controls. In depth assessment of the heating components is outside the scope of a standard home inspection. If you have further concerns about the heating system consult an HVAC specialist for additional investigation.

PUMP/BLOWER FAN:

Inspected- No major defects were found.

AIR PLENUM:

Inspected- No major defects were found.

AIR FILTERS:

Inspected- Filters in place and are clean.

NORMAL CONTROLS:

Inspected- Operational.

AIR CONDITIONING:

TYPE:

Central, Electric, Appears operational.

MANUFACTURERS:

York.

MODEL:

E1RE036S06D.

SERIAL NUMBER:

WELM002003.

POWER SOURCE:

220 Volt, Electrical disconnect present.

COMPRESSOR AGE IN YEARS:

i.

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CAPACITY OF UNIT: 3 ton.
RETURN AIR TEMPERATURE: 76 degrees.
SUPPLY AIR TEMPERATURE: 57 degrees.
AIR TEMPERATURE DROP: 19 degrees.
CONDENSATE LINE: The condensate line discharges in the crawl space. The condensate line should discharge outside the foundation wall.
NORMAL CONTROLS: Inspected- Operational.

AIR CONDITIONING SYSTEM CONDITION:

PRIMARY UNIT: Inspected- No major defects were found.
PUMP/BLOWER FAN: Inspected- No major defects were found.
AIR PLENUM: Inspected- No major defects were found.
AIR FILTERS: Inspected- Filters in place and are clean.

DUCTWORK:

TYPE: Insulated sheet metal, Flexible Round.
DUCTS/AIR SUPPLY: Inspected- No major defects were found.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

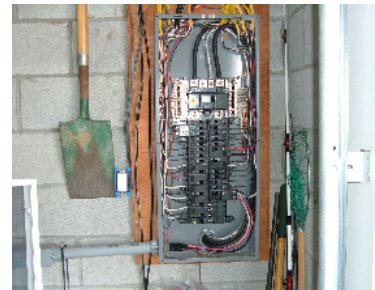
SERVICE:

TYPE AND CONDITION: Underground, 110/220 Volt, 200 Amp Service provided. Circuit breakers, Inspected- No major defects were found.

MAIN DISCONNECT The main disconnect is located in the main panel box. The main disconnect is a circuit breaker. 200 Amp Main disconnect, No major defects were found.

ELECTRICAL PANELS:

MAIN PANEL LOCATION AND NOTES: Garage, Inspected- No major defects were found.



Inspector Notes: Multiple wires are connected to a single lug on a circuit breaker where only one wire should be connected.



OF 110 VOLT CIRCUITS: 18.

OF 220 VOLT CIRCUITS: 8.

SUBPANEL #1 LOCATION: Air conditioner, Exterior.

SUB PANEL NOTES: Circuit and wire sizing correct so far as visible, Grounding system is present.

CONDUCTORS:

ENTRANCE CABLES: Aluminum- OK.

BRANCH WIRING: Type of Wiring: Romex- Plastic insulated wiring, Copper, Inspected- No major defects were found.

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SWITCHES & OUTLETS:

CONDITION:

Missing or damaged cover plates viewed. There are a couple of lights in the utility area that do not have a junction box.



INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY DOOR:

Type

Metal

Inspected- No major defects were found.

OTHER EXTERIOR DOORS:

The lower doors at the rear deck have active moisture at the bottom trim.



INTERIOR DOORS:

Type, Hollow core, Raised panel, Inspected- No major defects were found.

WINDOWS:

TYPE & CONDITION:

Vinyl, Insulated glass, Double hung, A representative sampling was taken. Windows as a grouping are generally operational.

INTERIOR WALLS:

MATERIAL & CONDITION:

Drywall, Inspected- No major defects were found.

CEILINGS:

TYPE & CONDITION:

Drywall, Inspected- No major defects were found.

FLOORS:

TYPE & CONDITION:

Carpet, Vinyl, Inspected- No major defects were found.

STAIRS & HANDRAILS:

CONDITION:

Interior stairs Inspected- No major defects were found. Stair handrail Inspected- No major defects were found.

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SMOKE / FIRE DETECTOR:

COMMENTS:

Smoke alarm(s) responded to test button operation.

GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION: Under main house roof, Two car.

FLOOR:

CONDITION: Inspected- No major defects were found.

FIRE WALL:

CONDITION: Inspected- No major defects were found.

GARAGE DOOR(S):

CONDITION: Inspected- No major defects were found. Automatic door opener(s)- operational, Automatic reverse feature is, operational.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE AND CONDITION: Stainless Steel, Inspected- No major defects were found. Faucet is operational Hand sprayer is operational.

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION: Electric, Burners and oven were tested and are operational.

VENTILATION:

TYPE AND CONDITION: Internal, Fan/Hood operational.

REFRIGERATOR:

TYPE AND CONDITION: Electric, Ice maker operates, Water dispenser operates, 42 degrees fridge - 16 degrees freezer.

DISHWASHER:

CONDITION: Inspected- operated properly.

GARBAGE DISPOSAL:

CONDITION: Inspected- operated properly.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS: Counters are Formica (plastic laminate), Inspected- No major defects were found. Cabinets appear serviceable.

WALLS/CEILINGS/FLOORS: Walls and ceilings were inspected- No major defects were found. Floor covering is vinyl/linoleum, Inspected- No major defects were found.

WINDOWS/DOORS: Inspected- No major defects were found.

**SWITCHES/FIXTURES/
OUTLETS:** Inspected- No major defects were found.

Laundry appliances are not moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION: Service area main floor.

CONDITION: Plumbing Inspected- No major defects were found Electrical outlet is grounded, 220 Service-operational, Dryer venting is provided.

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WASHER AND DRYER:

CLOTHES WASHER:

Operated- No major defects were found.

CLOTHES DRYER:

Electric, Operated- No major defects were found.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

BATH LOCATION: Downstairs, The outlet in this bathroom should be a GFCI.
CONDITION OF SINK: Inspected- No major defects were found. Drain Inspected- No major defects were found. Counters/cabinets appear serviceable.
CONDITION OF TOILET: Inspected- No major defects were found.
TUB/SHOWER PLUMBING FIXTURES: The showerhead assembly is loose.
TUB/SHOWER AND WALLS: The enclosure seams need fresh caulk at the bottom.
BATH VENTILATION: Ventilation is minimal.

BATHROOM AREA:

BATH LOCATION: Master bedroom.
CONDITION OF SINK: Inspected- No major defects were found. Drain Inspected- No major defects were found. Counters/cabinets appear serviceable.
CONDITION OF TOILET: Inspected- No major defects were found.
TUB/SHOWER PLUMBING FIXTURES: The showerhead assembly is loose.
TUB/SHOWER AND WALLS: Tub and shower areas inspected and appear serviceable, Shower walls appear serviceable, Enclosure Inspected- No major defects were found.
BATH VENTILATION: Inspected- No major defects were found.

BATHROOM AREA:

BATH LOCATION: Upstairs.
CONDITION OF SINK: Inspected- No major defects were found. Drain Inspected- No major defects were found. Counters/cabinets appear serviceable.
CONDITION OF TOILET: Inspected- No major defects were found.
TUB/SHOWER PLUMBING FIXTURES: Inspected- No major defects were found. Drain Inspected- No major defects were found. Shower head Inspected- No major defects were found.
TUB/SHOWER AND WALLS: Tub and shower areas inspected and appear serviceable, Shower walls appear serviceable.
BATH VENTILATION: Inspected- No major defects were found.

FOUNDATIONS

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

DRIVEWAY:

CONDITION: Driveway material, Asphalt, Inspected- No major defects were found.

SIDEWALKS:

TYPE: Concrete.

CONDITION: Inspected- No major defects were found.

LANDSCAPING:

CONDITION: Maintained.

GRADING:

SITE: Flat site.

DECKS:

TYPE: Wood.

CONDITION: Inspected- No major defects were found.

EXTERIOR STAIRS/STOOPS:

CONDITION: Inspected- No major defects were found. Handrails serviceable.