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Home Inspection Report



14 Anywhere Ct
Lutherville-Timonium, MD 21093



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Definitions

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

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

General Information

Property Information

Property Address 14 Anywhere Ct
City Lutherville-Timonium State MD Zip 21093

Client Information

Client Name Your Name Here

Inspection Company

Inspector Name Sean Walter
Company Name Anthem Services LLC
Address 313 Potomac Avenue
City Baltimore State MD Zip 21237
Phone (443)921-7593
Email Info@AntServs.com
Website www.AnthemServicesLLC.com

Conditions

Others Present Buyer's Agent and Buyer Property Occupied Vacant
Estimated Age 1981 Entrance Faces Street
Inspection Date 07/15/2019
Start Time 9:45 am End Time 1:10 pm
Electric On Yes
Gas/Oil On Not Applicable
Water On No
Temperature 80 f
Weather Partly cloudy Soil Conditions Damp
Space Below Grade unfinished Basement
Building Type Single family Garage Attached



Grounds and Exterior

We are not exterior experts. Feel free to hire an exterior contractor prior to closing. Water can be destructive and foster conditions that can be harmful to health. For this reason, the ideal property will have the ground around the foundation perimeter that slopes away from the residence about 6 inches for the first 10 feet from the foundation. The interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into drains or trays that carry or divert water away from the foundation. The sellers or occupants will have a more intimate knowledge of the site than we will have during our limited visit. We recommend asking the seller about water problems including but not limited to water puddles in the yard, gutter or downspout problems, water penetration into the lowest level of the structure, and drainage systems. Recommend closely monitoring and inspecting the exterior during a heavy rainstorm to observe the way the surface water is managed. Standing puddles near the house foundation are to be avoided.

Marginal

Driveway: Asphalt - Damaged or deteriorated, recommend estimate for repair or replacement by a licensed contractor



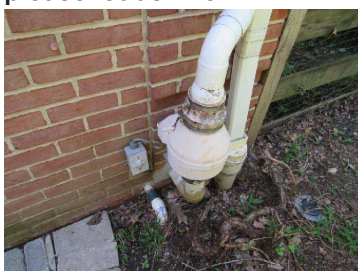
Defective

Walks: Paver - settlement, trip hazards, moss growth observed. Have repaired by qualified contractor.



Acceptable

Radon system: Radon system appears to be functional. We did not perform a radon inspection or radon test as they are beyond the scope of this home inspection. If you would like these services performed please let us know.





Grounds and Exterior (Continued)

Marginal Cupolas: wood - paint damage, suggest further evaluation and repair as needed. Does not appear to be functional.



Acceptable Porch: breezeway porch has a crack running down the center.



Marginal Vegetation: Tree limbs over hang the roof and should be cut back, no plants should be allowed to grow on the building. plants are growing into window wells. Have corrected by a qualified contractor.

Defective Basement Stairwell: Concrete - Area should be cleared of debris and dirt, ensure drain is functioning. Missing handrail. moss growth on stairs and walls should be removed. Re Point brick as necessary. no drainage observed.



Defective Window Wells: Drain Not visible - Could not inspect due to build up of debris, Cover is cracked or damaged. Have cleaned out, covers replaced. If drain is present ensure they are operational. Have further evaluated and repaired by a qualified contractor.



Grounds and Exterior (Continued)

Window Wells: (continued)



Marginal Grading/Swale Flat, Minor slope - Ideally the grading should slope about 6 inches over the first 10 feet away from the house foundation. Recommend observing during a heavy rain to ensure no water is sitting against foundation.

Exterior Surface

Acceptable Type: Brick veneer - moss growth and vegetation should be removed.



Marginal Fascia/soffit Wood - Paint is peeling in many spots. Section of what appears to be carpenter bee damage. Have repaired by qualified contractor.



Defective Entry Doors: Metal - Basement door has wood rot at base of casing. laundry door has a failed seal. breezeway door is not locking correctly. several door have paint peeling. Have doors repaired by qualified contractor.



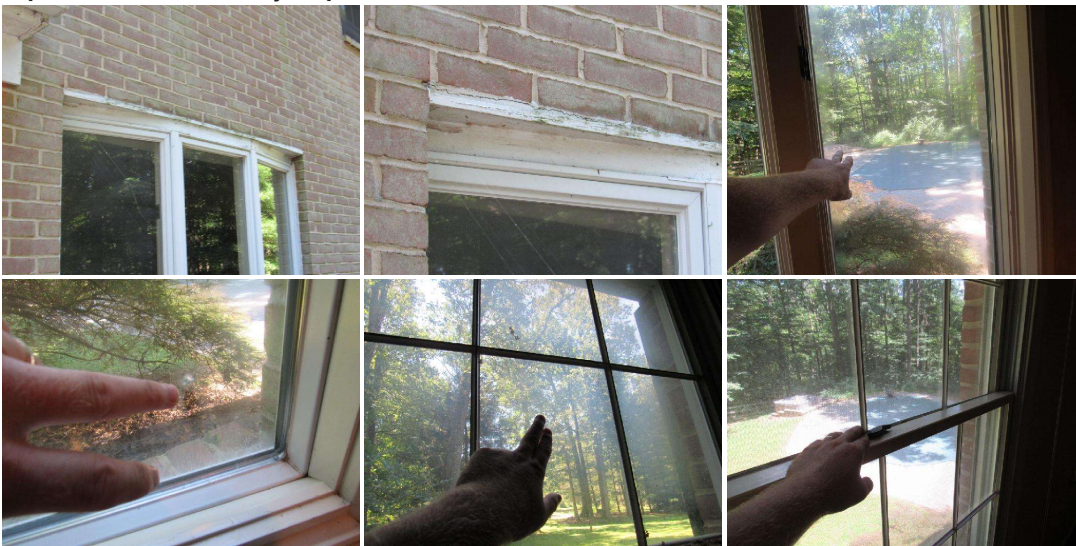
Grounds and Exterior (Continued)

Entry Doors: (continued)



Defective

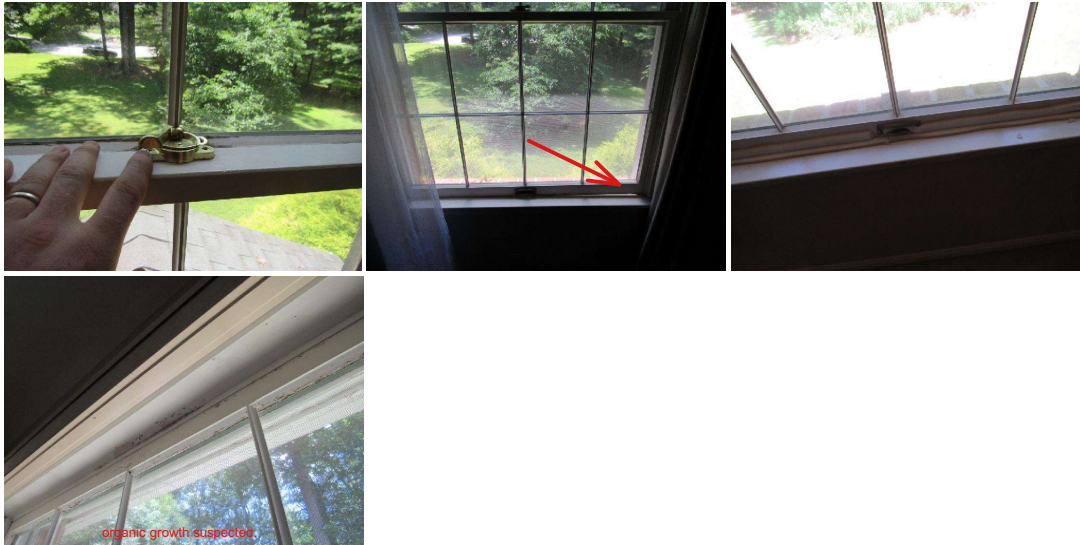
Windows: One windows seal was broken. Several windows on the second floor do not close or lock correctly, some replacement locks noted. master bath window is missing a lock and has likely bacterial growth present. All windows should be re caulked as needed. Have further evaluated and repaired/ replaced as needed by a qualified contractor.





Grounds and Exterior (Continued)

Windows: (continued)



Defective

Basement Windows: basement windows are rotted and should be replaced by a qualified contractor.



Roof System

We are not professional roofers. Feel free to hire one prior to closing. We do our best to inspect the roof system within the time allotted. We inspect the roof covering, drainage systems, the flashings, the skylights, chimneys, and roof penetrations. We are not required to inspect antennae, interiors of flues or chimneys which are not readily accessible, and other installed accessories. This is not an exhaustive inspection of every installation detail of the roof system according to the manufacturer's specifications or construction codes. It is virtually impossible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection. We recommend that you ask the sellers to disclose information about the roof, and that you include comprehensive roof coverage in your home insurance policy.

Roof Surface

Method of Inspection: Ground level

Acceptable Unable to Inspect: 20%

Acceptable Material: Architectural Shingles





Roof System (Continued)

Type: Gable

Approximate Age: less than 5 yrs

Acceptable Flashing: Aluminum

Acceptable Plumbing Vents: ABS

Roof Water Control

Marginal Gutters: Aluminum - Need cleaning

Marginal Downspouts/Leader: Aluminum - Loose or missing clamps



Structural System

We are not structural engineers. Feel free to hire one prior to closing to consult with and address concerns that you have with the property, even if I do not identify any structural material defects. We inspect the structural components including foundation and framing by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not required when probing would damage any finished surface or where no deterioration is visible.

Acceptable Foundation: Block - minor cracks noted, see basement.

Acceptable Differential Movement: No movement or displacement noted

Acceptable Joists/Trusses: 2x10 - bacterial growth observed see basement.

Acceptable Wall Structure dimensional lumber

Acceptable Ceiling Structure dimensional lumber

Acceptable Floor/Slab: Dimensional wood, poured slab

Plumbing System

We are not professional plumbers. Feel free to hire one prior to closing. All bathroom fixtures, including toilets, tubs, showers, and sinks are inspected. Approximately 15 minutes of water is run at each fixture. Readily visible water-supply and drain pipes are inspected. Plumbing access panels that we can find are opened, if readily accessible and available to open. We do not perform water leak tests on drain lines or shower pans. We simply look for active leaks, which is quite limited by our short time in the property.

Interior

Acceptable Service Line: Polybutelene

Acceptable Main Water Shutoff: Basement

Marginal Water Lines: CPVC and copper - Water was turned off at the property at the time of inspection. Many shutoff valves show significant corrosion. Hose bib shut off, water heater, and washer hookups all showed deterioration. Suggest having water turned on by a professional and all shutoff valves checked and replaced as needed with ball valves. Recommend replacing them all preemptively.



Plumbing System (Continued)

Water Lines: (continued)



Acceptable
Acceptable

Vent Pipes: PVC

Drain Pipes: Cast iron/ galvanized, PVC - The visible portions of the drain pipes include an older cast-iron type, which are not as dependable as modern PVC drainpipes. They cannot be expected to last forever. In general, it has been said that cast iron drainpipes have a life span of around 50 years. Suggest having the sewage line scoped by a qualified contractor to inspect for damage and repair as needed.

- strap supporting pvc has rusted and broken; have repaired by a qualified contractor.



Not Present
Acceptable

Basement Floor Drain:

Service Caps: Accessible



Marginal

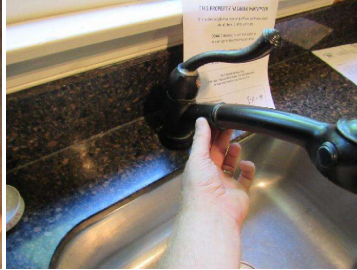
Bathroom Sink/Basin: several stoppers do not work or are missing. Once water is turned on have further evaluated and corrected as needed by a qualified contractor.





Plumbing System (Continued)

Marginal **Faucets/Traps: "S" Type drain traps do not meet today's standards, one is present in the kitchen.**



Acceptable **Sump Pump: Submerged - Could not remove cover as it is sealed for radon mitigation system.**



Defective **Toilets: The toilet in the master bathroom is loose at the floor and will require replacement of the wax seal.**



Acceptable **Spa Tub/Surround: Fiberglass tub and ceramic tile surround**

Acceptable **Shower/Surround: Fiberglass pan and fiberglass surround**

Basement Water Heater

Marginal **Water Heater Operation: Did not function at time of inspection - water turned off to house. Water heater has exceeded design life expect to replace in the near future. TPR valve is not correct, have repaired by a qualified contractor.**



Manufacturer: General Electric

Energy Source: Electric Capacity: 50 Gal.

Approximate Age: 2008 Area Served: Whole building



Plumbing System (Continued)

Exterior

Acceptable Hose Bibs: Rotary - suggest updating to frost proof.



Marginal Basement Stairwell Drain: Surface drain - area very dirty, suggest cleaning and ensuring drain is functioning correctly.

Gas Service

Laundry Area

Marginal Washer Hose Bib: Inoperative at time of inspection, A licensed plumber is recommended to evaluate and estimate repairs



Marginal Washer Drain: A licensed plumber is recommended to evaluate and estimate repairs

Acceptable Well Head: Suggest having a well and septic inspection performed, as these things can be expensive to repair.





Electrical System

We are not electricians. Feel free to hire an electrician prior to closing. If we feel that it is safe enough to open the electrical panel, we will check the interior components of service panels and sub-panels, the conductors, and the over-current protection devices. Inside the house, we will check a representative number of installed lighting fixtures, switches, and receptacles. This is not an exhaustive inspection of every component and installation detail. There will be receptacles and switches and lights that we will not have time to inspect. Ask property owner about all of the wall switches. It is essential that any recommendations that we may make for correction should be completed before the close of escrow, because an electrician could reveal other problems or recommend repairs.

Acceptable Service Entrance: Under ground utilities

Service Size Amps: 200 Volts: 110-240 VAC

Acceptable Service: Aluminum

Acceptable Ground: Plumbing and rod in ground

Acceptable 120 VAC Branch Circuits: copper

Acceptable 240 VAC Branch Circuits: Aluminum

Acceptable Conductor Type: Romex

Defective Interior Lighting: 110 VAC - Missing several fixtures. Some lights did not work, some switches did not appear to do anything. Have further evaluated and repaired by a qualified contractor.

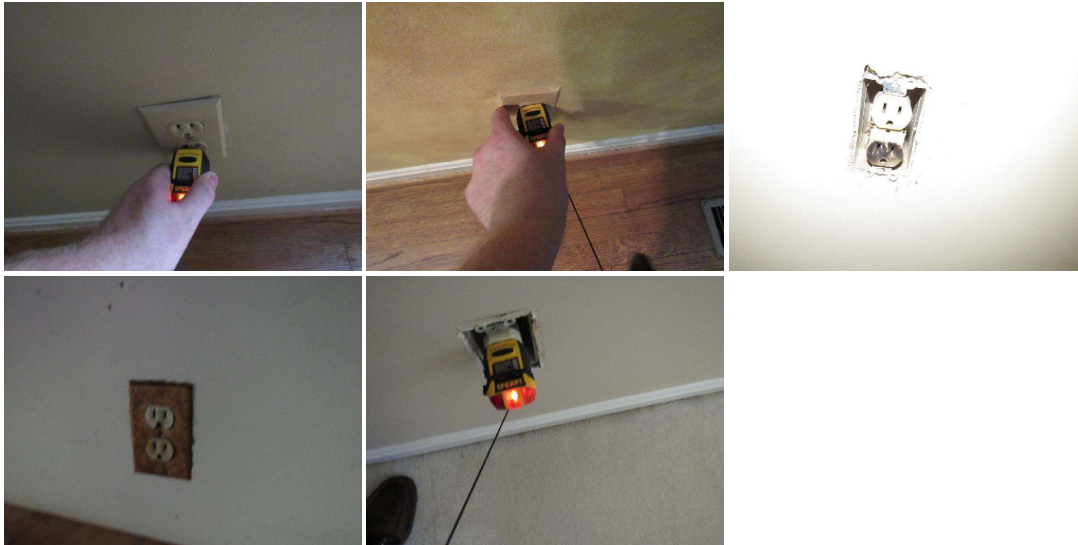


Defective 120 VAC Receptacles: Grounded - Several outlets are excessively loose. Some outlets have grounding issues. One outlet has a singe mark on the exterior. Have outlets further evaluated and repaired/replaced by a qualified contractor.



Electrical System (Continued)

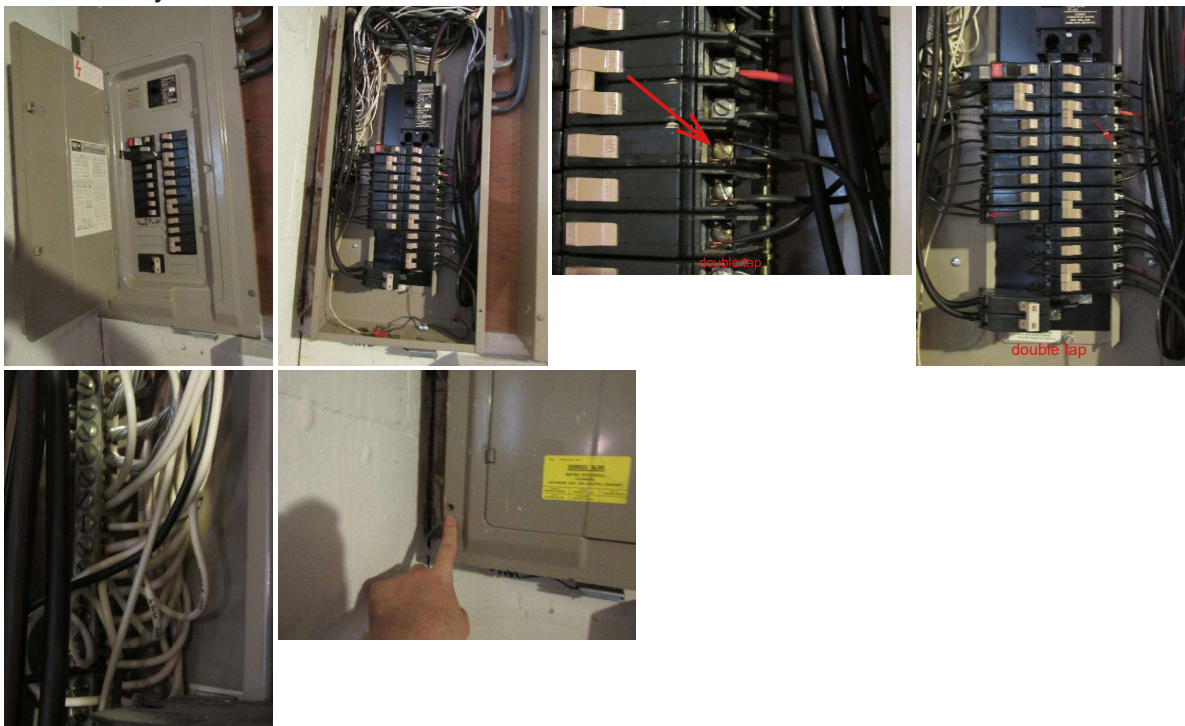
120 VAC Receptacles: (continued)



Acceptable 240 VAC Receptacles: 3-pole 3-wire grounded

Basement (left panel) Electric Panel

Marginal Manufacturer: Cutler-Hammer - Double taps present, missing one screw from cover. Evaluation and correction by a licensed electrician is recommended.



Maximum Capacity: 150 Amps

Acceptable Main Breaker Size: 150 Amps

Acceptable Breakers: Copper

Not Present AFCI:

Acceptable GFCI: Bathrooms only. - consider updating GFCI to include garage, exterior, kitchen and any outlets near a water source.



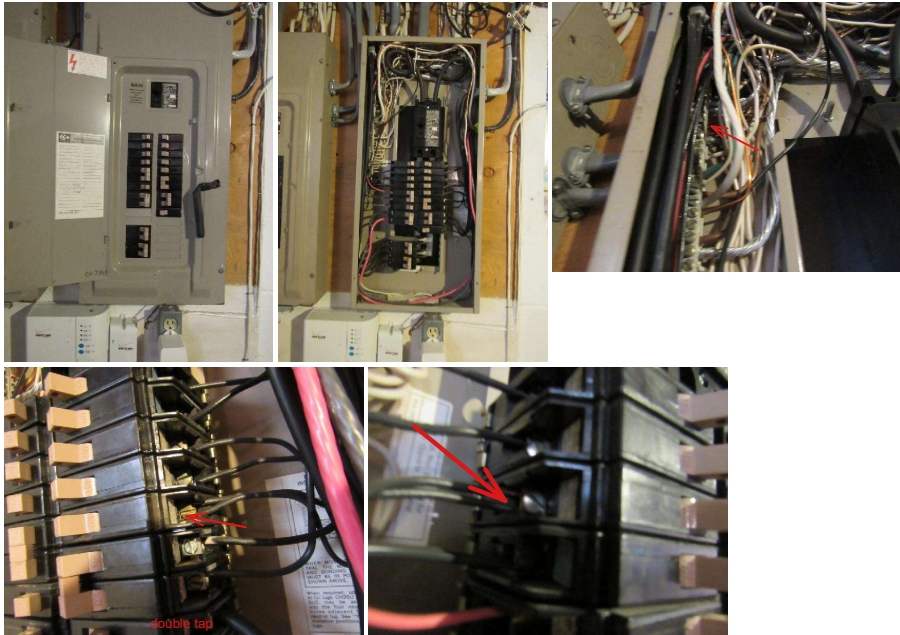
Electrical System (Continued)

Marginal inspection Sticker Not present - only one sticker is present, it is on the right panel.

Is the panel bonded? Yes

Basement (right panel) Electric Panel

Marginal Manufacturer: Cutler-Hammer - Double taps present, Evaluation by a licensed electrician is recommended



Maximum Capacity: 150 Amps

Acceptable Main Breaker Size: 150 Amps

Acceptable Breakers: Copper

Not Present AFCI:

Not Present GFCI:

Is the panel bonded? Yes

Defective Smoke Detectors: Ideally there should be smoke detectors installed on every floor, including the basement and the attic space, inside every bedroom, and in the hallway outside the bedrooms. The detectors should be hard-wired with battery back-up.

Defective Carbon Monoxide Detectors: Ideally there should be one on every floor of the home.

Defective Exterior Lighting: Surface mount - We do not inspect all of the spot lights and decorative garden lights. Some may be on timers. Or switches. Recommend asking the seller to demonstrate how well they work. Any low-voltage or garden lights installed would not be permanent and may not stay with the house.

- many sconces are failing or damaged, have replaced or repaired as needed by a qualified contractor.
- broken floodlight.



Electrical System (Continued)

Exterior Lighting: (continued)



Defective Exterior Electric Outlets: 110 VAC GFCI - missing cover plate. Have replaced by qualified contractor,



is CSST Present No

Heating System

The heating system was inspected by using normal operating controls. We inspected for material defects. We are not HVAC professionals. Feel free to ask the seller to have the heating system inspected and certified by a HVAC professional prior to closing. Annual inspection and service is needed.

basement Heating System

Defective Heating System Operation: Inadequate - heat pump system did not function in cooling mode.



Manufacturer: Trane
Type: Forced air Capacity:



Heating System (Continued)

Area Served: 1st floor and basement Approximate Age: 2006

Fuel Type: Electric

Acceptable Distribution: Metal duct

basement Heating System

Defective Heating System Operation: Inadequate - heat pump system did not function in cooling mode. Have further evaluated for repair by a qualified contractor.



Manufacturer: Trane

Type: Forced air Capacity:

Area Served: 2nd floor only Approximate Age:

Fuel Type: Electric

Acceptable Blower Fan/Filter: disposable filter - 20x20x1

Not Inspected Humidifier: recommend never using humidifiers. They add humidity to the home and can contribute to mold growth.

Acceptable Thermostats: Programmable - Living room and 2nd floor hallway

Suspected Asbestos: No

Air Conditioning System

We are not HVAC professionals. Feel free to hire one prior to closing. We are not required to inspect the parts which are not readily accessible, like the coil, compressor, or valves. We do not inspect the humidifier or dehumidifier, the electronic air filter, the solar space heating system, and determine heat or cooling supply adequacy or distribution balance. We inspect the HVAC system in accordance with the standards of practice, which means that we do not dismantle any components. We do not operate the system in cooling mode when it is too cool outside. It is essential that any recommendation that we make for service, correction, or repair be scheduled before the close of escrow, because the hired-professional could reveal additional defects or recommend further repairs that could affect your evaluation of the property.

Note: Health is a deeply personal responsibility. You should have the air quality tested and the ductwork cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma.

AC System

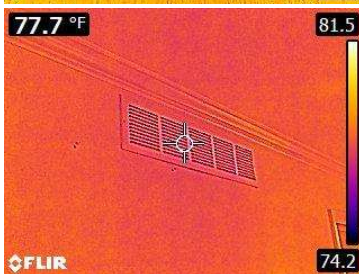


Air Conditioning System (Continued)

Defective A/C System Operation: Inoperative - A qualified air conditioning contractor is recommended to evaluate and estimate repairs.



Acceptable Condensate Removal: PVC
Marginal Exterior Unit: Pad mounted - pad is too close to grade.
Manufacturer: Trane
Area Served: 1st floor and basement
Approximate Age: 2006
Fuel Type: 208-230 VAC
Temperature Differential: <5 degrees



Type: Heat pump
Capacity:
Marginal Refrigerant Lines: Suction line and liquid line - Torn insulation
side exterior AC System

Defective A/C System Operation: Inoperative

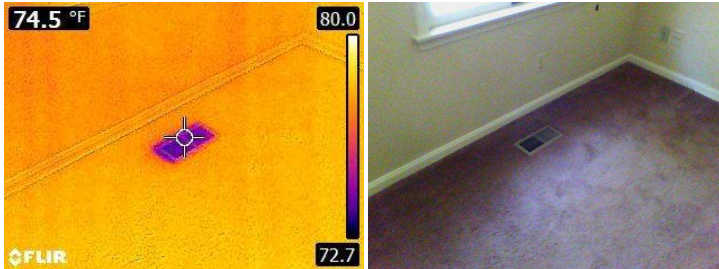


Acceptable Condensate Removal: PVC
Acceptable Exterior Unit: Pad mounted



Air Conditioning System (Continued)

Manufacturer: Trane
Area Served: 2nd floor only Approximate Age: 2008
Fuel Type: 208-230 VAC Temperature Differential: <5 degrees



Type: Heat pump Capacity:

Marginal Refrigerant Lines: Suction line and liquid line - Torn insulation
Acceptable Exposed Ductwork: Metal - consider having ductwork professionally cleaned.



Acceptable Blower Fan/Filters: disposable filter - 20x20x1

Attic

We enter the attic when access is available, if safe to do so we will fully enter and inspect to the best of our ability. Limitations include access, lighting, insulation, and time.

garage and breezeway Attic

Method of Inspection: From the attic access

Acceptable Unable to Inspect: 50%
Acceptable Roof Framing: 2x4 Truss



Acceptable Sheathing: Plywood
Acceptable Ventilation: gable and ridge vents
Defective Insulation: Batts - Insulation does not cover bathroom or utility room.
Acceptable Insulation Depth:

2nd floor Attic

Method of Inspection: From the attic access

Acceptable Unable to Inspect: 30%



Attic (Continued)

Acceptable Roof Framing: 2x4 Truss



Acceptable Sheathing: Plywood
Acceptable Ventilation: gable and ridge vents
Acceptable Insulation: Batts
Acceptable Insulation Depth: 6"
Acceptable Vapor Barrier: Paper

Basement

This residence has a basement. We try to enter and inspect all accessible areas, looking for any evidence of structural material defects. We look for cracks, but those that are less than 1/4" and which do not exhibit any vertical or horizontal displacement are generally not regarded as being material structural defects. They may allow for water penetration and it is prudent to seal any cracks identified. We look for signs of water penetration too, but please consult the seller's disclosure.

Defective Ceiling: Exposed framing - Framing had suspected organic growth on several joists. Look to the EPA for guidelines on remediation or hire a professional.



Acceptable Walls: Block - minor cracks present. These are not a structural problem but can act as points of entry for moisture. Have sealed by a qualified contractor and monitor for any further movement.

Defective water present: Slab - A significant amount of water was present in the basement. It is my suggestion that the basement stair drain area be cleaned and checked to ensure it is draining. All downspouts be checked to ensure they are draining. walking around the exterior after a heavy rain to ensure no water is sitting against the foundation and grading be corrected as needed. monitor the basement during and after a heavy rain to isolate trouble areas. Re-caulk perimeter of basement. Ensure the dehumidifier is running consistently. If water persists it is likely a ground water problem and a French drain may need to be installed; consult with a qualified professional for estimates.



Basement (Continued)

water present: (continued)



Acceptable Ventilation: Windows - windows should be replaced see Grounds and exterior.
Not Present Insulation:
Acceptable Stairs (Interior): Wood stairs with wood handrails



Marginal Railings: wood - no fall protection present.



Interior

We check only a representative number of doors and windows. We are not required to inspect the paint, wallpaper, the carpeting, the window treatments and screens. We do not move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are usually a consequence of movement, such as wood shrinkage and common settling, and will often reappear. We do not report on odors from pets and cigarette smoke.

General Interior

Acceptable Ceilings: poor patch installation under 2nd floor bathroom, water stain in foyer. monitor once the water has been turned on to ensure these are not active leaks. No moisture detected at the time of inspection. nail pops observed.



Interior (Continued)

Ceilings: (continued)



Acceptable Walls: drywall
Acceptable Floors: hardwood, tile, Carpet
Acceptable Doors: Hollow wood

Kitchen

Acceptable Kitchen Cabinets/ Counters: Wood

Bathroom

Acceptable Bathroom Cabinets/ counters: Laminate and wood
Acceptable Ventilation: electric
Acceptable Stairs (Interior): Wood stairs with wood handrails
Defective Railings: Loose - stair handrail is loose and should be repaired by a qualified contractor.



Appliances

We check some of the appliances only as a courtesy to you. Appliances are not within the scope of a home inspection. We are not required to inspect the kitchen appliances. We do not evaluate them for their performance nor for the accuracy of their settings or cycles. Appliances break. We assume no responsibility for future problems with the appliances. If they are older than ten years, they may well exhibit decreased efficiency. Also, many older ovens are not secured to the wall to prevent tipping. Be sure to check the appliance, especially if children are in the house. We recommend installing a minimum five pound ABC-type fire extinguisher mounted on the wall inside the kitchen area.

Kitchen

Defective Cooking Appliances: double door oven did not function, stove was removed. Have further evaluated for repair or replacement by a qualified contractor.



Appliances (Continued)

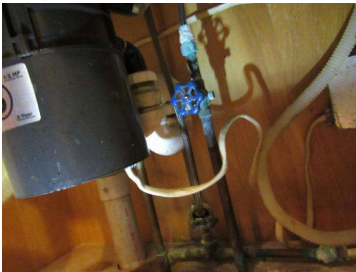
Cooking Appliances: (continued)



Not Present Ventilator:



Defective Disposal: Inoperative



Not Inspected Dishwasher:

Air Gap Present? Yes

Marginal Refrigerator: broken shelves present.



Not Present Microwave:

Other Appliances

Not Present Washer:

Not Present Dryer:

Defective Dryer Vent: Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.

- Dryer vent discharges into garage; have corrected by a qualified contractor.



Appliances (Continued)

Garage

We do not evaluate or measure the fire-ratings of the drywall/plaster in the garage or the rating of the door between the garage and the house. Different townships require different ratings. Ideally, there should be a 5/8-inch TypeX drywall or equivalent on the walls and ceiling that separate the garage from habitable rooms. And a 20-minute fire-rated door separating the house and garage. We check for breaches of the firewall.

Roof Surface

Acceptable Unable to Inspect:

Acceptable Material:

Marginal Garage Doors: Metal - wood rot noted at base of casing. Could not operate door as it was locked shut. Have door unlocked and ensure it is operational.



Not Inspected Garage Door Opener: unplugged and locked

Defective Service Doors: all doors to interior from garage should be self closing. Have corrected by a qualified contractor.



Defective Firewall penetrations: dryer vent should not enter garage.

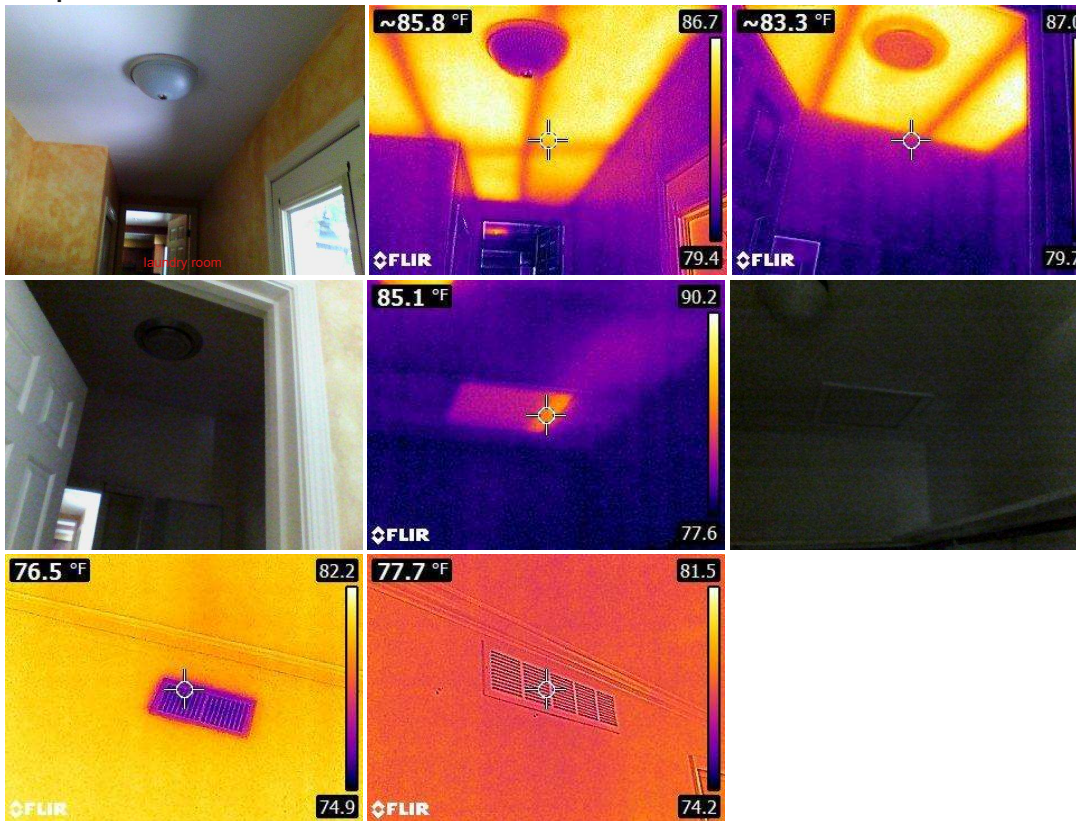
Acceptable 120 VAC Receptacles: Grounded - not gfci



Infrared

It is important to understand that Thermal Imaging only reads temperature differences. It can not see through walls. A leak can only be detected if the area is wet and a different temperature than the surface around it. Wet areas of the same surrounding areas can not be seen. Thermal Imaging does not guarantee to find every defect that may ever have existed or will exist. It is similar to a flashlight in a dark room; it illuminates much, but not everything. This inspection is not a complete Infrared inspection or a energy audit. It is used at the inspectors discretion, and any use of this tool is considered a courtesy to the client.

Infrared Observations: We checked interior walls for temperature discrepancies that can indicate moisture or missing insulation. The laundry room and bathroom in the garage area are missing insulation. The 2nd floor attic access could be better insulated. No indications of active water leaks were observed with infrared. returns and vents were similar in temperature on the first and second floors.





Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Grounds and Exterior

1. Driveway: Asphalt - Damaged or deteriorated, recommend estimate for repair or replacement by a licensed contractor
2. Cupolas: wood - paint damage, suggest further evaluation and repair as needed. Does not appear to be functional.
3. Vegetation: Tree limbs over hang the roof and should be cut back, no plants should be allowed to grow on the building. plants are growing into window wells. Have corrected by a qualified contractor.
4. Grading/Swale Flat, Minor slope - Ideally the grading should slope about 6 inches over the first 10 feet away from the house foundation. Recommend observing during a heavy rain to ensure no water is sitting against foundation.
5. Fascia/soffit Wood - Paint is peeling in many spots. Section of what appears to be carpenter bee damage. Have repaired by qualified contractor.

Roof System

6. Gutters: Aluminum - Need cleaning
7. Downspouts/Leader: Aluminum - Loose or missing clamps

Plumbing System

8. Water Lines: CPVC and copper - Water was turned off at the property at the time of inspection. Many shutoff valves show significant corrosion. Hose bib shut off, water heater, and washer hookups all showed deterioration. Suggest having water turned on by a professional and all shutoff valves checked and replaced as needed with ball valves. Recommend replacing them all preemptively.
9. Bathroom Sink/Basin: several stoppers do not work or are missing. Once water is turned on have further evaluated and corrected as needed by a qualified contractor.
10. Faucets/Traps: "S" Type drain traps do not meet today's standards, one is present in the kitchen.
11. Basement Water Heater Water Heater Operation: Did not function at time of inspection - water turned off to house. Water heater has exceeded design life expect to replace in the near future. TPR valve is not correct, have repaired by a qualified contractor.
12. Basement Stairwell Drain: Surface drain - area very dirty, suggest cleaning and ensuring drain is functioning correctly.
13. Washer Hose Bib: Inoperative at time of inspection, A licensed plumber is recommended to evaluate and estimate repairs
14. Washer Drain: A licensed plumber is recommended to evaluate and estimate repairs

Electrical System

15. Basement (left panel) Electric Panel Manufacturer: Cutler-Hammer - Double taps present, missing one screw from cover. Evaluation and correction by a licensed electrician is recommended.
16. Basement (left panel) Electric Panel inspection Sticker Not present - only one sticker is present, it is on the right panel.
17. Basement (right panel) Electric Panel Manufacturer: Cutler-Hammer - Double taps present, Evaluation by a licensed electrician is recommended

Air Conditioning System

18. AC System Exterior Unit: Pad mounted - pad is too close to grade.



Marginal Summary (Continued)

- 19. AC System Refrigerant Lines: Suction line and liquid line - Torn insulation
- 20. side exterior AC System Refrigerant Lines: Suction line and liquid line - Torn insulation

Basement

- 21. Railings: wood - no fall protection present.

Appliances

- 22. Refrigerator: broken shelves present.

Garage

- 23. Garage Doors: Metal - wood rot noted at base of casing. Could not operate door as it was locked shut. Have door unlocked and ensure it is operational.



Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Grounds and Exterior

1. Walks: Paver - settlement, trip hazards, moss growth observed. Have repaired by qualified contractor.
2. Basement Stairwell: Concrete - Area should be cleared of debris and dirt, ensure drain is functioning. Missing handrail. moss growth on stairs and walls should be removed. Re Point brick as necessary. no drainage observed.
3. Window Wells: Drain Not visible - Could not inspect due to build up of debris, Cover is cracked or damaged. Have cleaned out, covers replaced. If drain is present ensure they are operational. Have further evaluated and repaired by a qualified contractor.
4. Entry Doors: Metal - Basement door has wood rot at base of casing. laundry door has a failed seal. breezeway door is not locking correctly. several door have paint peeling. Have doors repaired by qualified contractor.
5. Windows: One windows seal was broken. Several windows on the second floor do not close or lock correctly, some replacement locks noted. master bath window is missing a lock and has likely bacterial growth present. All windows should be re caulked as needed. Have further evaluated and repaired/ replaced as needed by a qualified contractor.
6. Basement Windows: basement windows are rotted and should be replaced by a qualified contractor.

Plumbing System

7. Toilets: The toilet in the master bathroom is loose at the floor and will require replacement of the wax seal.

Electrical System

8. Interior Lighting: 110 VAC - Missing several fixtures. Some lights did not work, some switches did not appear to do anything. Have further evaluated and repaired by a qualified contractor.
9. 120 VAC Receptacles: Grounded - Several outlets are excessively loose. Some outlets have grounding issues. One outlet has a single mark on the exterior. Have outlets further evaluated and repaired/ replaced by a qualified contractor.
10. Smoke Detectors: Ideally there should be smoke detectors installed on every floor, including the basement and the attic space, inside every bedroom, and in the hallway outside the bedrooms. The detectors should be hard-wired with battery back-up.
11. Carbon Monoxide Detectors: Ideally there should be one on every floor of the home.
12. Exterior Lighting: Surface mount - We do not inspect all of the spot lights and decorative garden lights. Some may be on timers. Or switches. Recommend asking the seller to demonstrate how well they work. Any low-voltage or garden lights installed would not be permanent and may not stay with the house.

- many sconces are failing or damaged, have replaced or repaired as needed by a qualified contractor.
-broken floodlight.

13. Exterior Electric Outlets: 110 VAC GFCI - missing cover plate. Have replaced by qualified contractor,

Heating System

14. basement Heating System Heating System Operation: Inadequate - heat pump system did not function in cooling mode.
15. basement Heating System Heating System Operation: Inadequate - heat pump system did not function in cooling mode. Have further evaluated for repair by a qualified contractor.



Defective Summary (Continued)

Air Conditioning System

- 16. AC System A/C System Operation: Inoperative - A qualified air conditioning contractor is recommended to evaluate and estimate repairs.
- 17. side exterior AC System A/C System Operation: Inoperative

Attic

- 18. garage and breezeway Attic Insulation: Batts - Insulation does not cover bathroom or utility room.

Basement

- 19. Ceiling: Exposed framing - Framing had suspected organic growth on several joists. Look to the EPA for guidelines on remediation or hire a professional.
- 20. water present: Slab - A significant amount of water was present in the basement. It is my suggestion that the basement stair drain area be cleaned and checked to ensure it is draining. All downspouts be checked to ensure they are draining. walking around the exterior after a heavy rain to ensure no water is sitting against the foundation and grading be corrected as needed. monitor the basement during and after a heavy rain to isolate trouble areas. Re-caulk perimeter of basement. Ensure the dehumidifier is running consistently. If water persists it is likely a ground water problem and a French drain may need to be installed; consult with a qualified professional for estimates.

Interior

- 21. Railings: Loose - stair handrail is loose and should be repaired by a qualified contractor.

Appliances

- 22. Cooking Appliances: double door oven did not function, stove was removed. Have further evaluated for repair or replacement by a qualified contractor.
- 23. Disposal: Inoperative
- 24. Dryer Vent: Faulty dryer vents have been responsible for thousands of fires, hundreds of injuries, and even deaths. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.
 - Dryer vent discharges into garage; have corrected by a qualified contractor.

Garage

- 25. Service Doors: all doors to interior from garage should be self closing. Have corrected by a qualified contractor.
- 26. Firewall penetrations: dryer vent should not enter garage.