

# INSPECTION REPORT



For the Property at:  
**1234 SAMPLE ST.**  
ANNAPOLIS, MD 21401

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Prepared for: REPORT SAMPLE  
Inspection Date: Wednesday, April 6, 2016  
Prepared by: Bobby Davidson



HomePro Chesapeake Inc  
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## INVOICE

April 19, 2016

Client: Report Sample

Report No. 1452, v.2

For inspection at:

1234 Sample St.

Annapolis, MD

21401

on: Wednesday, April 6, 2016

Home Inspection

\$600.00

Total

\$600.00

PAID IN FULL - THANK YOU!

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# SUMMARY

1234 Sample St., Annapolis, MD April 6, 2016

Report No. 1452, v.2

[homeprochesapeake.com](http://homeprochesapeake.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

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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](#)

## Electrical

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • [Ground Fault Circuit Interrupter \(GFCI\) needed](#)

**Location:** laundry counter outlet.

**Task:** Repair by licensed expert

**Time:** Immediate

**Cost:** Minor

### DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

**Condition:** • I recommend adding on each level.

**Task:** Provide

**Time:** Immediate

**Cost:** Minor

## Insulation and Ventilation

### FOUNDATION \ Crawlspace ventilation

**Condition:** • The crawlspace is average for the age although I recommend blocking off the foundation vents and running two dehumidifiers on each end. As a long term upgrade I recommend encapsulation.

**Implication(s):** Mildew/ mold from condensation.

**Task:** Upgrade

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.

[Home Improvement - ballpark costs](#)

# ROOFING

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## Description

### Sloped roofing material:

- [Asphalt shingles](#)

Original 30 year shingles.

**Probability of leakage:** • Low

## Limitations

**Inspection performed:** • With binoculars • From the ground

# EXTERIOR

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## Description

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

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

Lot slope: • [Flat](#)

Wall surfaces and trim: • [Vinyl siding](#)

Driveway: • Gravel

Garage:

• General

Attached. And a detached.

## Recommendations

### WALLS \ Vinyl siding

1. Condition: • [Mechanical damage](#)

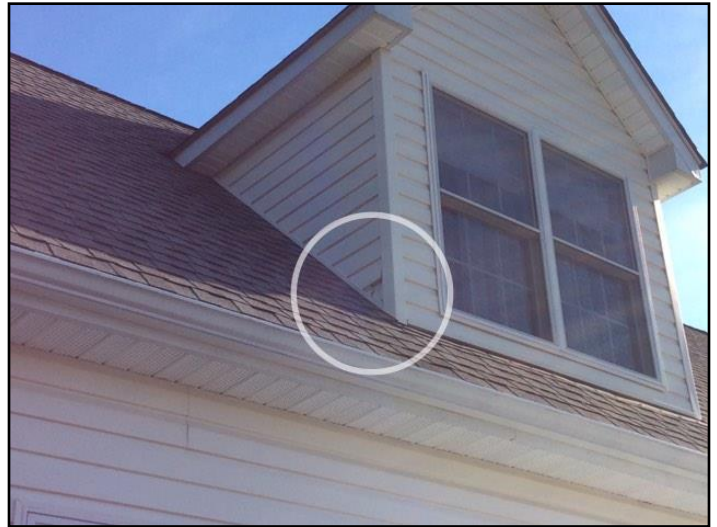
There is a chip out of the siding to the right of the front porch and a small missing piece on the left rear side dormer.

Task: Repair

Cost: Minor



1. Mechanical damage



2. Mechanical damage

### EXTERIOR GLASS \ Storms and screens

2. Condition: • [Missing](#)

Various screens are missing.

Task: Provide

Cost: Minor

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

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

Location: Porch Front

Cost: Minor

# EXTERIOR

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3. *Paint or stain needed*

## **PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Handrails and guards**

4. Condition: • [Missing](#)

Location: front porch steps



4. *Missing*



# STRUCTURE

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## Description

**Configuration:** • [Crawl space](#) • [Slab-on-grade](#)

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

**Floor construction:** • [Wood I-joists](#) • Masonry columns • Steel beams

**Exterior wall construction:** • [Wood frame](#)

**Roof and ceiling framing:** • [Rafters/roof joists](#) • [Trusses](#) • [OSB \(Oriented Strand Board\) sheathing](#)

## Limitations

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

**Knee wall areas:**

• No access

Upstairs side knee walls.

**Crawl space:** • Entered but access was limited

## Recommendations

### FOUNDATIONS \ Foundation

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

Seal varies minor cracks.

**Task:** Repair

**Cost:** Minor



5. Typical minor cracks



6. Typical minor cracks

## Description

**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 - garage](#)

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

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

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

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):** • [GFCI - bathroom](#) • [GFCI - outside](#) • [GFCI - garage](#) • GFCI - kitchen

**Smoke detectors:** • [Present](#)

**Carbon monoxide (CO) detectors:** • None noted

## Recommendations

### **DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**6. Condition:** • [Ground Fault Circuit Interrupter \(GFCI\) needed](#)

**Location:** laundry counter outlet.

**Task:** Repair by licensed expert

**Time:** Immediate

**Cost:** Minor

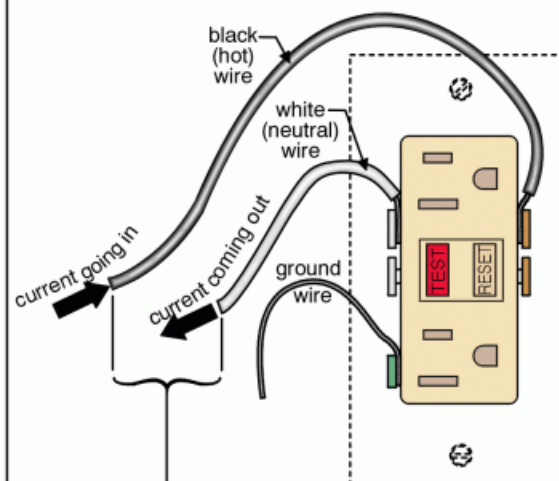
### **Ground fault interrupter**

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

**note:**

if the GFI is in the panel, the entire circuit will be shut down





# ELECTRICAL

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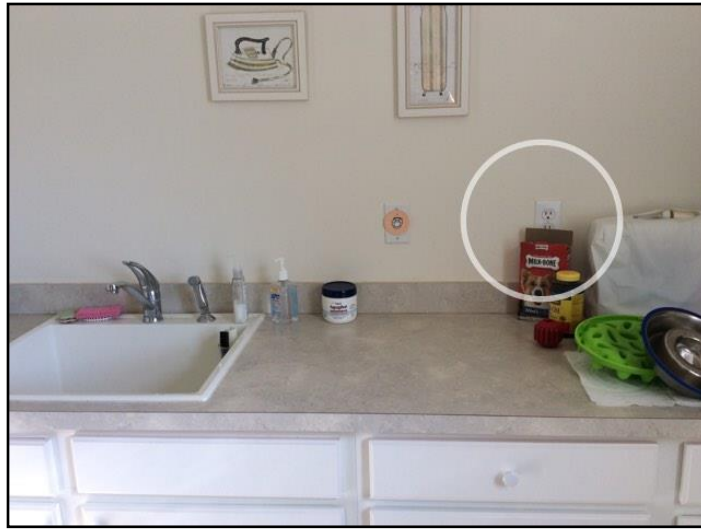
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7. Ground Fault Circuit Interrupter (GFCI)...

## **DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors**

**7. Condition:** • I recommend adding on each level.

**Task:** Provide

**Time:** Immediate

**Cost:** Minor

# HEATING

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## Description

**Fuel/energy source:** • Propane

**System type:**

- [Furnace](#)
- [Furnace](#)

Main unit is a heat pump with a furnace back up.

**Heat distribution:** • [Ducts and registers](#)

**Approximate capacity:**

- [110,000 BTU/hr](#)

Main house unit.

- [60,000 BTU/hr](#)

Upstairs.

**Efficiency:** • [High-efficiency](#) • [High-efficiency](#)

**Exhaust venting method:** • [Induced draft](#) • [Induced draft](#)

**Approximate age:**

- [7 years](#)

Main house unit.

- [14 years](#)

Upstairs

**Typical life expectancy:** • Furnace (high efficiency) 15 to 20 years

**Failure probability:** • [Medium](#) • [Medium](#)

**Fireplace:**

- [Gas fireplace](#)

Office unit is unvented.

**Chimney/vent:** • PVC plastic

**Combustion air source:** • Interior of building

## Limitations

**Heat exchanger:** • Not visible

# COOLING & HEAT PUMP

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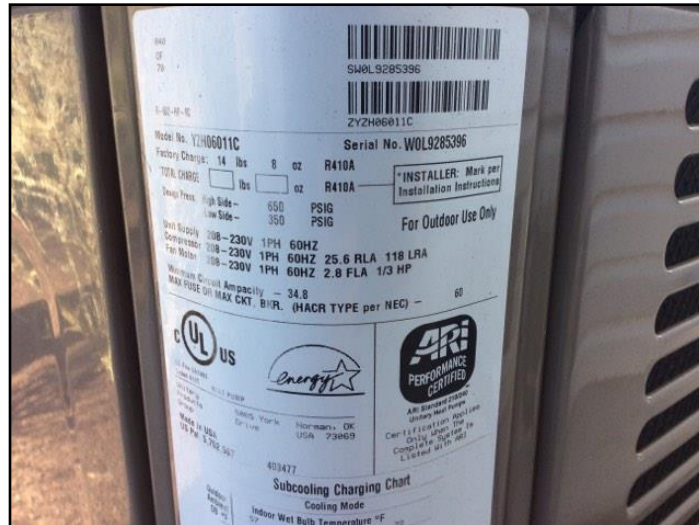
REFERENCE

## Description

Air conditioning type: • [Air cooled](#)

Heat pump type: • [Air source](#)

Manufacturer: • York main level unit

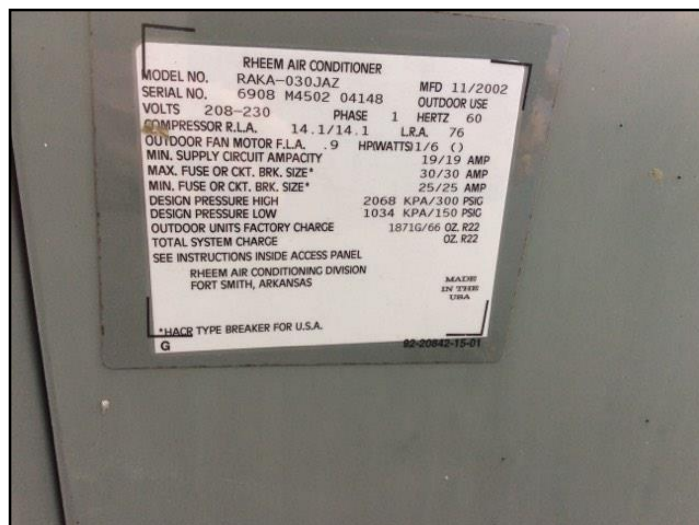


8.

Manufacturer:

• Rheem

Upstairs



9. Rheem

Cooling capacity:

• [2.5 Tons](#)

Upstairs

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- [5 Tons](#)

Main

## Compressor approximate age:

- 7 years

Main

- 14 years

Upstairs

**Typical life expectancy:** • 12 to 15 years

## Failure probability:

- [High](#)

Upstairs

- [Low](#)

Main

## Limitations

**Inspection limited/prevented by:** • Low outdoor temperature

**Heat pump only tested in:** • Heating mode

# INSULATION AND VENTILATION

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## Description

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • R-32

Attic/roof ventilation: • [Soffit vent](#) • [Ridge vent](#)

Floor above basement/crawlspace insulation material: • [Glass fiber](#)

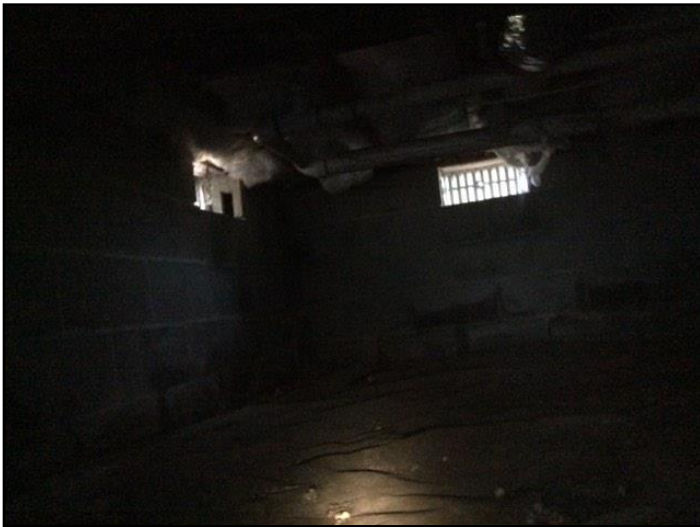
## Recommendations

### FOUNDATION \ Crawlspace ventilation

**8. Condition:** • The crawlspace is average for the age although I recommend blocking off the foundation vents and running two dehumidifiers on each end. As a long term upgrade I recommend encapsulation.

**Implication(s):** Mildew/ mold from condensation.

**Task:** Upgrade



10.



11.

## Description

**Water supply source:** • Private

**Service piping into building:** • PE (polyethylene)

**Supply piping in building:** • CPVC (Chlorinated PolyVinylChloride)

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

**Water heater fuel/energy source:**

• [Electric](#)

Tank in crawl.

• Propane

Tankless.

**Tank capacity:** • 19 gallon extra water heater for the master. 7 years old.



12.

**Water heater approximate age:** • 14 years

**Typical life expectancy:** • 15 years.

**Water heater failure probability:** • [High](#)

**Waste disposal system:** • [Septic system](#)

**Waste and vent piping in building:** • [Plastic](#)

**Pumps:** • [Sump pump](#)

**Gas piping:** • Steel • CSST (Corrugated Stainless Steel Tubing)



**Exterior hose bibb:** • Present

## Recommendations

### WATER HEATER \ Heater

**9. Condition:** • The tankless water heater in the garage is plugged into a GFI protected circuit. I recommend having it on a non-GFI outlet plugged into a dedicated outlet.

**Task:** Repair by licensed expert

**Cost:** Minor



13.

### FIXTURES AND FAUCETS \ Faucet

**10. Condition:** • [Drip, leak](#)

The master tub shower faucet leaks.

**Task:** Repair

**Cost:** Minor

# PLUMBING

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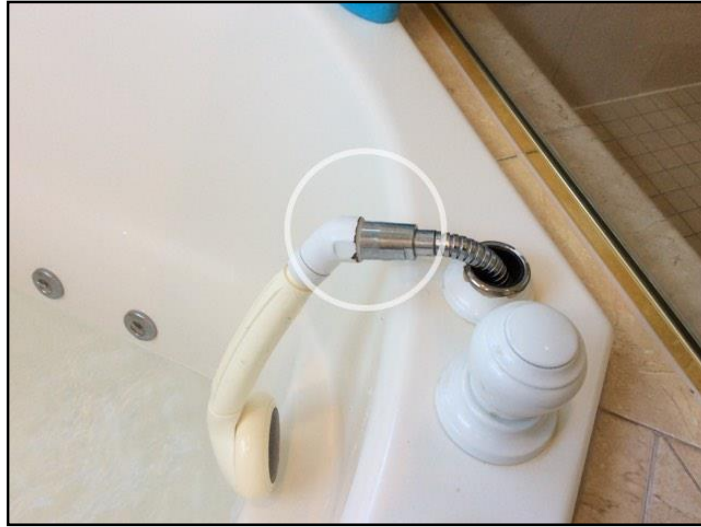
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14. Drip, leak

## **FIXTURES AND FAUCETS \ Hose bib or bibb**

11. Condition: • [Damage](#)

The right side hose bib anti siphon is damaged.

**Task:** Repair by licensed expert

**Cost:** Minor



15. Damage

# INTERIOR

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## Description

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

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

**Windows:** • [Single/double hung](#) • Wood

**Glazing:** • [Double](#)

**Exterior doors - type/material:** • Hinged • [Sliding glass](#) • [Plastic/fiberglass](#) • Vinyl-clad

**Oven fuel:** • Electricity

**Range fuel:**

• Propane

Stove top.

**Appliances:** • Refrigerator • Range hood • Dishwasher • Waste disposal • Door bell

**Laundry facilities:** • Washer • Dryer • Gas piping

**Kitchen ventilation:** • Exhaust fan • Discharges to exterior

**Bathroom ventilation:** • Exhaust fan

**Laundry room ventilation:** • Clothes dryer vented to exterior

## Limitations

**Inspection limited/prevented by:** • Storage/furnishings • Storage in closets/cupboards

## Recommendations

### APPLIANCES \ Dishwasher

**12. Condition:** • Backflow prevention defective

The discharge hose needs to be strapped up higher to prevent back flow into the dishwasher.



**16.** *Backflow prevention defective*

# INTERIOR

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**END OF REPORT**

# REFERENCE LIBRARY

1234 Sample St., Annapolis, MD April 6, 2016

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## REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS