



ERP HOME INSPECTIONS MD

1-866-494-2953

erphomeinspections@gmail.com

<https://www.erphomeinspectionsmd.com/>



123 Main Street
Baltimore, MD 21202

John & Jane Doe

JANUARY 19, 2023



Inspector

DUANE CEPHUS

MD License # 5960908

443-202-9311

duanecephus@gmail.com



Agent

Jason Sutton

Certified Home Specialist

443-540-3177

jason@argonauthomes.com

TABLE OF CONTENTS

1: Inspection Detail	5
2: Exterior	8
3: Roof	16
4: Doors, Windows & Interior	19
5: Kitchen	24
6: Bathrooms	29
7: Basement, Foundation & Structure	34
8: Plumbing	39
9: Heating	42
10: Cooling	44
11: Electrical	46
Standard of Practice	50

Disclosure

We attempt to give the client a comprehensive, clear-cut, unbiased view of the home. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us.

Therefore, it is advisable to read the entire report. Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We can perform verification of repairs to ensure repairs or corrections were made and also recommend the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference.

FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snapshot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure.

Therefore, we cannot be held responsible for future failure. Carbon monoxide and smoke detectors have been proven to save lives. The client is advised to install carbon monoxide and smoke detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.

Disclosure Statement pursuant to Maryland Business Occupations and Professions Article, §16-4A-01 (i) • An inspection is intended to assist in the evaluation of the overall condition of a building. The inspection is based on observation of the visible and apparent condition of the building and its components on the date of inspection. (ii) The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist, and no warranty or guaranty is expressed or implied• (iii) If your home inspector is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to structural integrity of a building or the condition of its components or systems, you may wish to seek the professional opinion of licensed structural engineer or other professional regarding any possible defects or other observations set forth in this report. (iv) Only home inspection performed by Maryland licensed home inspectors will be recognized as a valid home inspection under a real estate contract. (b) The licensee shall give the person or the person's representative the report: (1) by the date set in a written agreement by the parties to the home

inspection; or (2) within 7 business days after the home inspection was performed, if no date was set in a written agreement by the parties to the home inspection. (c) Any limitation of the liability of the licensee for any damages resulting from the report on the home inspection shall be agreed to in writing by the parties to the home inspection prior to the performance of the home inspection.

SUMMARY

53

ITEMS INSPECTED

9

MINOR DEFECT

3

MATERIAL DEFECT

9

MAJOR DEFECT

Summary Text (enter here)

- ⚠ 2.2.1 Exterior - Wall-Covering, Flashing & Trim: Cracking - Major at Masonry Exterior
 - ⚠ 2.4.1 Exterior - Walkways & Driveways: Major Cracking at Driveway
 - ⚠ 2.5.1 Exterior - Stairs, Steps, Stoops, Stairways & Ramps: Damage at Step
 - ⚠ 2.6.1 Exterior - Porches, Patios, Decks, Balconies & Carports: Ledger Board Defect
 - 🔧 2.8.1 Exterior - Windows: Missing Window Screen
 - 🔧 2.8.2 Exterior - Windows: Caulk missing around exterior windows
 - 🔧 2.9.1 Exterior - Exterior Doors: Replace Exterior Door Weather Stripping
 - ⚠ 3.1.1 Roof - Roof Covering: Roof Certification
 - ⚠ 3.2.1 Roof - Gutters & Downspouts: Gutter Improperly Sloped
 - 🔧 3.2.2 Roof - Gutters & Downspouts: Downspouts Drain Near House
 - ⚠ 4.4.1 Doors, Windows & Interior - Floors, Walls, Ceilings: Minor Corner Cracks
 - 🔧 5.5.1 Kitchen - Refrigerator: Refrigerator
 - 🔧 5.7.1 Kitchen - Exhaust Fan: Exhaust Fan Missing
 - 🔧 6.1.1 Bathrooms - Bathroom Toilets: Loose and/or Rocking Toilet
 - 🔧 6.2.1 Bathrooms - Sinks, Tubs & Showers: Handle Loose
 - 🔧 6.2.2 Bathrooms - Sinks, Tubs & Showers: Missing Caulk Around Bathroom Sink
 - ⚠ 7.1.1 Basement, Foundation & Structure - Basement: Wall Deterioration
 - ⚠ 7.1.2 Basement, Foundation & Structure - Basement: Basement Floor Crack in Floor
 - ⚠ 7.1.3 Basement, Foundation & Structure - Basement: Wall Crack Needs to be Repaired
 - ⚠ 7.1.4 Basement, Foundation & Structure - Basement: Improper Notch, Hole, or Cut
 - ⚠ 7.3.1 Basement, Foundation & Structure - Insulation in Foundation/Basement Area: General Absence of Insulation
-

1: INSPECTION DETAIL

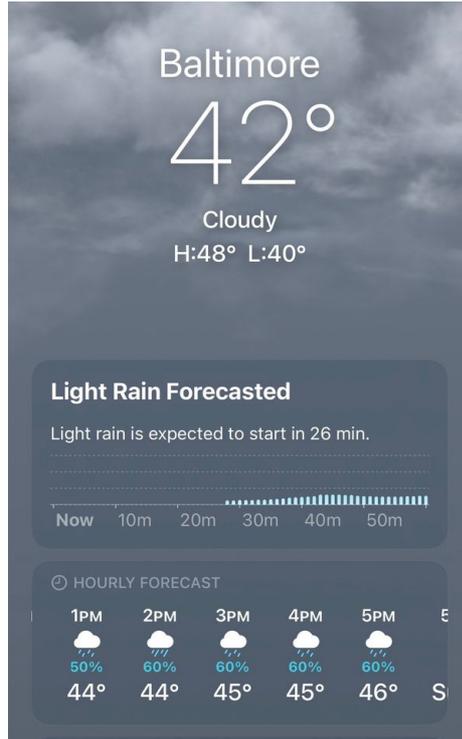
Information

General Inspection Info: In Attendance

Client's Agent, Client

General Inspection Info: Weather Conditions

Light Rain



General Inspection Info: Type of Building

Attached, Townhouse

Estimated Age: The structure is approximately 100 years of age. The unit has been recently renovated and/or modified. It is recommended to have warranties, receipts and permits that were obtained by the contractors who performed the work at the time of the renovation and/or modification. Some of the renovations are not able to be viewed by the home inspector due to finishing and material now in place.



Your Job As a Homeowner: Schedule a Home Maintenance Inspection



Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

The most important thing to understand as a new homeowner is that your house requires care and regular maintenance. As time goes on, parts of your house will wear out, break down, deteriorate, leak, or simply stop working. But none of these issues means that you will have a costly disaster on your hands if you're on top of home maintenance, and that includes hiring an expert once a year.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

Your InterNACHI-Certified Professional Inspector can show you what you should look for so that you can be an informed homeowner. Protect your family's health and safety, and enjoy your home for years to come by having an Annual Home Maintenance Inspection performed every year.

Schedule next year's maintenance inspection with your home inspector today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

Draft: Home Maintenance Inspection



Share



Watch on  YouTube

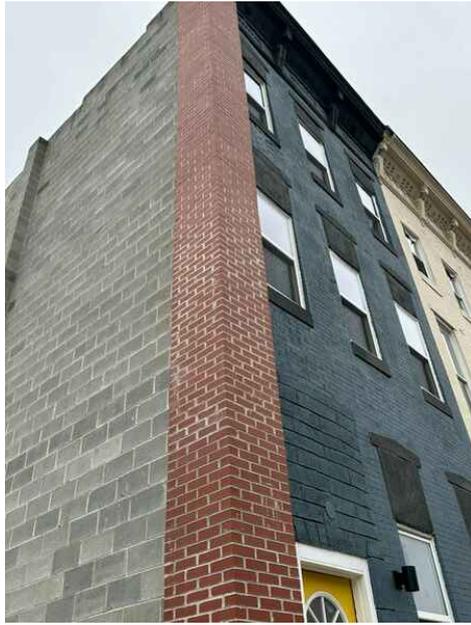
2: EXTERIOR

Information

Wall-Covering, Flashing & Trim: Type of Wall-Covering Material Described

Masonry, Brick

The exterior of your home is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job as the homeowner is to monitor all exterior wall-covering material for developing patterns of damage or deterioration.



GFCIs & Electrical: Inspected GFCIs

Exterior, Rear

I inspected ground-fault circuit interrupter (GFCI) receptacles. All GFCI's throughout the home, tested during my inspection, were functional.



Walkways & Driveways: Walkways & Driveways Were Inspected

Rear

I inspected the walkways and parking pad that were adjacent to the house. I observed indications of cracking at the driveway.

Stairs, Steps, Stoops, Stairways & Ramps: Stairs and Steps Were Inspected

Front and Back

I inspected the stairs, steps, stoops, and stairways that were within the scope of my home inspection for proper treads level and security, riser heights and tread depths uniformity. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches. Have contractor evaluate and repair front steps.

Porches, Patios, Decks, Balconies & Carports: Deck was Inspected

Rear of home

I inspected the decks at the house that were within the scope of the home inspection. I observed indications of a defect at the ledger board of the deck. **See recommendations.**



Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

Rear of home

I inspected the railings, guards and handrails that were within the scope of the home inspection. Lag bolt broken on ledger board (see recommendations).



Windows: Windows Inspected

Exterior

A representative number of windows from the ground surface were inspected. Caulk needed.

Limitations

Eaves, Soffits & Fascia

INSPECTION WAS RESTRICTED

My inspection of the eaves, soffit, and fascia was limited. I did not inspect all of the eaves, soffit, and fascia as it was impossible to inspect those areas closely during the home inspection.

Windows

INSPECTION RESTRICTED

EXTERIOR

I inspected a representative number of windows within my reach on the ground and main levels of the home. Recommend caulking.

Recommendations

2.2.1 Wall-Covering, Flashing & Trim

CRACKING - MAJOR AT MASONRY EXTERIOR

 Major Defect

I observed indications of structural cracking at the time of my inspection of the exterior. Cracking was observed at one or more areas. Further evaluation by an engineer or licensed general contractor is recommended.

Recommendation

Contact a qualified masonry professional.



2.4.1 Walkways & Driveways

MAJOR CRACKING AT DRIVEWAY

Recommend contractor to evaluate and repair if needed.

Recommendation

Contact a qualified concrete contractor.



Major Defect



2.5.1 Stairs, Steps, Stoops, Stairways & Ramps

DAMAGE AT STEP

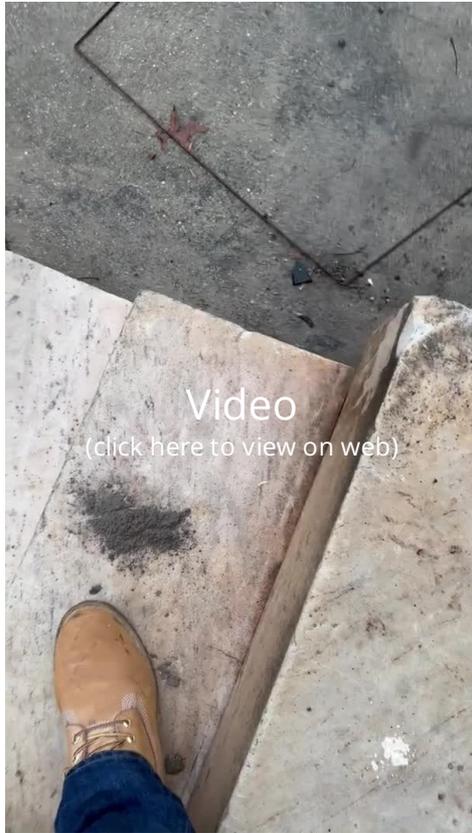
I observed damage on front step. The 2nd step is unstable and is a safety hazard. Have contractor evaluate and repair.

Recommendation

Contact a qualified masonry professional.



Major Defect



2.6.1 Porches, Patios, Decks, Balconies & Carports

 Major Defect

LEDGER BOARD DEFECT

REAR

The ledger board is not properly attached to the building. This can cause the deck to pull away from the building and possibly collapse. Material defect. Lag bolt is broken. Have deck evaluated, and repaired if necessary.

Recommendation

Contact a qualified general contractor.



2.8.1 Windows

 Minor Defect

MISSING WINDOW SCREEN

FRONT

I observed a detached window screen. Correction is recommended.

Recommendation

Contact a handyman or DIY project



2.8.2 Windows

 Minor Defect

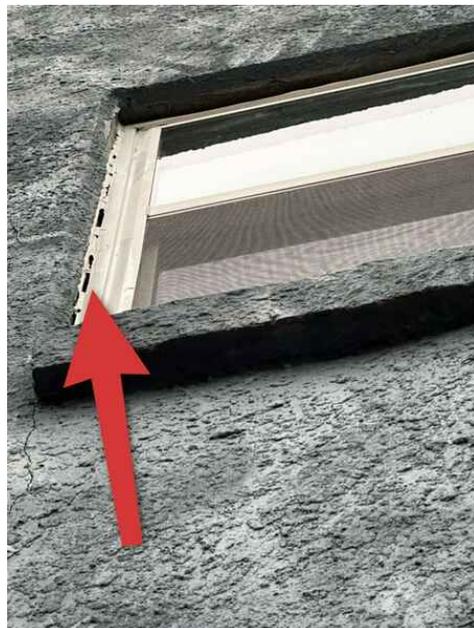
CAULK MISSING AROUND EXTERIOR WINDOWS

FRONT AND BACK

Re-caulk exterior windows.

Recommendation

Contact a handyman or DIY project



2.9.1 Exterior Doors

 Minor Defect

REPLACE EXTERIOR DOOR WEATHER STRIPPING

REAR BASEMENT DOOR

Weather stripping missing on rear basement door. Recommend adding weather stripping and repairing the paint on the foundation around the door.

Recommendation

Contact a handyman or DIY project



3: ROOF

Information

Roof Covering: Type of Roof-Covering Described

Flat Roof Material

I observed the roof-covering material and attempted to identify its type.

This inspection is not a guarantee that a roof leak in the future will not happen. Roofs leak. Even a roof that appears to be in good, functional condition will leak under certain circumstances. We will not take responsibility for a roof leak that happens in the future. This is not a warranty or guarantee of the roof system.



Roof Covering: Roof Was Inspected

Ground

We attempted to inspect the roof from various locations and methods, including from the ground and a ladder.

The inspection was 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.

Limitations

Roof Covering

LIMITED ACCESS TO THE ROOF

ROOF

This is a visual-only inspection of the roof-covering materials. It does not include an inspection of the entire roof. There are components of the roof that are not visible or accessible at all, including the underlayment, decking, fastening, flashing, age, shingle quality, manufacturer installation recommendations, etc. Recommend Roof Certification.

Gutters & Downspouts

COULDN'T REACH THE GUTTERS

REAR

I was unable to closely reach and closely inspect the installation of all of the gutter components and systems.

Recommendations

3.1.1 Roof Covering

ROOF CERTIFICATION

Recommend roof certification.

Recommendation

Contact a qualified roofing professional.



Major Defect

3.2.1 Gutters & Downspouts

GUTTER IMPROPERLY SLOPED

REAR

I observed that the gutter showed indications of improper slope. Gutters are supposed to be sloped down toward the downspout of the gutter. That would be proper drainage of the gutter. This is a defect that should be corrected by a professional contractor.

Recommendation

Contact a qualified gutter contractor



Major Defect



3.2.2 Gutters & Downspouts

DOWNSPOUTS DRAIN NEAR HOUSE

 Minor Defect

REAR

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend adjust downspout extensions to drain at least 6 feet from the foundation. A handy homeowner should be able to do this project.

Recommendation

Contact a handyman or DIY project



4: DOORS, WINDOWS & INTERIOR

Information

Doors: Doors Inspected

Interior, Exterior

I inspected a representative number of doors. All doors were operable at the time of the inspection.

Windows: Windows Inspected

Upper Level Bedrooms

I inspected a representative number of windows. All inspected were operable at the time of the inspection. I did not operate window locks and operation features, which is beyond the scope of a home inspection.



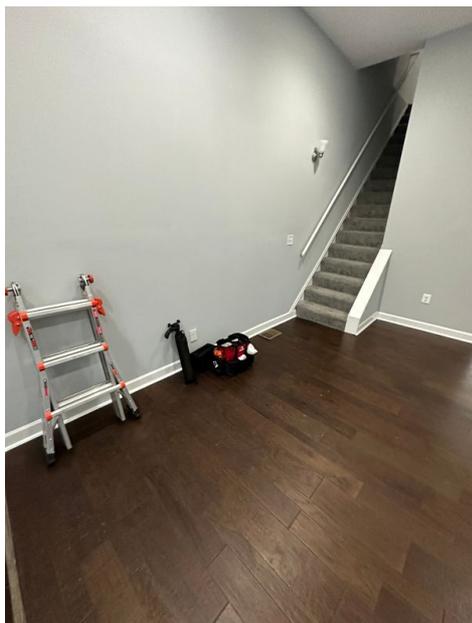
Switches, Fixtures & Receptacles: Inspected a Switches, Fixtures & Receptacles

I inspected a representative number of switches, lighting fixtures and receptacles on every level of the property. All inspected switches, lighting fixtures and receptacles were operable at the time of the inspection.



Floors, Walls, Ceilings: Floors, Walls, Ceilings Inspected

I inspected the readily visible surfaces of floors, walls and ceilings. I looked for material defects according to the [Home Inspection Standards of Practice](#).



Stairs, Steps, Stoops, Stairways & Ramps: Stairs, Steps, Stoops, Stairways & Ramps Were Inspected

I inspected the stairs, steps, stoops, and stairways that were within the scope of my home inspection. They were acceptable. All treads should be level and secure. Riser heights and tread depths should be as uniform as possible. As a guide, stairs must have a maximum riser of 7-3/4 inches and a minimum tread of 10 inches.



Railings, Guards & Handrails: Railings, Guards & Handrails Were Inspected

I inspected a representative number railings, guards and handrails that were within the scope of the home inspection. They were acceptable.



Limitations

Switches, Fixtures & Receptacles

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the system according to modern code. A licensed electrician or building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

Presence of Smoke and CO Detectors

UNABLE TO TEST EVERY DETECTOR

Detectors were noted throughout the home. I was unable to test every detector. We recommend testing all of the detectors. Ask the seller about the performance of the detectors and of any issues regarding them. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

Recommendations

4.4.1 Floors, Walls, Ceilings

Material Defect

MINOR CORNER CRACKS

LIVING ROOM

Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age.

Recommendation

Contact a qualified drywall contractor.



5: KITCHEN

Information

Kitchen Sink: Ran Water at Kitchen Sink

Kitchen

I ran water at the kitchen sink. Kitchen sink operable at the time of the inspection.



GFCI: GFCI Tested

Kitchen

I observed ground fault circuit interrupter (GFCI) protection in the kitchen. All GFCI's were operable at the time of the inspection.



Garbage Disposal: Turned On Garbage Disposal

I turned on the garbage disposal. Garbage disposal operable at the time of the inspection.



Range/Oven/Cooktop: Turned On Stove & Oven

Kitchen

I turned on the kitchen's stove and oven. Range operable at the time of the inspection.



Refrigerator: Refrigerator Was On

Kitchen

I checked to see if it was functional. Refrigerator was operable at the time of the inspection.



Dishwasher: Inspected Dishwasher

I inspected the dishwasher by turning it on and letting it run a short cycle. Dishwasher was operable at the time of the inspection.



Countertops & Cabinets: Inspected Cabinets & Countertops

I inspected a representative number of cabinets and countertop surfaces. All cabinets were functional at the time of the inspection.



Recommendations

5.5.1 Refrigerator

REFRIGERATOR

Refrigerator moves when opening the door. Lock wheels or inspect for movement.

Recommendation

Contact a handyman or DIY project





5.7.1 Exhaust Fan

EXHAUST FAN MISSING

I observed that there was no exhaust system. Recommend exhaust fan be installed .

Recommendation

Contact a handyman or DIY project

 Minor Defect



6: BATHROOMS

Information

Bathroom Toilets: Toilets Inspected

All bathrooms

I flushed all of the toilets. All toilets were operable at the time of the inspection.

Sinks, Tubs & Showers: Ran Water at Sinks, Tubs & Showers

All sinks

I ran water at all bathroom sinks, bathtubs, and showers. I inspected for deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. All sinks, tubs and showers were operable at the time of the inspection.



Bathroom Exhaust Fan / Window: Inspected Bath Exhaust Fans

All locations

I inspected the exhaust fans of the bathroom(s). All mechanical exhaust fans should terminate outside. All exhaust fans were operable at the time of the inspection.



GFCI & Electric in Bathroom: GFCI-Protection Tested

Random locations

I inspected the GFCI-protection at the receptacle near the bathroom sink by pushing the test button at the GFCI device or using a GFCI testing instrument.

All receptacles in the bathroom must be GFCI protected.

All receptacles were operable at the time of the inspection.



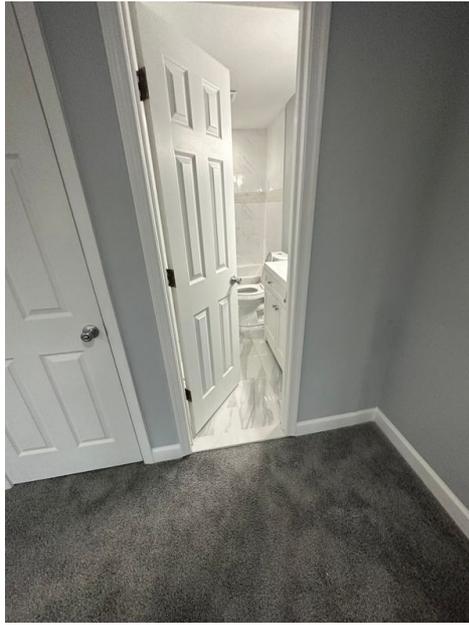
Heat Source in Bathroom: Heat Source in Bathroom Was Inspected

I inspected the heat source in the bathroom (register/baseboard). All bathroom heat sources were operable at the time of the inspection.

Door: Bathroom Doors

All bathroom doors inspected

All bathroom doors were operable at the time of the inspection.



Recommendations

6.1.1 Bathroom Toilets

LOOSE AND/OR ROCKING TOILET

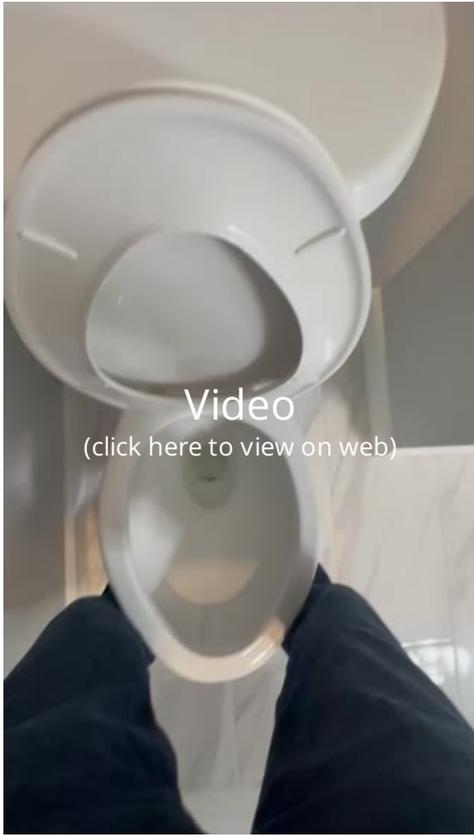
1ST AND 2ND FLOOR BATHROOMS

Toilet unstable. Need to be secured.

Recommendation

Contact a handyman or DIY project





6.2.1 Sinks, Tubs & Showers

HANDLE LOOSE

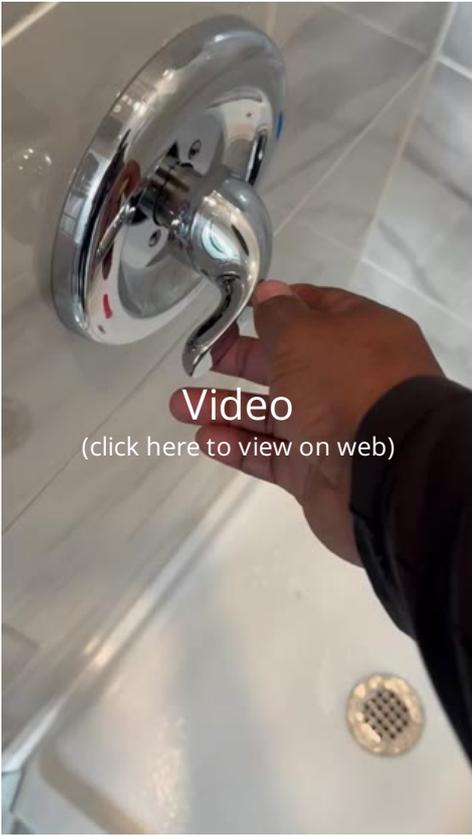
2ND AND 3RD FLOOR BATHROOMS

I observed that the fixture handle is loose.

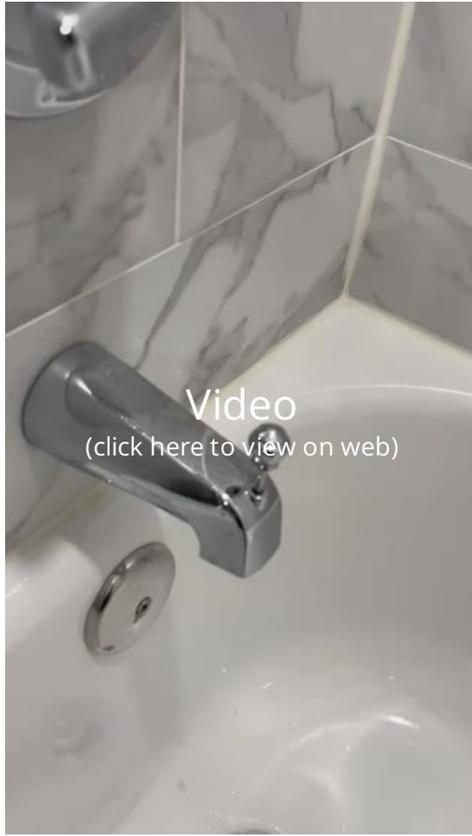
Recommendation

Contact a handyman or DIY project





Video
(click here to view on web)



Video
(click here to view on web)



Video
(click here to view on web)

6.2.2 Sinks, Tubs & Showers

MISSING CAULK AROUND BATHROOM SINK

UPSTAIRS 3RD LEVEL BATHROOM

Recommendation

Contact a handyman or DIY project

 Minor Defect



7: BASEMENT, FOUNDATION & STRUCTURE

Information

Basement: Type of Basement

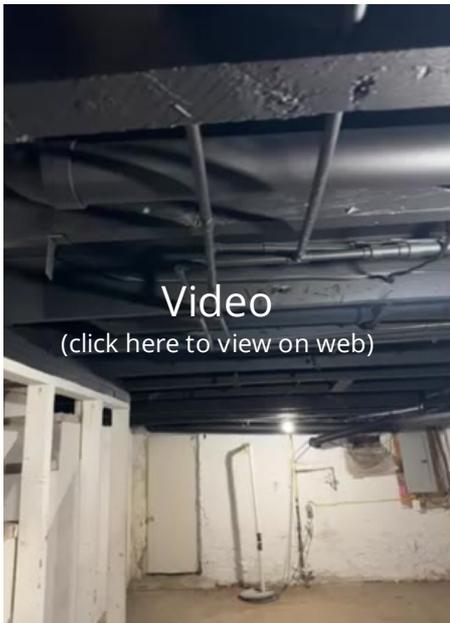
Foundation Described

Brick, Concrete, Masonry Block

Basement: Structural Components Were Inspected

Basement

Structural components were inspected . [See recommendations.](#)



Sump Pump: Sump Pump Installed

I observed a sump pump was installed in the house.

Neglecting to test a sump pump routinely, especially if it is rarely used, can lead to severe water damage when a heavy storm, snow melt, or flooding sends water against the home.

Overload of the sump pump due to poor drainage elsewhere on the property can lead to pump failure. Frequent sump operation can be a sign of excessive water buildup under the basement floor due to poorly sloped landscaping, poor rain runoff, gutter back-flows, and other problems.

Lack of a back-up sump pump, which can be quickly installed in the event the first pump fails, can lead to serious water damage and property loss. This is especially important if the sump pump is relied upon to maintain a dry basement, or if the house is located in an area of seasonally high groundwater. Sump failure can cause extensive water damage and the loss of valuable personal belongings.



Sump Pump: Water in Sump Pump

I observed standing water in the sump pump bucket. This may indicate that the sump pump is critical and necessary to keep the house basement or foundation from having water intrusion problems developing.



Insulation in Foundation/Basement Area: Approximate Average Depth of Insulation

missing insulation

Determining how much insulation should be installed in a house depends upon where a home is located. proper amount of insulation should be installed at a particular area of a house is dependent upon which climate zone the house is located.

This house is located in a climate zone that requires an R-value of

Recommendations

7.1.1 Basement

WALL DETERIORATION

BASEMENT - BACKDOOR

Wall deterioration.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified general contractor.

 Major Defect



7.1.2 Basement

BASEMENT FLOOR CRACK IN FLOOR

BASEMENT FLOOR

I observed a crack in the basement floor. Further evaluation is recommended.

Recommendation

Contact a qualified general contractor.

 Major Defect



7.1.3 Basement

WALL CRACK NEEDS TO BE REPAIRED

BASEMENT WALL BY GAS METER

 Material Defect

Wall crack needs to be repaired.

Recommendation

Contact a handyman or DIY project



7.1.4 Basement

IMPROPER NOTCH, HOLE, OR CUT

BASEMENT FLOOR JOIST

 Major Defect

I observed indications of cutting, notching and boring of framing members that may, in my opinion, present a structural or safety concern.

There are structural concerns because of this condition. Major defect.

Correction and further evaluation is recommended.

Notches in solid lumber joists, rafters and beams can not be greater than 1/6th of the member's depth, must not be longer than 1/3rd of the member depth, and must not be located in the middle 1/3rd of the span.

Notches at the ends must not exceed 1/4th the member depth.

The tension side of members 4 inches or greater in thickness must not be notched, except at the ends.

The diameter of holes bored or cut into members must not exceed 1/3rd the member depth.

Holes must not be closer than 2 inches to the top or bottom of the member, or to any other hole located in the member. If the member is notched, the hole must not be closer than 2 inches to the notch.

Recommendation

Contact a qualified general contractor.



7.3.1 Insulation in Foundation/Basement Area

GENERAL ABSENCE OF INSULATION

Material Defect

No insulation was observed in the basement. Recommend installation of insulation in the basement.

Recommendation

Contact a qualified insulation contractor.

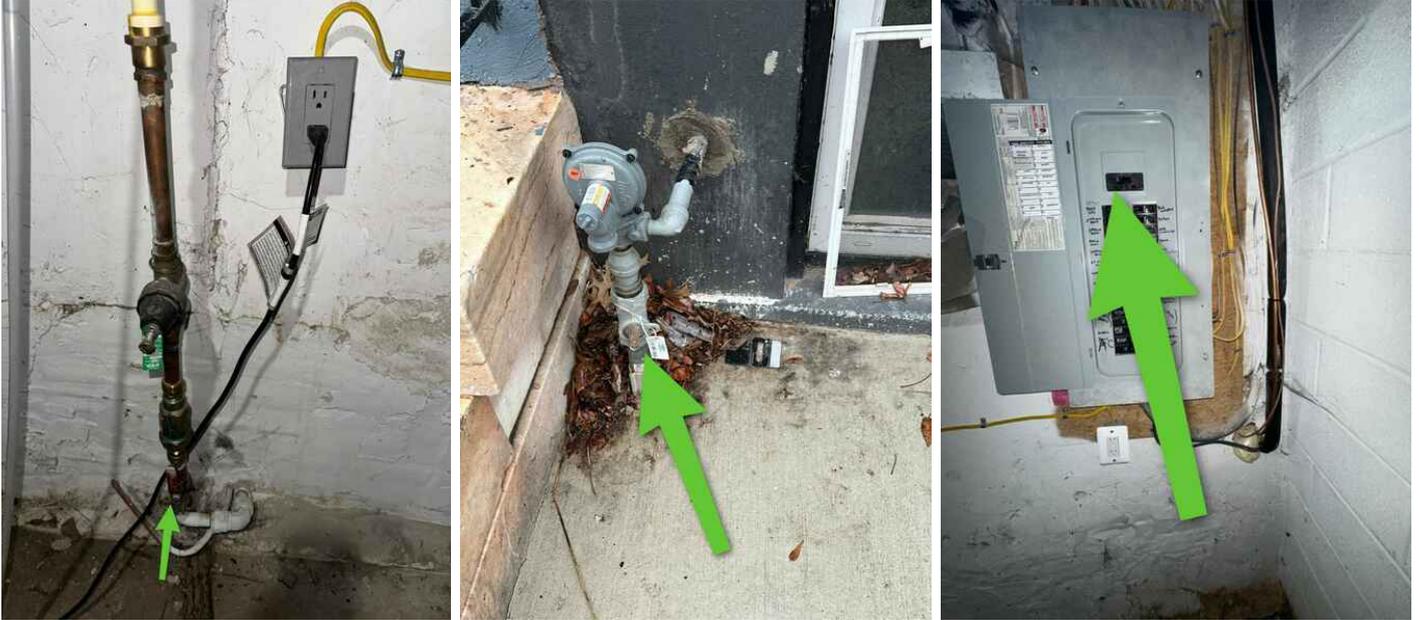
8: PLUMBING

Information

Main Water Shut-Off Valve: Location of Main Shut-Off Valve

Basement

Basement



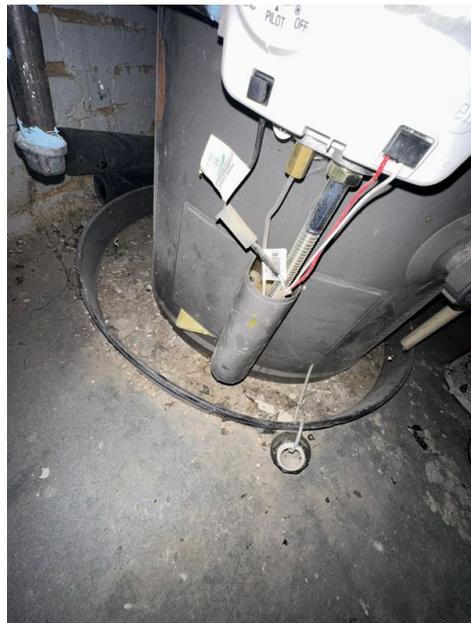
Water Supply : Water Supply Is Public

The water supply to the house appeared to be from the public water supply source based upon the observed indications at the time of the inspection. To confirm and be certain, I recommend asking the homeowner for details.

Hot Water Source: Type of Hot Water Source

Gas-Fired Hot Water Tank

I inspected for the main source of the distributed hot water to the plumbing fixtures (sinks, tubs, showers). I recommend asking the homeowner for details about the hot water equipment and past performance.



9: HEATING

Information

Heating System Information:

Heating Method

Heat Pump System

Heating System Information: Energy Source

Heat Pump, Gas

Heating system was tested. Heating System was operable at the time of the inspection.

Brand: Bryant

Manufacturer Date: Oct 2020



Thermostat and Normal Operating Controls: Thermostat Location

Living Room

Living room



10: COOLING

Information

Thermostat and Normal

Operating Controls: Thermostat

Location

Living room



Cooling System Information: Homeowner's Responsibility

Most air-conditioning systems in houses are relatively simple in design and operation. The adequacy of the cooling is often quite subjective and depends upon occupant perceptions that are affected by the distribution of air, the location of return-air vents, air velocity, the sound of the system in operation, and similar characteristics.

It's your job to get the air conditioning system inspected and serviced every year. And if you're system as an air filter, be sure to keep that filter cleaned.

Limitations

Cooling System Information

COOL TEMPERATURE RESTRICTION

Because the outside temperature was too cool to operate the air conditioner without the possibility of damaging the system, I did not operate the cooling system. Inspection restriction. Ask the homeowner about the system, including past performance.

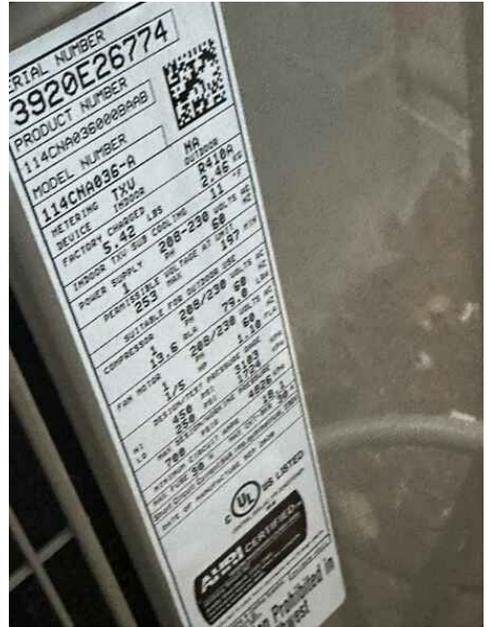
Baltimore
 42°
 Cloudy
 H:48° L:40°

Light Rain Forecasted
 Light rain is expected to start in 26 min.

Now 10m 20m 30m 40m 50m

HOURLY FORECAST

Time	1PM	2PM	3PM	4PM	5PM
Clouds	☁	☁	☁	☁	☁
Chance of Rain	50%	60%	60%	60%	60%
Temperature	44°	44°	45°	45°	46°



Condensate

DID NOT OPERATE

BASEMENT

The condensate pump did not operate during my home inspection. Forcing the pump to discharge is beyond the scope of my home inspection. Ask the seller for more information about the condensate pump and its past performance.



11: ELECTRICAL

Information

Service-Entrance Conductors: Inspected Service-Entrance Conductors

Rear

I inspected the electrical service-entrance conductors.



Main Service Disconnect: Inspected Main Service Disconnect

I inspected the electrical main service disconnect.



Electric Meter & Base: Inspected the Electric Meter & Base

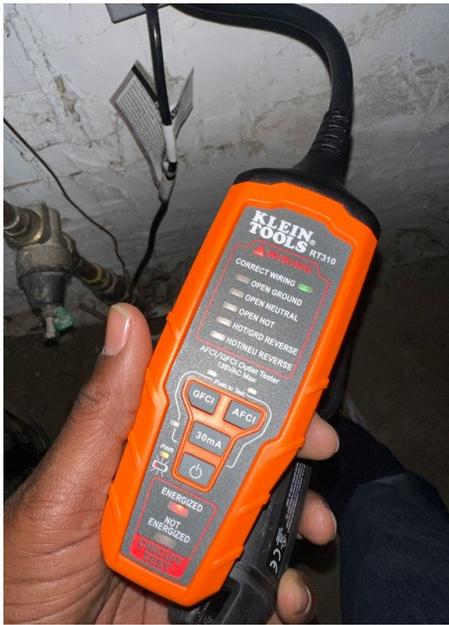
Rear

I inspected the electrical electric meter and base. Electric meter & base operable at the time of the inspection.



AFCIs: Inspected AFCIs

I inspected receptacles observed that were deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible.



Limitations

Electrical Wiring

UNABLE TO INSPECT ALL OF THE WIRING

BASEMENT ELECTRIC PANEL

I was unable to inspect all of the electrical wiring. Obviously, most of the wiring is hidden from view within walls. Beyond the scope of a visual home inspection.

AFCIs

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the AFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice.

STANDARDS OF PRACTICE

Inspection Detail

Please refer to the [Home Inspection Standards of Practice](#) while reading this inspection report. I performed the home inspection according to the standards and my clients wishes and expectations. Please refer to the inspection contract or agreement between the inspector and the inspector's client.

Exterior

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the exterior of the house.

I. The inspector shall inspect:

1. the exterior wall-covering materials;
2. the eaves, soffits and fascia;
3. a representative number of windows;
4. all exterior doors;
5. flashing and trim;
6. adjacent walkways and driveways;
7. stairs, steps, stoops, stairways and ramps;
8. porches, patios, decks, balconies and carports;
9. railings, guards and handrails; and
10. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

1. the type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

1. any improper spacing between intermediate balusters, spindles and rails.

Roof

Please refer to the [Home Inspection Standards of Practice](#) related to inspecting the roof of the house.

Monitor the roof covering because any roof can leak. To monitor a roof that is inaccessible or that cannot be walked on safely, use binoculars. Look for deteriorating or loosening of flashing, signs of damage to the roof covering and debris that can clog valleys and gutters.

Roofs are designed to be water-resistant. Roofs are not designed to be waterproof. Eventually, the roof system will leak. No one can predict when, where or how a roof will leak.

I. The inspector shall inspect from ground level or the eaves:

1. the roof-covering materials;
2. the gutters;
3. the downspouts;
4. the vents, flashing, skylights, chimney, and other roof penetrations; and
5. the general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

1. the type of roof-covering materials.

III. The inspector shall report as in need of correction:

1. observed indications of active roof leaks.

Doors, Windows & Interior

The inspector shall inspect:

a representative number of doors and windows by opening and closing them;
floors, walls and ceilings; stairs, steps, landings, stairways and ramps;
railings, guards and handrails; and
garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

The inspector shall describe:

a garage vehicle door as manually-operated or installed with a garage door opener.

The inspector shall report as in need of correction:

improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings;
photo-electric safety sensors that did not operate properly; and
any window that was obviously fogged or displayed other evidence of broken seals.

Kitchen

The kitchen appliances are not included in the scope of a home inspection according to the Standards of Practice.

The inspector will out of courtesy only check:

the stove,
oven,
microwave, and
garbage disposer.

Bathrooms

The home inspector will inspect:

interior water supply, including all fixtures and faucets, by running the water;
all toilets for proper operation by flushing; and
all sinks, tubs and showers for functional drainage.

Basement, Foundation & Structure

I. The inspector shall inspect:

the foundation;
the basement;
structural components.

II. The inspector shall describe:

the type of foundation; and
the location of the access to the under-floor space.

III. The inspector shall report as in need of correction:

observed indications of wood in contact with or near soil;
observed indications of active water penetration;
observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and
any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

Plumbing

I. The inspector shall inspect:

1. the main water supply shut-off valve;
2. the main fuel supply shut-off valve;

-
3. the water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
 4. interior water supply, including all fixtures and faucets, by running the water;
 5. all toilets for proper operation by flushing;
 6. all sinks, tubs and showers for functional drainage;
 7. the drain, waste and vent system; and
 8. drainage sump pumps with accessible floats.

II. The inspector shall describe:

1. whether the water supply is public or private based upon observed evidence;
2. the location of the main water supply shut-off valve;
3. the location of the main fuel supply shut-off valve;
4. the location of any observed fuel-storage system; and
5. the capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

1. deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
2. deficiencies in the installation of hot and cold water faucets;
3. active plumbing water leaks that were observed during the inspection; and
4. toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

Heating

I. The inspector shall inspect:

1. the heating system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the heating system;
2. the energy source; and
3. the heating method.

III. The inspector shall report as in need of correction:

1. any heating system that did not operate; and
2. if the heating system was deemed inaccessible.

Cooling

I. The inspector shall inspect:

1. the cooling system, using normal operating controls.

II. The inspector shall describe:

1. the location of the thermostat for the cooling system; and
2. the cooling method.

III. The inspector shall report as in need of correction:

1. any cooling system that did not operate; and
2. if the cooling system was deemed inaccessible.

Electrical

I. The inspector shall inspect:

1. the service drop;
2. the overhead service conductors and attachment point;
3. the service head, gooseneck and drip loops;
4. the service mast, service conduit and raceway;
5. the electric meter and base;
6. service-entrance conductors;
7. the main service disconnect;
8. panelboards and over-current protection devices (circuit breakers and fuses);
9. service grounding and bonding;
10. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;
11. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and
12. for the presence of smoke and carbon-monoxide detectors.

II. The inspector shall describe:

1. the main service disconnect's amperage rating, if labeled; and
2. the type of wiring observed.

III. The inspector shall report as in need of correction:

1. deficiencies in the integrity of the service-entrance conductors insulation, drip loop, and vertical clearances from grade and roofs;
2. any unused circuit-breaker panel opening that was not filled;
3. the presence of solid conductor aluminum branch-circuit wiring, if readily visible;
4. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and
5. the absence of smoke and/or carbon monoxide detectors.