

# INSPECTION REPORT



For the Property at:

**123 SAMPLE STREET**  
BAY AREA, MD

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Prepared for: SAMPLE INSPECTION

Inspection Date: Monday, September 1, 2014

Prepared by: Bobby Davidson

**HomePro**  
Home Inspections

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The best home inspection experience available.

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INVOICE

December 22, 2014

Client: Sample Inspection

Report No. 1011

For inspection at:

123 Sample Street

Bay Area, MD

on: Monday, September 1, 2014

Home inspection

\$400.00

Total

\$400.00

PAID IN FULL - THANK YOU!

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# SUMMARY

123 Sample Street, Bay Area, MD    September 1, 2014

Report No. 1011

[www.homeprobayarea.com](http://www.homeprobayarea.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

## Roofing

### SLOPED ROOFING \ Asphalt shingles

**Condition:** • [Missing, loose or torn](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Various

**Task:** Repair or replace

**Time:** Immediate

**Cost:** Major

## Electrical

### DISTRIBUTION SYSTEM \ Smoke detectors

**Condition:** • Missing

**Location:** Bedroom

**Task:** Upgrade

**Time:** Immediate

## Cooling & Heat Pump

### General

• Very dirty filter in air handler is restricting airflow.

**Location:** Crawl Space

**Task:** Replace

**Time:** Immediate

## Interior

### BASEMENT \ Wet basement - evidence

**Condition:** • [Water on floor](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Basement

**Task:** further evaluation

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

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[Home Improvement - ballpark costs](#)

# ROOFING

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## Description

**General:** • house



1.

**Sloped roofing material:** • [Asphalt shingles](#)

**Sloped roof flashing material:** • Copper

**Probability of leakage:** • High

## Limitations

**Inspection performed:** • By walking on roof

## Recommendations

### SLOPED ROOFING \ Asphalt shingles

**1. Condition:** • [Near end of life expectancy](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**2. Condition:** • [Missing, loose or torn](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Various

**Task:** Repair or replace

**Time:** Immediate

**Cost:** Major

# ROOFING

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2. Missing, loose or torn

# EXTERIOR

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## Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout discharge: • [Below grade](#) • [Above grade](#)

Lot slope: • [Away from building](#)

Wall surfaces - masonry: • [Brick](#)

Wall surfaces: • [Metal siding](#)

Driveway: • Asphalt

Porch: • Concrete

Exterior steps: • Wood • Brick

Garage:

• General

Detached 2 car garage with brick veneer.

## Limitations

Exterior inspected from: • Ground level

## Recommendations

### ROOF DRAINAGE \ Downspouts

3. Condition: • [Loose connections](#)

Implication(s): Leakage

Location: Rear

Task: Repair

Cost: Minor



3. *Loose connections*

4. Condition: • [Downspouts end too close to building](#)

Implication(s): Chance of water damage to contents, finishes and/or structure



# EXTERIOR

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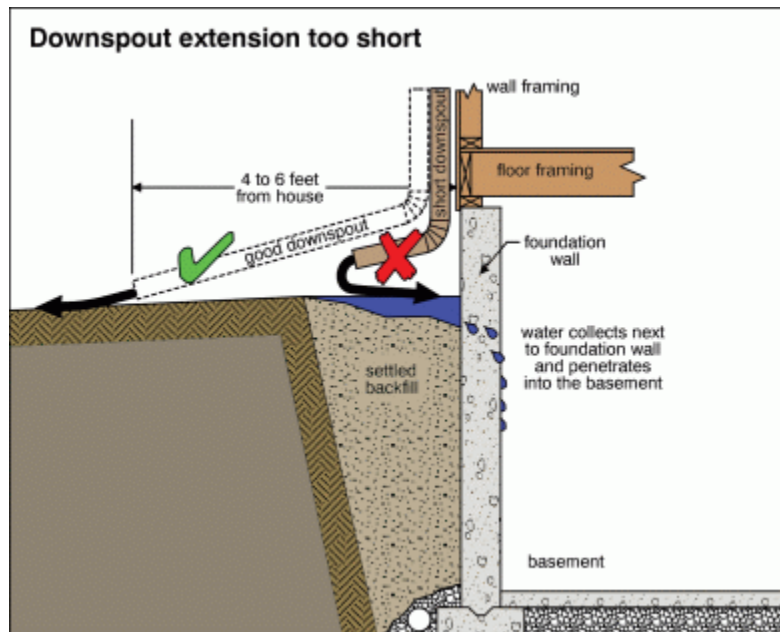
HEATING

COOLING

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INTERIOR



## WALLS \ Brick, stone and concrete

### 5. Condition: • [Mortar deterioration](#)

rake and point

**Implication(s):** Chance of water entering building | Weakened structure | Chance of structural movement

**Location:** Front First Floor

**Task:** Repair



4. Mortar deterioration

## PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Floors

### 6. Condition: • [Paint or stain needed](#)

**Implication(s):** Cosmetic defects | Shortened life expectancy of material

**Location:** Rear Porch

**Task:** Protect

**Cost:** Minor



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*5. Paint or stain needed*

# STRUCTURE

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## Description

**Configuration:** • [Basement](#) • [Crawl space](#)

**Foundation material:** • [Masonry block](#) • [Brick](#)

**Floor construction:** • [Joists](#) • Subfloor - plank

**Exterior wall construction:** • [Wood frame, brick veneer](#) • [Masonry](#)

**Roof and ceiling framing:** • [Rafters/roof joists](#) • [Plank sheathing](#)

## Limitations

**Attic/roof space:** • Entered but access was limited

**Percent of foundation not visible:** • 20 %

## Recommendations

### FOUNDATIONS \ Foundation

**7. Condition:** • Typical minor cracks

**Implication(s):** Chance of water entering building

**Time:** Less than 5 years

### FLOORS \ Joists

**8. Condition:** • [Sag or springy](#)

**Implication(s):** Chance of structural movement | Bouncy, springy floors

**Task:** Monitor

## Description

**General:** • manual generator transfer switch and generator receptical installed



6.

**Service entrance cable and location:** • [Underground aluminum](#)

**Service size:** • [200 Amps \(240 Volts\)](#)

**Main disconnect/service box rating:** • [200 Amps](#)

**Main disconnect/service box type and location:** • [Breakers - basement](#)

**System grounding material and type:** • [Copper - water pipe and ground rod](#)

**Auxiliary panel (subpanel) rating:** • [60 Amps](#)

**Distribution wire material and type:** • [Copper - non-metallic sheathed](#) • [Aluminum - non-metallic sheathed](#)

**Type and number of outlets (receptacles):** • [Grounded - typical](#)

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):**

- No GFCI  
up stairs hall bath
- [GFCI - bathroom](#)
- [GFCI - outside](#)
- [GFCI - kitchen](#)

**Smoke detectors:** • [Present](#)

## Limitations

**System ground:** • Continuity not verified

## Recommendations

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**9. Condition:** • Loose front exterior receptical open to weather

**Location:** Front

**Task:** Repair

**Cost:** Minor

**10. Condition:** • [No GFI \(Ground Fault Interrupter\)](#)

**Implication(s):** Electric shock

**Location:** Exterior

**Task:** Upgrade

**Cost:** Minor

### DISTRIBUTION SYSTEM \ Cover plates

**11. Condition:** • [Damaged](#)

**Implication(s):** Electric shock

**Location:** Rear porch

**Task:** Replace

**Cost:** Minor



7. Damaged

### DISTRIBUTION SYSTEM \ Smoke detectors

**12. Condition:** • Missing

**Location:** Bedroom

**Task:** Upgrade

**Time:** Immediate

# HEATING

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## Description

### System type:

- [Boiler](#)



8. Boiler

**Boiler manufacturer:** • Olsen

**Heat distribution:** • [Baseboards](#)

**Approximate capacity:** • 120,000 BTU/hr

**Efficiency:** • [Conventional](#)

**Approximate age:** • [35 years](#) • Near end of life expectancy

**Fireplace:** • [Wood-burning fireplace](#)

## Recommendations

### OIL HOT WATER BOILER \ Life expectancy

**13. Condition:** • [Near end of life expectancy](#)

various rust and signs of age.

**Implication(s):** Equipment failure | No heat for building

**Task:** Further evaluation

# COOLING & HEAT PUMP

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## Description

**Air conditioning type:** • [Evaporative cooler](#)

**Manufacturer:** • Goodman

**Compressor approximate age:** • 3 years

**Failure probability:** • [Low](#)

## Recommendations

### General

**14.** • Very dirty filter in air handler is restricting airflow.

**Location:** Crawl Space

**Task:** Replace

**Time:** Immediate

## Recommendations

### ATTIC/ROOF \ Insulation

**15. Condition:** • [Gaps or voids](#)

**Implication(s):** Increased heating and cooling costs | Reduced comfort

**Location:** Attic

**Task:** Improve

**Cost:** Minor

**16. Condition:** • [Covering recessed lights](#)

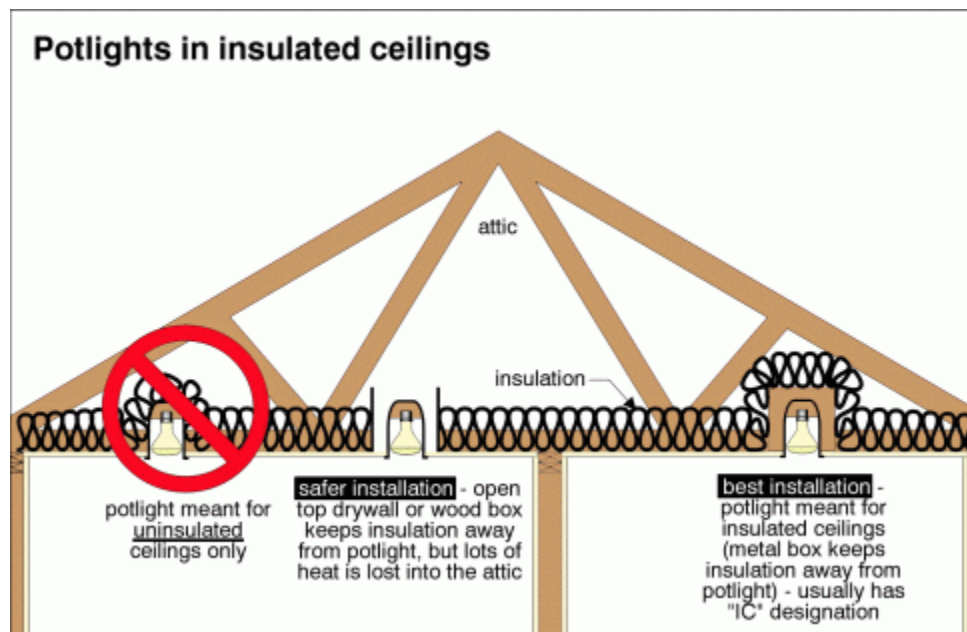
**Implication(s):** Increased fire hazard

**Location:** Attic

**Task:** Correct

**Time:** Immediate

**Cost:** Minor



[Click on image to enlarge.](#)



# PLUMBING

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## Description

**Water supply source:** • Private

**Service piping into building:** • [Plastic](#)

**Supply piping in building:** • [Plastic](#) • [Galvanized steel](#)

**Main water shut off valve at the:** • Basement

**Water flow and pressure:** • [Functional](#)

**Water heater fuel/energy source:**

• [Oil](#)

Integral boiler heats water

**Water heater type:** • [Tankless/indirect](#)

**Waste piping in building:** • [Plastic](#) • [Galvanized steel](#)

**Pumps:** • [Sump pump](#)

## Recommendations

### General

17. • caulk or grout matter shower tile

**Location:** Master Bathroom

**Task:** Repair

**Cost:** Minor



9.

### FIXTURES AND FAUCETS \ Toilet

18. **Condition:** • [Loose](#)

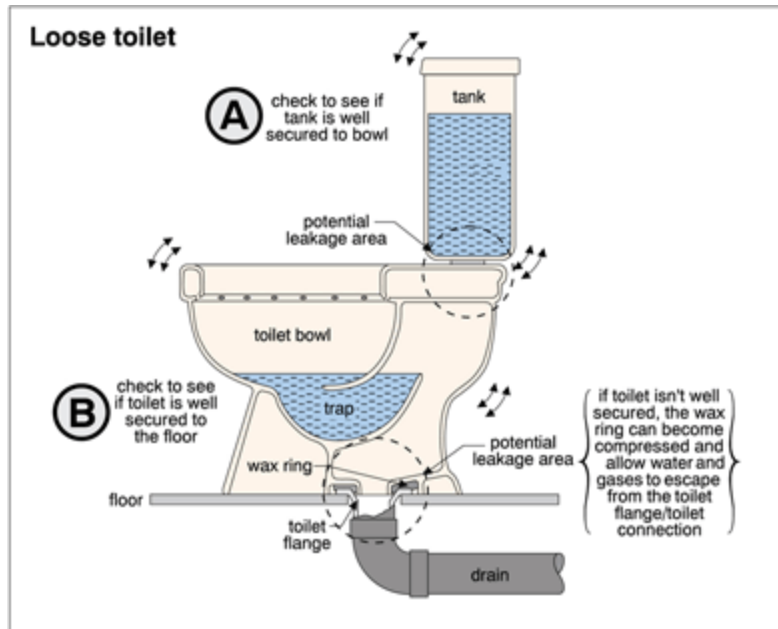
**Implication(s):** Chance of water damage to contents, finishes and/or structure | Sewage entering the building

**Location:** Bathroom Master Bedroom

**Task:** Repair

**Time:** Immediate

**Cost:** Minor



[Click on image to enlarge.](#)

**19. Condition:** • [Running continuously](#)

**Implication(s):** Chance of condensation damage to finishes and/or structure | Increased water consumption

**Location:** Half Bathroom

**Task:** Repair

**Cost:** Minor

# INTERIOR

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## Description

**Major floor finishes:** • [Hardwood](#) • [Ceramic](#)

**Major wall and ceiling finishes:** • [Plaster/drywall](#)

**Windows:**

• [Single/double hung](#)

• Wood

original and replacements

**Glazing:**

• [Single](#)

originals

• [Double](#)

replacements

**Exterior doors - type/material:** • Hinged • [Solid wood](#)

**Range fuel:** • Electricity

**Appliances:** • Refrigerator • Dishwasher • Microwave oven • Door bell

**Laundry facilities:** • Washer • Laundry tub • Dryer • 240-Volt outlet

## Limitations

**Not included as part of a building inspection:** • Security systems and intercoms

## Recommendations

**FLOORS \ Ceramic tile, stone, marble, etc**

**20. Condition:** • [Grout missing](#)

**Implication(s):** Cosmetic defects | Trip or fall hazard

**Location:** Second Floor Hallway Bathroom

**Task:** Repair

**Cost:** Minor

# INTERIOR

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10. Grout missing

## WINDOWS \ Glass (glazing)

21. Condition: • [Missing](#)

**Implication(s):** Cosmetic defects | Chance of water entering building | Increased heating and cooling costs | Reduced comfort

**Location:** Front Second Floor Hall

**Task:** Repair



11. Missing

## DOORS \ Doors and frames

22. Condition: • [Racked/out-of-square](#)

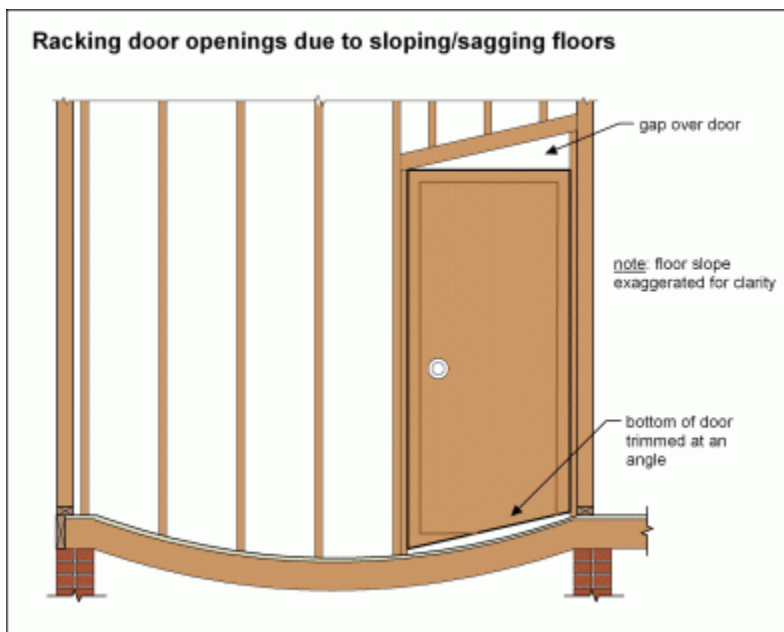
**Implication(s):** Cosmetic defects | Chance of damage to finishes and structure

**Location:** Second Floor Bathroom Hallway Bathroom

**Task:** Repair

**Time:** Discretionary

**Cost:** Minor



[Click on image to enlarge.](#)

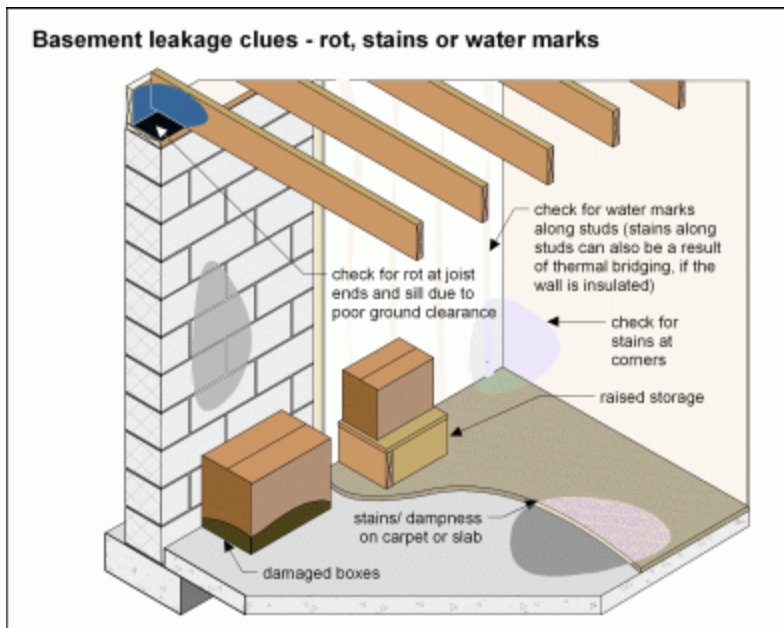
## BASEMENT \ Wet basement - evidence

**23. Condition:** • [Water on floor](#)

**Implication(s):** Chance of water damage to contents, finishes and/or structure

**Location:** Basement

**Task:** further evaluation



[Click on image to enlarge.](#)

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12. *Water on floor*

**END OF REPORT**