



ERP HOME INSPECTIONS MD

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HOME INSPECTION REPORT

3818 Hudson St
Baltimore, MD 21224

James Paige

JUNE 3, 2023



Inspector

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It is recommended that any noted deficiencies be evaluated and repaired by a certified contractor of trade.

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

SUMMARY



ITEMS INSPECTED



DEFICIENCIES

SAFETY/IMMEDIATE
ATTENTION

It is recommended that any noted deficiencies be evaluated and repaired by a certified contractor of trade.

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- ⊖ 3.4.1 Exterior - Electrical: Outside Receptacle Cover not Secured Properly
- ⊖ 3.5.1 Exterior - Windows and Door: Caulking
- ⚠ 3.8.1 Exterior - Porches, Patios, Decks, Balconies & Carports: Ledger Board Defect
- ⊖ 4.2.1 Deck, Balconies, & Porches - Steps: Steps Located on Deck's Cantilever
- ⊖ 5.3.1 Bedroom - # 1 - Upstairs (Front) - Windows: Cracked Window
- ⊖ 7.2.1 Bedroom - # 3 - (Basement) - Doors: Door Doesn't Latch
- ⊖ 9.3.1 Bathroom #2 - (Upstairs Master Bedroom) - Bath Tub / Shower: Bathtub/Shower: Hardware Missing
- ⊖ 10.7.1 Bathroom #3 - Basement - Bathroom Door : Door Obstruction
- ⊖ 12.1.1 Water Heater - Water Heater: Water Located in Drain Pan
- ⚠ 13.5.1 Electric Service - Service Wires: Service Wires
- ⊖ 15.1.1 Kitchen - Cabinets: Adjustment
- ⊖ 15.6.1 Kitchen - Garbage Disposal - Inoperable : Inoperable
- ⊖ 15.7.1 Kitchen - Kitchen Hood : Inoperable
- ⚠ 16.2.1 Interiors - Interior Railing : Install Railing
- ⊖ 16.5.1 Interiors - Windows and Door: Door-binds in jamb
- ⊖ 16.5.2 Interiors - Windows and Door: Door-Bolt Lock Not Operable
- ⊖ 16.5.3 Interiors - Windows and Door: Basement Door Not Plumb
- ⊖ 16.6.1 Interiors - Basement : Water Intrusion

1: INSPECTION DETAILS

Information

Start Time

8:30 am

Finish Time

10:40 am

Ground Condition

Wet, Damp

Present at time of the inspection

N/A

Property Occupancy

No

Rain in the last few days

Yes

Temperature

81 Fahrenheit

Weather Condition

Clear

Structure Details: Age of the Structure

108

Structure Details: Foundation Type

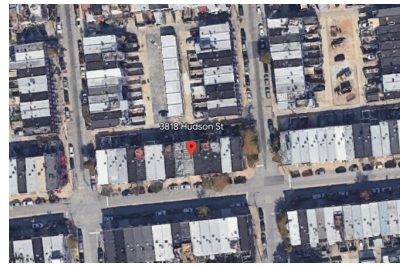
Slab

Structure Details: Structure Faces

South

Structure Details: Structures Inspected

House



Structure Details: Type of Structure

Townhouse

Structure Details: Utilities

All Utilities on

Overview

A home inspection is not a pass or fail type of inspection. It is a visual only evaluation of the conditions of the systems and accessible components of the home designed to identify areas of concern within specific systems or components defined by the Maryland State Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Conditions can and will change after the inspection over time. Future conditions or component failure can not be foreseen or reported on. Components that are not readily accessible can not be inspected. Issues that are considered as cosmetic are not addressed in this report. (Holes, stains, scratches, unevenness, missing trim, paint and finish flaws or odors). It is not the intent of this report to make the house new again. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

Your Job As a Homeowner: What Really Matters in a Home Inspection

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or have just purchased your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

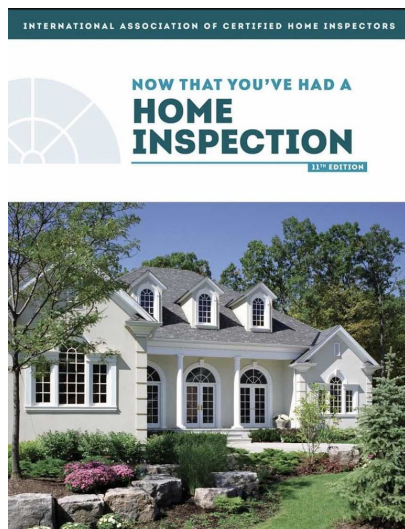
1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property (especially in categories 2 and 4).

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. No house is perfect. Keep things in perspective as you move into your new home.

And remember that homeownership is both a joyful experience and an important responsibility, so be sure to call on your InterNACHI Certified Professional Inspector to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

Your Job As a Homeowner: Read Your Book



I have provided you a home maintenance book. It includes information on how your home works, how to maintain it, and how to save energy. Please write my contact information within the book's inside cover, so that you can always contact me.

We're neighbors! So, feel free to reach out whenever you have a house question or issue.

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.

2: ROOF

		A	D	M	NP	NI
2.1	General	X				
2.2	Gutters/drains	X				
2.3	Flashing/Vents	X				

A = Acceptable D = Defective M = Marginal NP = Not Present NI = Not Inspected

Information

General: Estimated roof age

4

General: Roof covering

Modified bitumen

General: Roof Drainage

Gutter system

General: Roof Type

Flat

General: Roof Inspection method

Traversed

We normally conduct our typical roof inspection by walking on the roof's surface in what we call the "random walk" methodology. This method of inspection is not intended to cover every square inch of the roof's surface, nor will it. Further we could not recreate the route of a random walk even if we tried to. We do arrive at an overall impression of the roof's condition developed during this random walk inspection and extrapolate it to the entire roof's surface.

If any discrepancies are in fact identified, it is recommended that to accurately determined the scope of the actual discrepancies, as well as any cost of correction, you consult with a licensed roofing contractor. Not all roof will be walked, dimension, slope, weather, etc may allow the roof to be accessed.

The roof was inspected. There were no defects NOTED at the time of the inspection.

3: EXTERIOR

		A	D	M	NP	NI
3.1	General	X				
3.2	Driveway					
3.3	Exterior issues	X				
3.4	Electrical		X			
3.5	Windows and Door		X			
3.6	Soffit and Fascia	X				
3.7	Gutters and Flashing	X				
3.8	Porches, Patios, Decks, Balconies & Carports		X			
3.9	Outside Faucet Freeze Protection in Winter	X				

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Information

General: Exterior doors

Metal

General: Exterior wall structure

Brick

General: Foundation Material

Concrete

Exterior issues: Caulking

Recommend that all windows and other areas of the exterior such as door thresholds, garage doors, etc where water can enter the home to be caulked and/or sealed. Caulking is a water resistant barrier secondary to the moisture vapor material (tyvek paper) used when homes are built.

Recommend to monitor caulking around windows, doors, and siding and have repairs/add caulking as necessary and as a part of annual home maintenance.

Recommendations

3.4.1 Electrical

OUTSIDE RECEPTACLE COVER NOT SECURED PROPERLY

REAR OUTSIDE KITCHEN DOOR

Recommendation

Contact a qualified handyman.



Deficiencies



3.5.1 Windows and Door

 Deficiencies

CAULKING

Caulk was *missing / deteriorated / substandard* in some areas. For example, *around windows / around doors / at siding butt joints / at siding-trim junctions / at wall penetrations*. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. Caulking should be evaluated and applied as part of annual home maintenance

Recommendation

Contact a handyman or DIY project





3.8.1 Porches, Patios, Decks, Balconies & Carports

LEDGER BOARD DEFECT

 Safety/Immediate Attention

I observed indications of a defect at the ledger board of the deck.

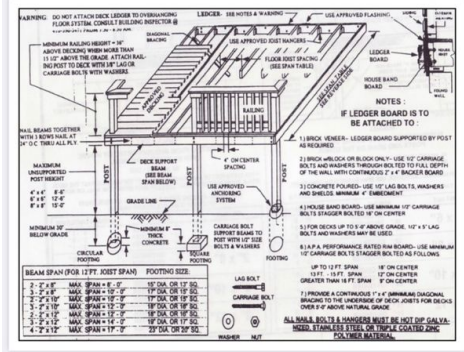
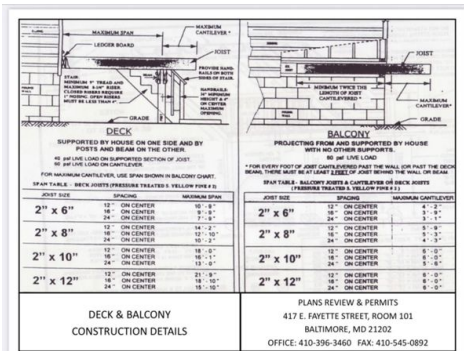
The ledger board is not properly attached to the building. This can cause the deck to pull away from the building and possibly collapse. Safety defect.

Correction and further evaluation is recommended by a qualified Deck Contractor.

Recommendation

Contact a qualified deck contractor.





4: DECK, BALCONIES, & PORCHES

		A	D	M	NP	NI
4.1	Railing	X				
4.2	Steps		X			
4.3	Flashing	X				

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Information

Railing: Hand Rail Width
Less than 4"

Railing: Vertical Rail Spacing
Less than 4 3/8"

Railing: Condition
Satisfactory

Steps: Stairs
Present

Steps: Condition
Further Evaluation Required

Flashing: Flashing Installation
Z-Flashed properly

Flashing: Condition
Satisfactory

Recommendations

4.2.1 Steps

STEPS LOCATED ON DECK'S CANTILEVER

Check Baltimore City's Deck Code

Recommendation

Contact a qualified deck contractor.



5: BEDROOM - # 1 - UPSTAIRS (FRONT)

		A	D	M	NP	NI
5.1	General	X				
5.2	Doors	X				
5.3	Windows		X			
5.4	Floors	X				
5.5	Walls	X				
5.6	Ceilings	X				
5.7	Lighting Fixtures, Switches & Receptacles	X				
5.8	GFCI & AFCI	X				
5.9	Smoke Detectors	X				
5.10	Carbon Monoxide Detectors	X				

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Information

Windows: Window Type

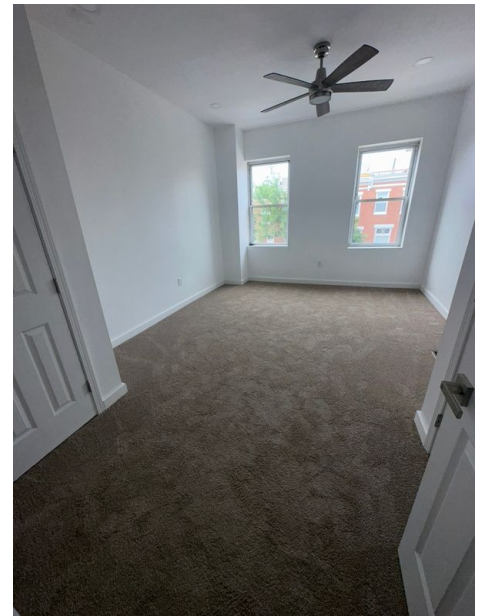
Double-hung

Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Carpet



Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Recommendations

5.3.1 Windows

CRACKED WINDOW



One or more windows appears to have general damage, but are operational. Recommend repair and replace window.

Recommendation

Contact a qualified handyman.



6: BEDROOM - # 2 - UPSTAIRS (REAR)

		A	D	M	NP	NI
6.1	General	X				
6.2	Doors	X				
6.3	Windows	X				
6.4	Floors	X				
6.5	Walls	X				
6.6	Ceilings	X				
6.7	Lighting Fixtures, Switches & Receptacles	X				
6.8	GFCI & AFCI	X				
6.9	Smoke Detectors	X				
6.10	Carbon Monoxide Detectors	X				

A = Acceptable D = Defective M = Marginal NP = Not Present NI = Not Inspected

Information

Windows: Window Type

Double-hung

Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Carpet

Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

7: BEDROOM - # 3 - (BASEMENT)

		A	D	M	NP	NI
7.1	General	X				
7.2	Doors		X			
7.3	Windows	X				
7.4	Floors					
7.5	Walls	X				
7.6	Ceilings	X				
7.7	Lighting Fixtures, Switches & Receptacles	X				
7.8	GFCI & AFCI	X				
7.9	Smoke Detectors	X				
7.10	Carbon Monoxide Detectors	X				

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Information

Windows: Window Type

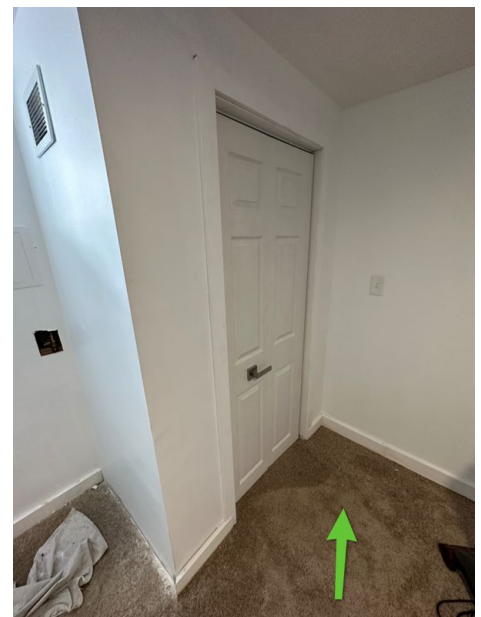
Sliders

Windows: Window Manufacturer

Unknown

Floors: Floor Coverings

Carpet



Walls: Wall Material

Drywall

Ceilings: Ceiling Material

Drywall

Recommendations

7.2.1 Doors

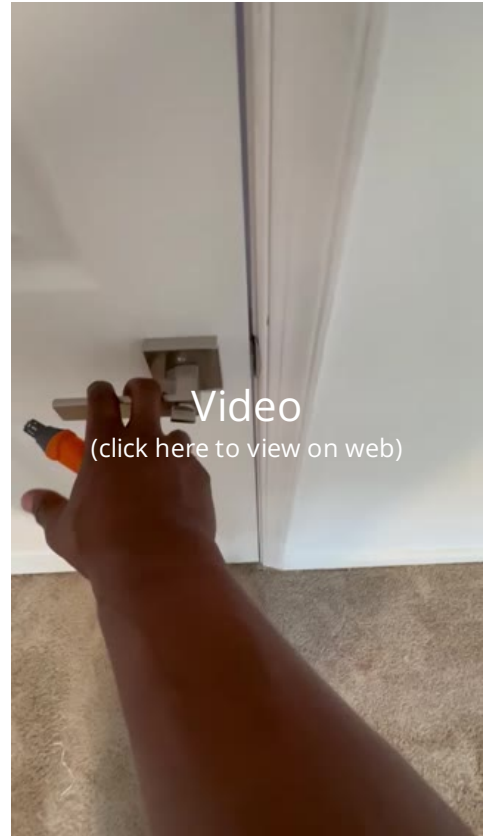


DOOR DOESN'T LATCH

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation

Contact a qualified handyman.



8: BATHROOM #1 - (UPSTAIRS HALLWAY)

		A	D	M	NP	NI
8.1	Sinks	X				
8.2	Toilet	X				
8.3	Bath Tub / Shower					X
8.4	Flooring	X				
8.5	Venting	X				
8.6	Electrical	X				

A = Acceptable D = Defective M = Marginal NP = Not Present NI = Not Inspected

Information

Sinks: Vanity & Sink Types

Single vanity

Sinks: Condition

Satisfactory

Toilet: Condition

Satisfactory

Bath Tub / Shower: Bathtub type

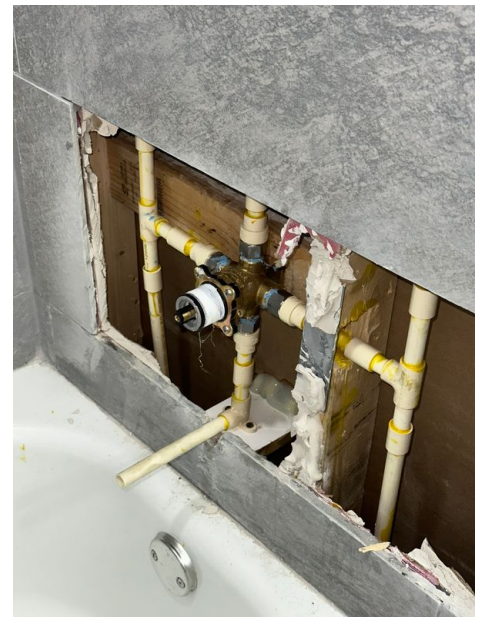
Free standing

Bath Tub / Shower: Shower Type

In tub

Bath Tub / Shower: Condition

Further Evaluation Required



Flooring: Flooring material

Tile

Flooring: Condition

Satisfactory

Venting: Vent types

Vent fan

Venting: Condition

Satisfactory

Electrical: Condition

Satisfactory

9: BATHROOM #2 - (UPSTAIRS MASTER BEDROOM)

		A	D	M	NP	NI
9.1	Sinks	X				
9.2	Toilet	X				
9.3	Bath Tub / Shower					
9.4	Flooring	X				
9.5	Venting	X				
9.6	Electrical	X				

A = Acceptable D = Defective M = Marginal NP = Not Present NI = Not Inspected

Information

Sinks: Vanity & Sink Types

Single vanity

Sinks: Condition

Satisfactory

Toilet: Condition

Satisfactory

Bath Tub / Shower: Bathtub type

Free standing

Bath Tub / Shower: Shower Type

Stall

Bath Tub / Shower: Condition

Further Evaluation Required

Flooring: Flooring material

Tile

Flooring: Condition

Satisfactory

Venting: Vent types

Vent fan

Venting: Condition

Satisfactory

Electrical: Condition

Satisfactory

Recommendations

9.3.1 Bath Tub / Shower

BATHTUB/SHOWER: HARDWARE MISSING

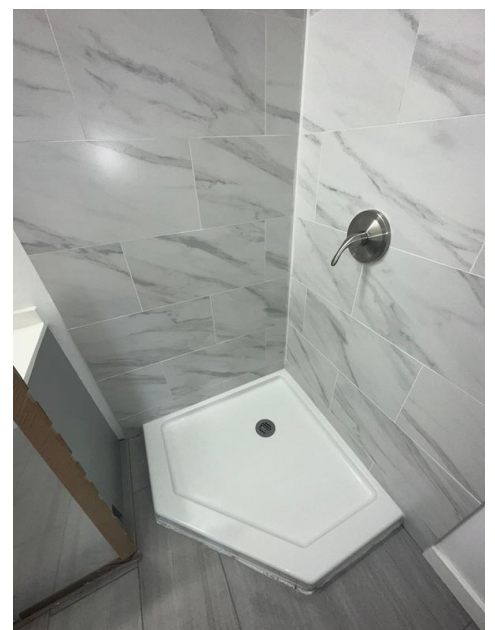


Deficiencies

It was noticed that some hardware was missing in the bathtub or shower, which may have contributed to the low pressure issue. It is recommended that the stopper be repaired or replaced and any missing hardware be installed in order to improve the water pressure in the bathtub or shower.

Recommendation

Contact a qualified handyman.



10: BATHROOM #3 - BASEMENT

		A	D	M	NP	NI
10.1	Sinks	X				
10.2	Toilet	X				
10.3	Bath Tub / Shower	X				
10.4	Flooring	X				
10.5	Venting	X				
10.6	Electrical	X				
10.7	Bathroom Door		X			

A = Acceptable D = Defective M = Marginal NP = Not Present NI = Not Inspected

Information

Sinks: Vanity & Sink Types

Single vanity

Sinks: Condition

Satisfactory

Toilet: Condition

Satisfactory

Bath Tub / Shower: Bathtub type

Free standing

Bath Tub / Shower: Shower Type

Stall

Bath Tub / Shower: Condition

Satisfactory

Flooring: Flooring material

Tile

Flooring: Condition

Satisfactory

Venting: Vent types

Vent fan

Venting: Condition

Satisfactory

Electrical: Condition

Satisfactory

Recommendations

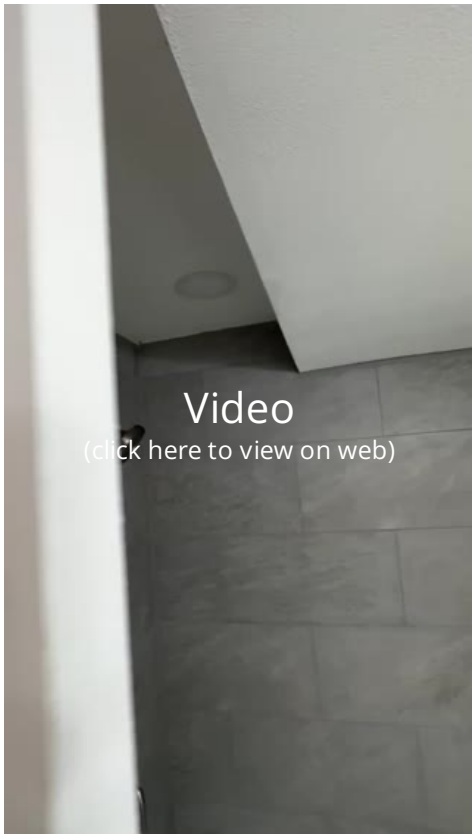
10.7.1 Bathroom Door

DOOR OBSTRUCTION

Recommendation

Contact a qualified handyman.





11: PLUMBING

		A	D	M	NP	NI
11.1	General	X				
11.2	Supply Lines	X				
11.3	Drain and Waste	X				
11.4	Main Water	X				

A = Acceptable D = Defective M = Marginal NP = Not Present NI = Not Inspected

Information

General: Drain Pipe
PVC

General: Interior Supply piping
Where Visible

General: Location of Main Shut off
Basement



General: Service Pipe to house
PVC

General: Vent Pipe
PVC

General: Waste Pipe
PVC

General: Water Source
Public Water

General: Location of main fuel shut off

Basement

Basement



12: WATER HEATER

		A	D	M	NP	NI
12.1	Water Heater	X				

A = Acceptable D = Defective M = Marginal NP = Not Present NI = Not Inspected

Information

Water Heater: Capacity

50

Water Heater: Energy Source

Electric

Water Heater: Estimated Age

1 Years

Water Heater: Location

Basement

Water Heater: Manufacturer

Rheem

Water Heater: Model #

XE50T06ST45U1

Water Heater: Serial #

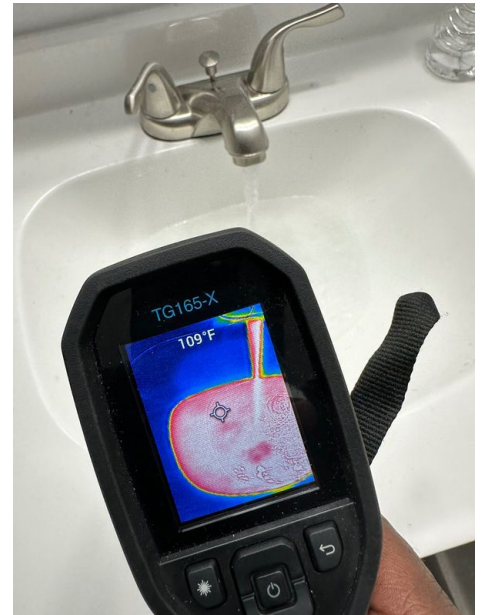
A192303835

Water Heater: Type

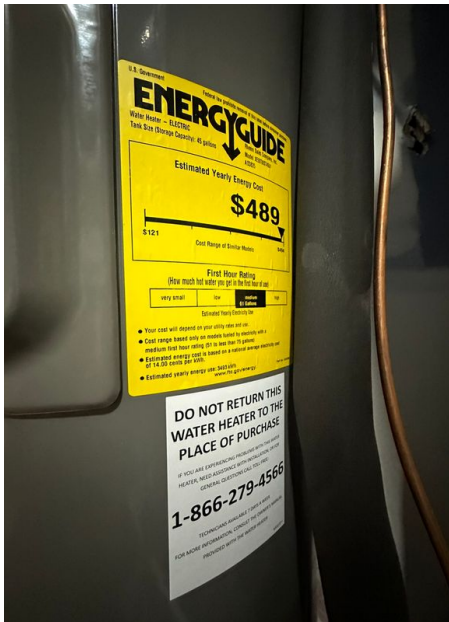
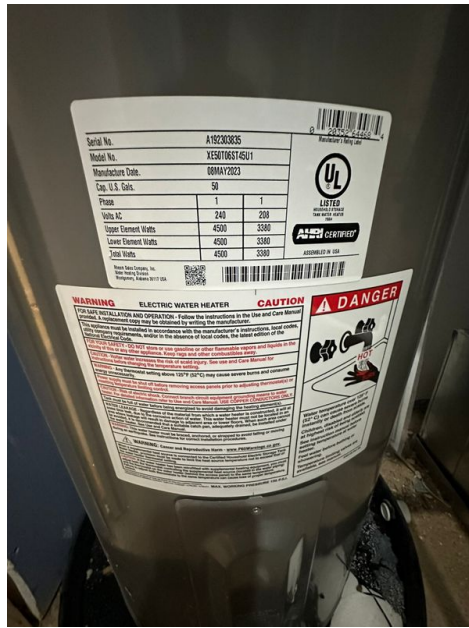
Tank

Water Heater: Water Temperature

109 Degrees



Water Heater: Pictures of Unit



Recommendations

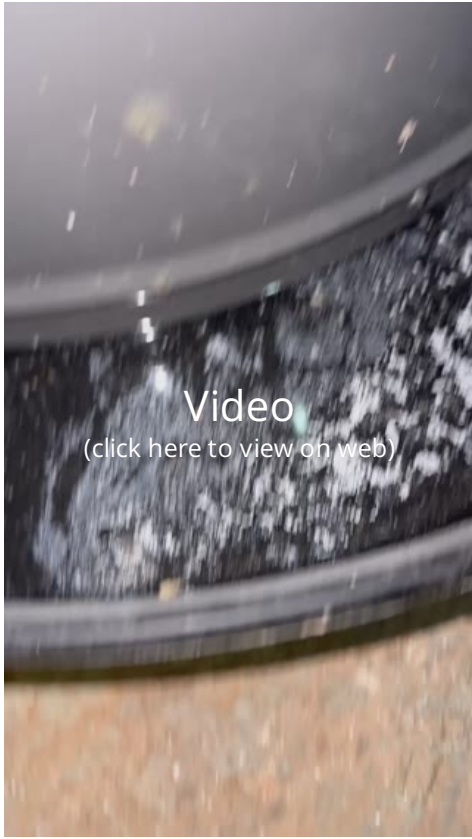
12.1.1 Water Heater

WATER LOCATED IN DRAIN PAN

Recommendation

Contact a qualified plumbing contractor.





13: ELECTRIC SERVICE

		A	D	M	NP	NI
13.1	Electric Panel	X				
13.2	Branch Wiring	X				
13.3	Circuit Breakers	X				
13.4	Meter	X				
13.5	Service Wires		X			

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Information

Electric Panel: Amperage Capacity
100

Electric Panel: Branch Wiring
Copper

Electric Panel: Location of Main Disconnect
Top of Panel

Electric Panel: Location of Main Panel
Basement

Electric Panel: Panel Manufacturer
Square D

Electric Panel: Panel pictures



Electric Panel: Protection Breakers

Electric Panel: Service Conductor
Copper-clad aluminum

Electric Panel: Service Type
Overhead

Electric Panel: Service Voltage
120/240

Recommendations

13.5.1 Service Wires
SERVICE WIRES

 Safety/Immediate Attention

Service conductors must have a clearance of 36 inches from windows, doors, porches, fire escapes and the like. § 152.25 BREAKER BOXES, CABLES AND FARM POLE LOAD CENTERS

Recommendation

Contact a qualified electrical contractor.



14: HVAC

		A	D	M	NP	NI
14.1	General	X				
14.2	Condensing Unit	X				
14.3	Air Handler	X				
14.4	Duct Work	X				

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Information

General: A/C Type

Split System, Heat Pump

General: Cooling source

Electric

General: Distribution

Sheet Metal Duct

General: Heat Source

Electric

General: Last Service Date

New Install

Condensing Unit: Condenser

Serial #

2123X85266

Condensing Unit: Estimated Age Condensing Unit

2023 Year(s)

Condensing Unit: Good condition

The condensing unit was in good condition.

Condensing Unit: Manufacturer

Rheem

Air Handler: Air Handler Serial #

2323F39960

Air Handler: Estimate Age Air Handler

1 Year(s)

Air Handler: Filter Location

Below unit



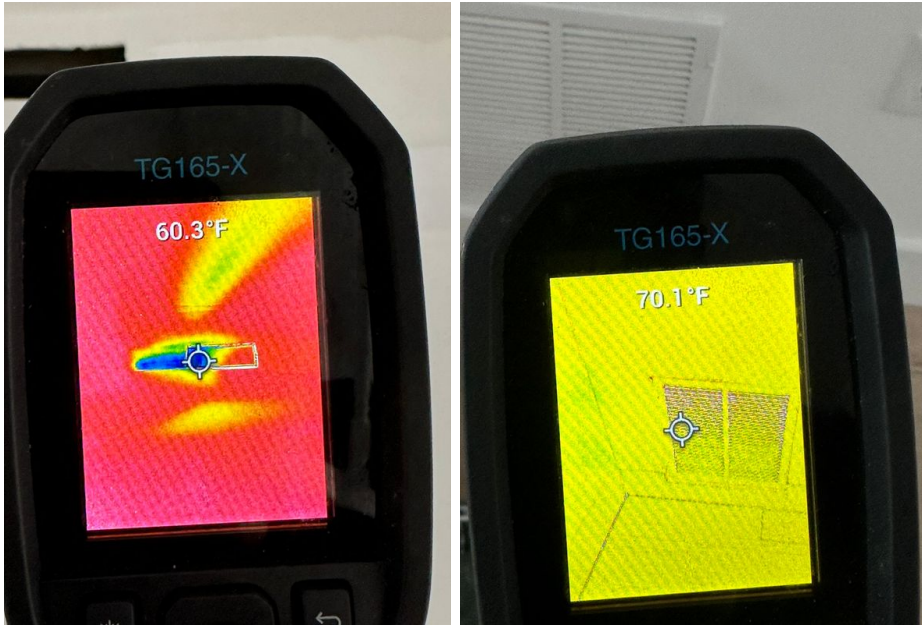
Air Handler: Manufacturer

Rheem

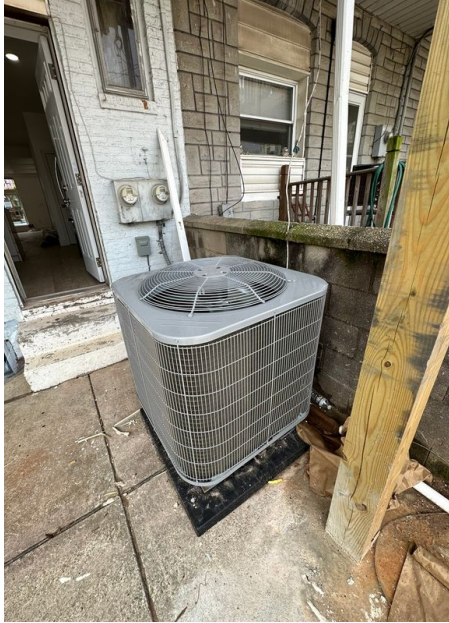
General: Temperature Differential

10 Degrees

This is the number of degrees the system is cooling (or heating) the house air. Normal range for this number is 10-22 degrees when operating the system during hot weather, lower when ambient temperatures are lower. The system functioned as expected when tested and appeared to be serviceable at the time of the inspection. As with all mechanical equipment, the unit may fail at any time without warning. The inspector cannot determine future failures.



Condensing Unit: Condenser Model # GH5SAN424-A



15: KITCHEN

		A	D	M	NP	NI
15.1	Cabinets		X			
15.2	Countertops-Backsplash	X				
15.3	Electrical	X				
15.4	Flooring	X				
15.5	Sink	X				
15.6	Garbage Disposal - Inoperable		X			
15.7	Kitchen Hood		X			

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Recommendations

15.1.1 Cabinets

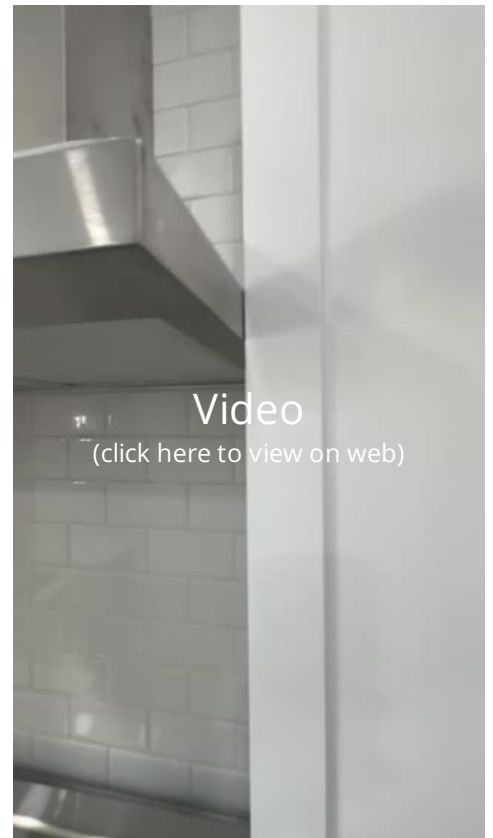
 Deficiencies

ADJUSTMENT

One or more kitchen cabinet doors and or drawers are in need of adjustment.

Recommendation

Contact a qualified cabinet contractor.



15.6.1 Garbage Disposal - Inoperable

 Deficiencies

INOPERABLE

Recommendation

Contact a qualified handyman.

15.7.1 Kitchen Hood

 Deficiencies

INOPERABLE

Recommendation

Contact a qualified handyman.

16: INTERIORS

		A	D	M	NP	NI
16.1	Electrical	X				
16.2	Interior Railing		X			
16.3	Floors, Walls, Ceilings	X				
16.4	Smoke and CO alarms	X				
16.5	Windows and Door		X			
16.6	Basement		X			

A = Acceptable D = Defective M = Marginal NP = Not Present NI = Not Inspected

Information

Floors, Walls, Ceilings: Wall material/covering
Drywall

Smoke and CO alarms: Smoke Alarms Present
Yes



Recommendations

16.2.1 Interior Railing

INSTALL RAILING

LIVING ROOM AND BASEMENT STEPS

Recommendation

Contact a qualified handyman.





16.5.1 Windows and Door

 Deficiencies

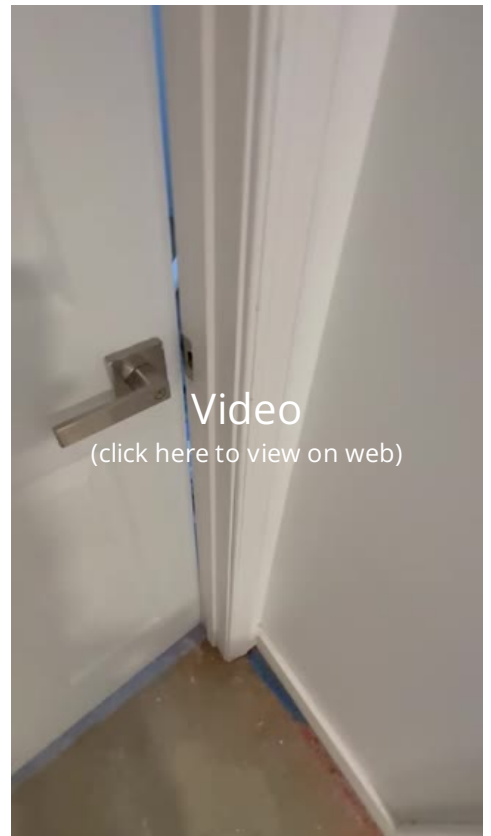
DOOR-BINDS IN JAMB

BASEMENT REAR DOOR

One or more doors bind in their jamb and cannot be closed and latched, or are difficult to open and close. A qualified contractor should evaluate and repair as necessary. For example, adjusting jambs or trimming doors.

Recommendation

Contact a qualified handyman.



16.5.2 Windows and Door

 Deficiencies

DOOR-BOLT LOCK NOT OPERABLE

FRONT AND REAR 1ST LEVEL DOORS

One or more doors will not bolt locks not working when closed. Repairs should be made as necessary, and by a qualified contractor if necessary. For example, aligning strike plates with latch bolts and/or replacing locksets.

Recommendation

Contact a qualified handyman.



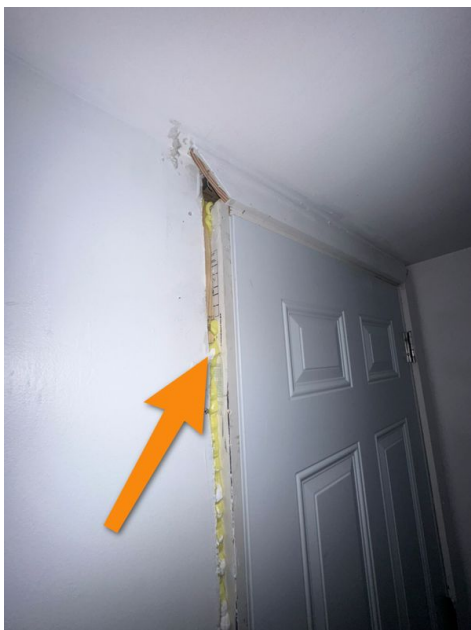
16.5.3 Windows and Door

BASEMENT DOOR NOT PLUMB

BASEMENT REAR
Recommendation

Contact a qualified door repair/installation contractor.

 Deficiencies



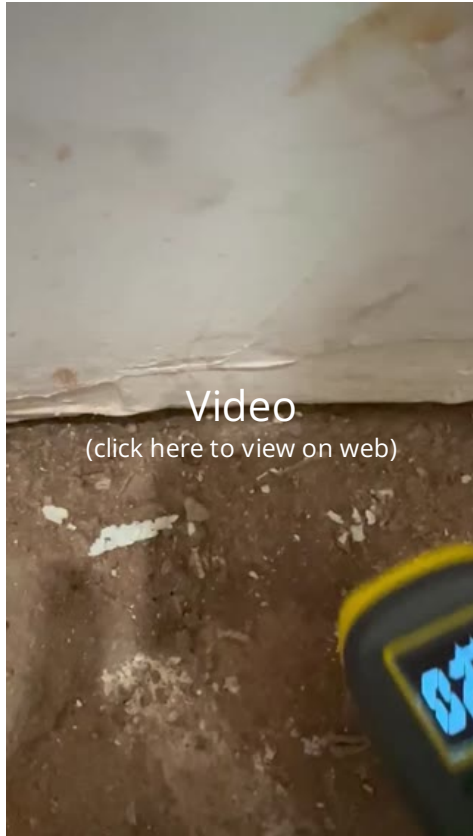
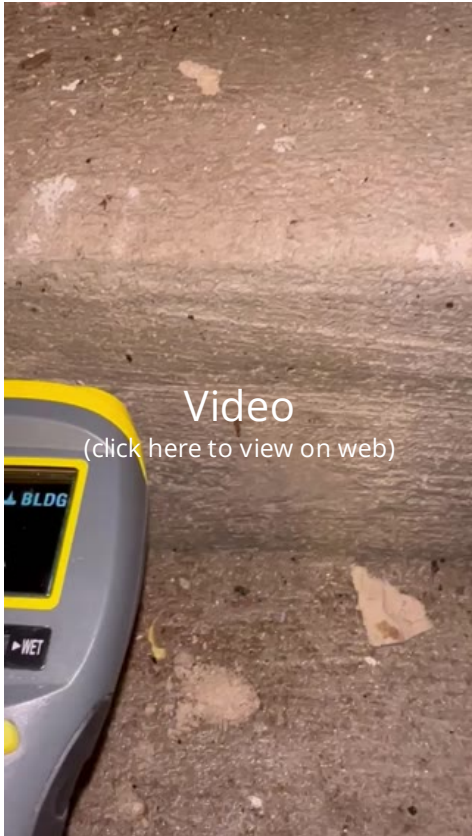
16.6.1 Basement

Deficiencies

WATER INTRUSTION

Recommendation

Contact a qualified waterproofing contractor



STANDARDS OF PRACTICE

Inspection details

ERP Home Inspections is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the readily accessible areas and components of the building. This report is neither an engineering inspection nor an exhaustive technical evaluation. An engineering inspection or a technical evaluation of this nature would cost many times more and take days, if not weeks, to complete.

Please understand that there are limitations to this type of visual inspection. Many components of the property are not visual during the inspection and very little historical information (if any) is provided in advance of, or even during, the inspection. While we believe we can reduce your risk of purchasing a property, we can not eliminate it, nor can or do we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. In addition to those improvements recommended in our report, we recommended that you budget for unexpected repairs. On the average, we have found it necessary for you to set aside a percentage of the value of the home on an annual basis that will be sufficient to cover unexpected repairs. This maybe 1 % for a modest home and a higher amount, say maybe 3 % or so, for a more complex and /or an older home with aging systems and some deferred maintenance.

Your attention is directed to your copy of the Pre-Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our ability in performing this inspection. The Standards of Practice and Code of Ethics of the International Association of Certification Home Inspectors (InterNACHI) prohibit us from making any repairs or referring any contractors. We are not associated with any other party to the transaction of this property, except as may be disclosed by you.

The information provided in this report is solely for your use. ERP Home Inspections will not release a copy of this report, nor will we discuss its contents with any third party, without your written consent.

We know you had many options in your choice of an inspection company. Thank you for selecting us. We appreciate the opportunity to be your choice in the building inspection industry. Should you have any questions about the general conditions of the house in the future, we would be happy to answer these.

Roof

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

The report is not intended to be conclusive regarding the life span of the roofing system or how long it will remain watertight in the future. The inspection and report are based on visual and apparent conditions at the time of the inspection. Unless prolonged and extensive rain has fallen just prior to the inspection, it may not be possible to determine if active leakage is occurring. Even Then, numerous features may conceal active leakage. Usually not all attics are readily accessible for inspection. The client is advised to inquire about the presence of any roof leaks with the present owner.

IF Required, Only Qualified, License personnel Should Carry Out Any Repairs Needed.

All roofs require periodic maintenance to achieve typical lifespans, and should be inspected annually. Expect to make periodical repairs to any roof on a routine basis with replacement at the end of the roof's material Useful Service Life, which may not be equal to its Design Life.

CONCLUSIONS MADE BY THE INSPECTOR DO NOT CONSTITUTE A WARRANTY, GUARANTY, OR POLICY of INSURANCE.

Exterior

The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Bathroom #1 - (Upstairs Hallway)

Bathrooms are tested for flow and functionality using the Tennessee methods for testing. All fixtures are turned on at the same time in a single bathroom to test adequacy of flow. A thermal imaging camera may have been used to test the surrounding areas for leaks and blockages. All tests performed are at the time of inspection and any leaks found after the date/time of inspection are not liable to the inspector.

Bathroom #2 - (Upstairs Master Bedroom)

Bathrooms are tested for flow and functionality using the Tennessee methods for testing. All fixtures are turned on at the same time in a single bathroom to test adequacy of flow. A thermal imaging camera may have been used to test the surrounding areas for leaks and blockages. All tests performed are at the time of inspection and any leaks found after the date/time of inspection are not liable to the inspector.

Bathroom #3 - Basement

Bathrooms are tested for flow and functionality using the Tennessee methods for testing. All fixtures are turned on at the same time in a single bathroom to test adequacy of flow. A thermal imaging camera may have been used to test the surrounding areas for leaks and blockages. All tests performed are at the time of inspection and any leaks found after the date/time of inspection are not liable to the inspector.

Plumbing

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following.

- 1) Portions of the plumbing system canceled by finishes and/or storage (below sinks etc.) below the structure, or beneath the ground surface are not inspected.
- 2) Water quantity and water quality are not tested unless explicitly contracted for and discussed in this or a separate report.
- 3) Clothes washing machine connections are not inspected.
- 4) Interior of flues or chimneys which are not readily accessible are not inspected.
- 5) Water conditioning systems, solar water heaters, fire and lawn sprinklers, and private waste disposal systems are not inspected unless explicitly contracted for and discussed in this or a separate report.

Please refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Water Heater

The following items are not included in this inspection: solar water heating systems; circulation systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit.

Electric Service

The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs,

or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

HVAC

The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

Interiors

The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks through a slab and is hidden by floor coverings that moisture can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or source of odors is not within the scope of this inspection.