

**Awareness Home Inspection Services, LLC**  
**443 538 6921**  
**inspectorcharlie@gmail.com**

# Inspection Report

## My Customer

**Property Address:**  
123 Sample Lane  
Confusion Md 00000



**Awareness Home Inspection Services, LLC**

**Charlie Rice**  
**ASHI Certified Inspector #247397**  
**Maryland License #29746**  
**443 538 6921**

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<b>Date:</b> 1/6/2010	<b>Time:</b>	<b>Report ID:</b> 010610A
<b>Property:</b> 123 Sample Lane Confusion Md 00000	<b>Customer:</b> My Customer	<b>Real Estate Professional:</b>

**NOTE: This is not a real inspection report but is intended as an example of what you, as a client, may expect in terms of the appearance and a sampling of comments and observations.**

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Circuit Sizing** - The Inspector is required to address the compatibility of conductors and overcurrent devices. In some instances, general trade procedures include over-sizing overcurrent devices to guard against nuisance (e.g. air conditioning units, dryers). The Inspector is not required to evaluate such general trade procedures, but to inform you of incompatibility.

**Occupied Home** - The home is occupied by a seller or tenant with their personal belongings and furniture which may limit some areas to inspect.

**A/C unit** was not tested as testing A/C unit during low outdoor temperatures (below 65) can cause system failure; determine function prior to cooling season.

The shed was not included in his inspection. If there is electricity to the shed, it should have GFCI protection.

**Standard and Mid - Efficiency Furnace** - Only a limited section of the heat exchanger could be viewed with a light and mirror. Dismantling the furnace to thoroughly inspect the heat exchanger is beyond the scope of this inspection. You are advised to obtain the services of a licensed HVAC technician to perform a complete inspection of your furnace prior to the start of the heating season.

**Chimney** - The interior of chimneys and their flue liners are not visible on our visual inspection. You are advised to obtain the services of a qualified chimneysweep or other qualified personnel to perform a complete inspection and tune up of your fireplace/stove prior to using the fireplace/stove.

**Standards of Practice:**

ASHI American Society of Home Inspectors

**Type of building:**

Single Family

**Style of Home:**

Ranch

**Year Built or Approximate Age:**

1969

**Home Faces:**

East

**Temperature:**

Below 32

**Weather:**

Cloudy

**Ground/Soil surface condition:**

Frozen

**Rain in last 3 days:**

No

## Summary

**Customer**  
My Customer

**Address**  
123 Sample Lane  
Confusion Md 00000

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### 1. Exterior

#### General Summary

##### 1.0 VEGETATION & GRADING

###### Inspected, Repair or Replace

Area outside of the laundry room has little if any slope away from the home. There is evidence of water intrusion in the laundry room and this lack of proper grading may be a part of the problem. Regrade to have at least a 6 inch slope in 6 feet away from the home.

##### 1.2 WALK WAYS

###### Inspected, Repair or Replace

Relevel the areas of the sidewalk that have sunk at the drive and at the side walkway to remove the tripping points.



1.2 Picture 1



1.2 Picture 2

##### 1.4 DOORS (Exterior)

###### Inspected, Repair or Replace

Replace the damaged wood trim on the rear exterior door to reduce the potential for additional damage. More damage may be concealed behind the trim.



1.4 Picture 1

## 1.8 DECK & APPLICABLE RAILINGS

### Inspected, Repair or Replace

Engage a MHIC licensed deck contractor to inspect the deck and replace the rusted joist hangers that have severe deterioration. It appears that the proper hangers were not installed. Given this apparent mistake, have the contractor inspect the entire deck for proper construction.



1.8 Picture 1

## 2. Roofing

### General Summary

#### 2.1 ROOF DRAINAGE -GUTTER & DOWNSPOUTS

##### Inspected, Repair or Replace

The gutters are full of debris in areas and need to be cleaned by any qualified person. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.





2.1 Picture 1

## 2.2 ROOF COVERINGS

### Inspected, Repair or Replace

The roof has some damaged shingles and nail pops which can allow water intrusion into the home. Additionally, there is water damage that can be seen from the attic near the chimney. Engage a MHIC licensed roofing contractor to repair the shingles and nail pops, and inspect for where the water is leaking into the home near the chimney, to reduce the potential of moisture intrusion and further damage. This roof appears to near the end of its normal life expectancy and the roofer may recommend complete replacement.



2.2 Picture 1

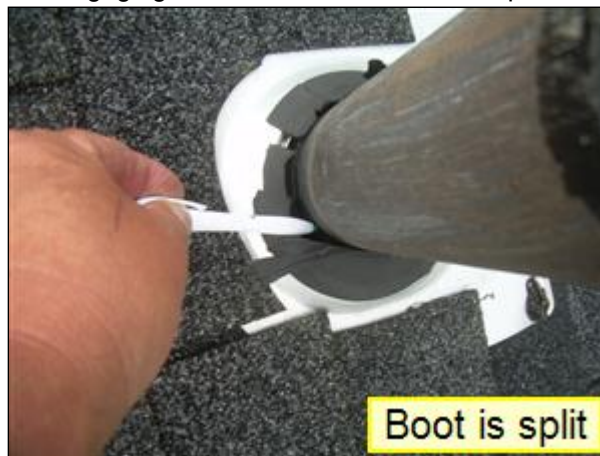


2.2 Picture 2

### 2.3 FLASHINGS

#### Inspected, Repair or Replace

The rubber boot around the plumbing vent stack is split. This can allow water intrusion into the home. Caulking will give you a year or two of additional life but engaging a MHIC licensed roofer to replace the boot is better.



2.3 Picture 1

### 2.5 CHIMNEY CAP

#### Inspected, Repair or Replace

The masonry chimney cap is cracked. This can allow water and ice to get in and under the bricks and loosen or damage the bricks. Engage a MHIC licensed chimney sweep or MHIC licensed masonry contractor to inspect and repair.



2.5 Picture 1



### 3. Structural Components

#### General Summary

#### 3.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES

##### Inspected, Repair or Replace

(2) Major; It is obvious water is coming into the basement at the laundry room wall. The drywall with fungal growth needs to be removed and possibly some of the wood framing behind the drywall. Water intrusion may be caused by lack of adequate grading outside or the clogged gutters overflowing. I recommend engaging a MHIC licensed contractor to inspect and repair as needed.



3.0 Picture 2



3.0 Picture 3

#### 3.5 ROOF STRUCTURE AND ATTIC

##### Inspected, Repair or Replace

Have the roofer inspect this area and determine why it is leaking, and then repair as needed.



3.5 Picture 1

### 4. Electrical System

#### General Summary

#### 4.0 SERVICE ENTRANCE CONDUCTORS

##### Inspected, Repair or Replace

The covering on the service line outside of the home is frayed and someone could get an electrical shock. Engage a licensed electrical contractor to replace the weathered service cable to reduce potential of fire hazard and personal injury.

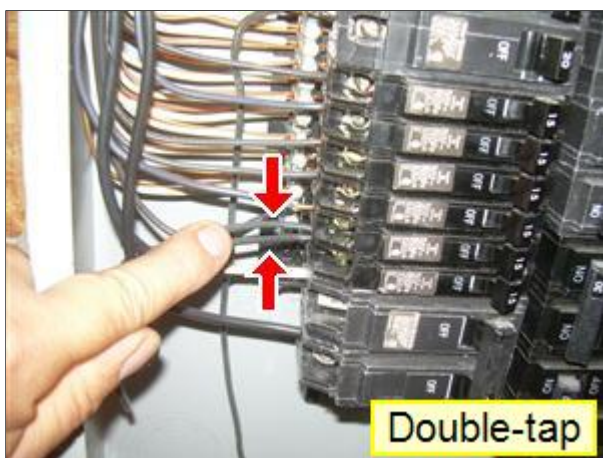


4.0 Picture 1

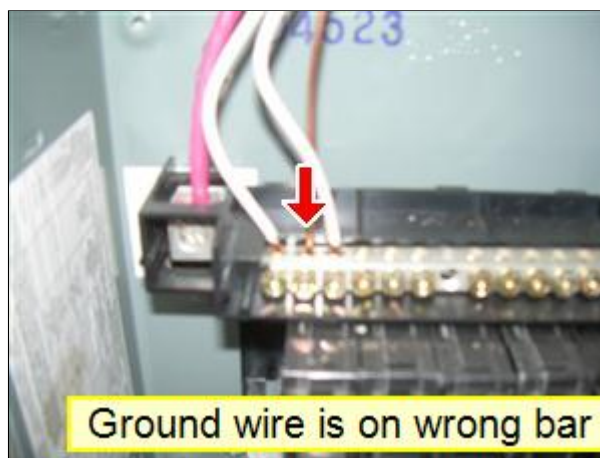
**4.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS**  
**Inspected, Repair or Replace**

The are two circuit wires under the breaker screw which is designed for one wire. Engage a licensed electrician to correct the double tap of circuit # 9 in service panel.

Engage a licensed electrician to inspect and rewire the secondary panel as needed. The ground wires and neutral wires need to be separated in a secondary panel and there is one ground wire in the secondary panel that is attached to the floating neutral bar.



4.1 Picture 1



4.1 Picture 2

**4.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE**

**Inspected, Repair or Replace**

Replace the 40 amp breaker feeding the outdoor A/C unit with a 30 amp breaker as called for on the A/C unit data plate to reduce the potential for electrical problems.

**4.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

**Inspected**

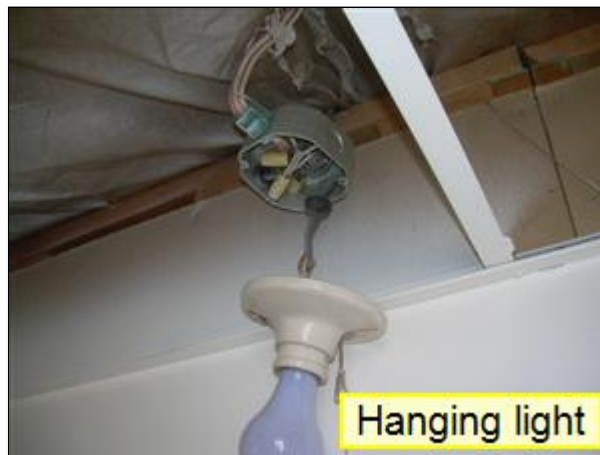
The ceiling fan "wobbles" dining room. This is a simple repair, have a qualified person balance the fan.

The light fixture is damaged and at the rear of the basement. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.

Replace the missing cover on the junction box on the rear ceiling basement to reduce the potential for injury.



4.3 Picture 1



4.3 Picture 2



4.3 Picture 3

## 5. Plumbing System

### General Summary

#### 5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

##### Inspected, Repair or Replace

Many "do-it-yourselfers" use the flexible traps for remodeling. All waste and drain lines are required to have smooth interiors so these flexible traps cannot be considered as permanent. Replace the temporary repair trap parts under the sink in the hallway bath with UPC approved parts to reduce the potential of leaks or flooding.

Engage a licensed plumber to repair the incorrect waste drain/air vent connection behind the basement access panel for the basement bath to reduce the potential for damage.



5.0 Picture 1



5.0 Picture 2

**5.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES**

**Inspected, Repair or Replace**

(2) Replace the broken handle on the exterior hose bibb at rear of the home to reduce the potential for personal injury.

Clean and regROUT the ceramic wall tiles where they meet the tub in the hallway bath to reduce the potential for water intrusion.

Engage a licensed plumber to replace or repair the heavily corroded cut-off valves leading to the laundry to reduce the potential for water damage and restore function as intended.



5.1 Picture 1



5.1 Picture 2



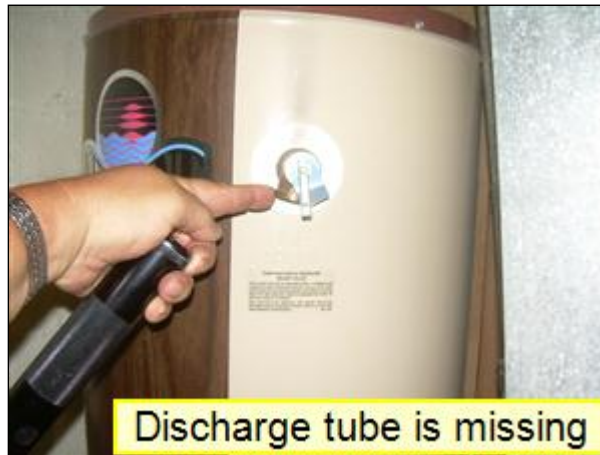


5.1 Picture 3

**5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS**

**Inspected, Repair or Replace**

Engage a licensed plumber to install a discharge tube to within 6" -24 "of floor to reduce the potential of personal injury.



5.2 Picture 1

**5.6 SUMP PUMP**

**Inspected, Repair or Replace**

The sump pump float doesn't activate the pump. Engage a licensed plumber to repair the non-functioning sump pump to reduce the potential for moisture intrusion.



5.6 Picture 1



## 6. Heating / Central Air Conditioning

### General Summary

#### 6.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

##### Inspected, Repair or Replace

MAJOR: Someone has installed an air return vent in the return line but it is only 2 feet away from the burner of the gas water heater. This will allow the return to pull carbon monoxide from the water heater burner and distribute the CO into the home. Remove the vent and seal over with appropriate sheet metal. This is a safety issue that must be corrected.



6.2 Picture 1

#### 6.5 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

##### Inspected, Repair or Replace

(1) Woodstove requires a 16 inch non-combustible surface in front of it to reduce the potential for fire. Engage a licensed chimney sweep or masonry contractor to inspect and repair as needed.



6.5 Picture 1

## 6.6 COOLING AND AIR HANDLER EQUIPMENT

Inspected, Repair or Replace

(2) Relevel the exterior A/C unit to reduce the potential for premature wear.



6.6 Picture 1

## 7. Insulation and Ventilation

### General Summary

#### 7.4 VENTING SYSTEMS (Kitchens, baths and laundry)

Inspected, Repair or Replace

(1) The exhaust fan did not work at the master bath. It is probably better to replace this rather than repair. Engage a licensed electrician to replace the fan but the duct work is very dirty and should be cleaned at the same time.



7.4 Picture 1

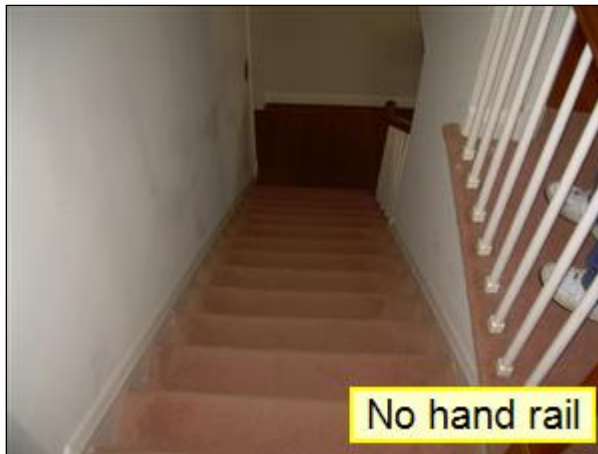
## 8. Interiors

### General Summary

#### 8.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

##### Inspected, Repair or Replace

There is no hand rail on the basement stairs that an individual can grasp if falling. Engage a MHIC licensed contractor to install a graspable handrail on the stairs to reduce the potential for falls.



8.3 Picture 1

#### 8.5 DOORS (REPRESENTATIVE NUMBER)

##### Inspected, Repair or Replace

Keyed interior locks can be confusing or impossible to operate in an emergency. I recommend you remove the keyed dead bolt from the interior of the exit door at the kitchen door to facilitate emergency egress.

The glass panels in the kitchen door are regular glass. Since the home was built, the standard has changed that these should be safety glass. I recommend you have the door reglazed with safety glass to reduce the potential for injury.

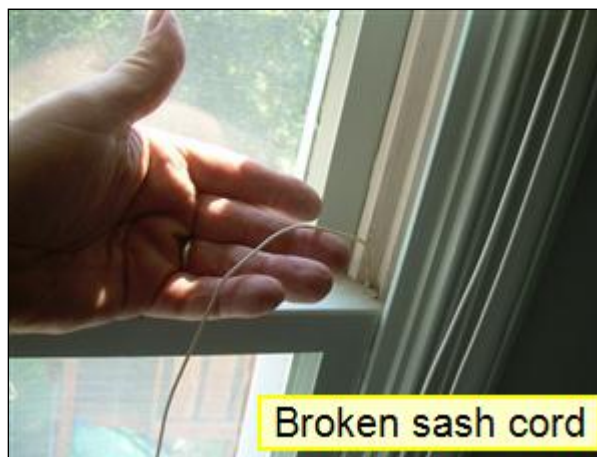


8.5 Picture 1

## 8.6 WINDOWS (REPRESENTATIVE NUMBER)

### Inspected, Repair or Replace

One of the sash cords has broken to the left hand window in the living room. While the window still operates, the strain will lead to the other cords breaking and may result in the window falling when opened. Engage a qualified person to repair.



8.6 Picture 1

## 9. Built-In Kitchen Appliances

### General Summary

#### 9.1 RANGES/OVENS/COOKTOPS

##### Inspected, Repair or Replace

The gas oven does not have an anti-tip device installed behind. This will allow the stove to tip forward if the oven door is opened and any weight is placed on the open door. Anything on top of the range, including hot objects, can then slide off. I recommend you have a qualified person install an anti-tip device to reduce the potential for injury.



9.1 Picture 1

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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**1. Exterior**

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

		IN	NI	NP	RR	Styles & Materials
1.0	VEGETATION & GRADING	X			X	<b>Siding Material:</b> Brick & Vinyl
1.1	DRIVE	X				<b>Exterior Entry Doors:</b> Wood
1.2	WALK WAYS	X			X	<b>Driveway:</b> Asphalt
1.3	WALL SURFACES, FLASHING AND TRIM	X				<b>Walkways:</b> Concrete Stepping Stones
1.4	DOORS (Exterior)	X			X	<b>Deck:</b> Wood & Composite
1.5	WINDOWS	X				
1.6	FRONT PORCH & APPLICABLE RAILINGS	X				
1.7	BACK PORCH	X				
1.8	DECK & APPLICABLE RAILINGS	X			X	
1.9	ADDITIONAL BUILDINGS ON PROPERTY		X			

IN NI NP RR

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**Comments:**

**1.0** Area outside of the laundry room has little if any slope away from the home. There is evidence of water intrusion in the laundry room and this lack of proper grading may be a part of the problem. Regrade to have at least a 6 inch slope in 6 feet away from the home.

**1.2** Relevel the areas of the sidewalk that have sunk at the drive and at the side walkway to remove the tripping points.



1.2 Picture 1



1.2 Picture 2

1.4 Replace the damaged wood trim on the rear exterior door to reduce the potential for additional damage. More damage may be concealed behind the trim.



1.4 Picture 1

1.8 Engage a MHIC licensed deck contractor to inspect the deck and replace the rusted joist hangers that have severe deterioration. It appears that the proper hangers were not installed. Given this apparent mistake, have the contractor inspect the entire deck for proper construction.



1.8 Picture 1

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

		IN	NI	NP	RR	Styles & Materials
2.0	FASCIA & SOFFIT	X				<b>Roof Covering:</b> Asphalt 3-Tab Shingles
2.1	ROOF DRAINAGE -GUTTER & DOWNSPOUTS	X			X	<b>Inspected roof covering by:</b> Walking the roof
2.2	ROOF COVERINGS	X			X	<b>Chimney (exterior):</b> Brick
2.3	FLASHINGS	X			X	
2.4	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X				

IN NI NP RR

		IN	NI	NP	RR	
2.5	CHIMNEY CAP	X			X	<b>Chimney Cap:</b> Mortar
2.6	VISIBLE CHIMNEY FLUE	X				<b>Visible Flue Liner:</b> Clay
		IN	NI	NP	RR	

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**Comments:**

2.1 The gutters are full of debris in areas and need to be cleaned by any qualified person. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.



2.1 Picture 1

2.2 The roof has some damaged shingles and nail pops which can allow water intrusion into the home. Additionally, there is water damage that can be seen from the attic near the chimney. Engage a MHIC licensed roofing contractor to repair the shingles and nail pops, and inspect for where the water is leaking into the home near the chimney, to reduce the potential of moisture intrusion and further damage. This roof appears to be near the end of its normal life expectancy and the roofer may recommend complete replacement.



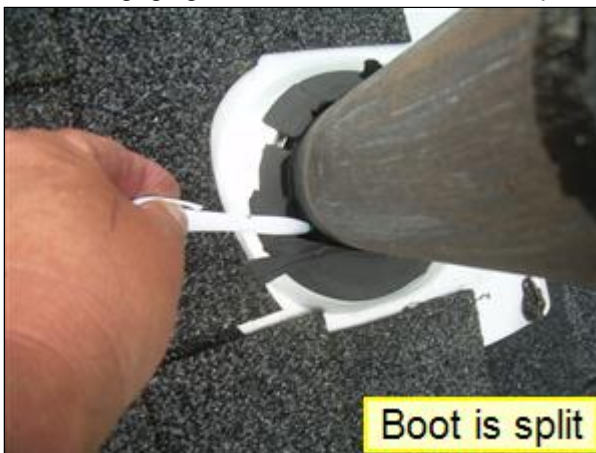
2.2 Picture 1



2.2 Picture 2



2.3 The rubber boot around the plumbing vent stack is split. This can allow water intrusion into the home. Caulking will give you a year or two of additional life but engaging a MHIC licensed roofer to replace the boot is better.



2.3 Picture 1

2.5 The masonry chimney cap is cracked. This can allow water and ice to get in and under the bricks and loosen or damage the bricks. Engage a MHIC licensed chimney sweep or MHIC licensed masonry contractor to inspect and repair.



2.5 Picture 1

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

### 3. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	Styles & Materials
3.0	FOUNDATIONS, BASEMENTS AND CRAWLSPACES	X			X	<b>Foundation:</b> Masonry block
3.1	WALLS (Structural)	X				<b>Floor Structure:</b>
3.2	COLUMNS OR PIERS	X				2 X 10
		IN	NI	NP	RR	



		IN	NI	NP	RR
3.3	FLOORS (Structural)	X			
3.4	CEILINGS (structural)	X			
3.5	ROOF STRUCTURE AND ATTIC	X			X

**Wall Structure:**

Wood

**Columns or Piers:**

Steel lally columns

**Beam:**

Metal

**Ceiling Structure:**

2X4

**Roof Structure:**

Wooden Truss System

Plywood

**Roof-Type:**

Gable

4:12 pitch

**Method used to observe attic:**

Entered hatch

**Attic info:**

Attic access

Light in attic

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**Comments:**

**3.0** (1) Hairline settlement crack (typical) seen from exterior. No repairs are needed at present. These typical cracks are of no concern



3.0 Picture 1

(2) Major; It is obvious water is coming into the basement at the laundry room wall. The drywall with fungal growth needs to be removed and possibly some of the wood framing behind the drywall. Water intrusion may be caused by lack of adequate grading outside or the clogged gutters overflowing. I recommend engaging a MHIC licensed contractor to inspect and repair as needed.



3.0 Picture 2



3.0 Picture 3

**3.5** Have the roofer inspect this area and determine why it is leaking, and then repair as needed.



3.5 Picture 1

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 4. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		IN	NI	NP	RR	Styles & Materials
4.0	SERVICE ENTRANCE CONDUCTORS	X			X	<b>Electrical Service Conductors:</b> Overhead service
4.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X			X	Aluminum 110/220 volts
4.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X			X	<b>Panel capacity:</b> 200 AMP
4.3	CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	X				<b>Panel Type:</b> Circuit breakers
4.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED HOME	X				<b>Electric Panel Manufacturer:</b> SQUARE D <b>Branch wire 15 and 20 AMP:</b> Copper
4.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X				<b>Wiring Methods:</b> Vinyl Covered
4.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X				<b>Grounding Method:</b> Ground Rod
4.7	SMOKE DETECTORS PRESENT	X				<b>Visible Bonding:</b> Water Lines
4.8	CARBON MONOXIDE DETECTORS PRESENT			X		

IN=Inspected, NI=Not Inspected, NP=Not Present, RR=Repair or Replace

**Comments:**

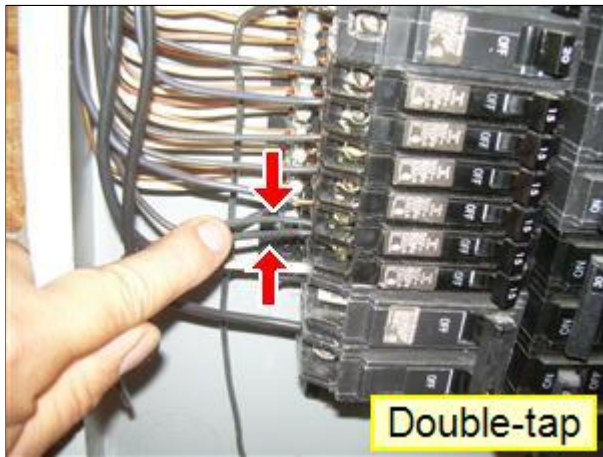
**4.0** The covering on the service line outside of the home is frayed and someone could get an electrical shock. Engage a licensed electrical contractor to replace the weathered service cable to reduce potential of fire hazard and personal injury.



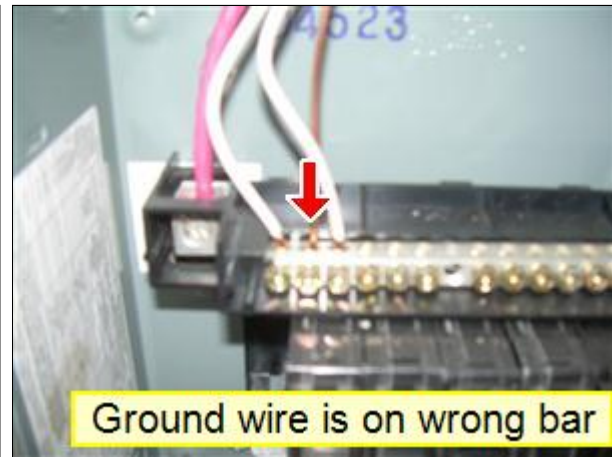
4.0 Picture 1

**4.1** There are two circuit wires under the breaker screw which is designed for one wire. Engage a licensed electrician to correct the double tap of circuit # 9 in service panel.

Engage a licensed electrician to inspect and rewire the secondary panel as needed. The ground wires and neutral wires need to be separated in a secondary panel and there is one ground wire in the secondary panel that is attached to the floating neutral bar.



4.1 Picture 1



4.1 Picture 2

**4.2** Replace the 40 amp breaker feeding the outdoor A/C unit with a 30 amp breaker as called for on the A/C unit data plate to reduce the potential for electrical problems.

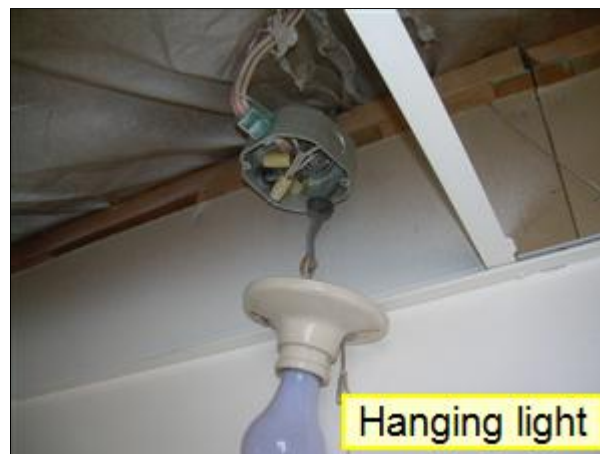
**4.3** The ceiling fan "wobbles" dining room. This is a simple repair, have a qualified person balance the fan.

The light fixture is damaged and at the rear of the basement. Electrical issues are considered a hazard until repaired. A qualified licensed electrical contractor should perform repairs that involve wiring.

Replace the missing cover on the junction box on the rear ceiling basement to reduce the potential for injury.



4.3 Picture 1



4.3 Picture 2



4.3 Picture 3

**4.6** FYI - Main panel is located in the front corner of the basement, there is a secondary panel located in the rear corner of the laundry.

**4.8** There was no carbon monoxide detector found in the home. I recommend that one be installed according to the manufacturer's instructions.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 5. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



		IN	NI	NP	RR
5.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X			X
5.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X			X
5.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X			X
5.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X			X
5.4	FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)	X			
5.5	MAIN FUEL SHUT OFF (Describe Location)	X			
5.6	SUMP PUMP	X			X

**Styles & Materials**

**Water Source:**  
Public

**Main Water Supply (into home):**  
Copper

**Main Water Cut Off Location:**  
Front Basement

**Plumbing Water Distribution (inside home):**  
Copper

**Plumbing Waste:**  
PVC  
Copper

**Water Heater Power Source:**  
Gas

**Water Heater Capacity:**  
40 Gallon

**Manufacturer:**  
RHEEM

**Year Of Manufacture:**  
1998

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**Comments:**

**5.0** Many "do-it-yourselfers" use the flexible traps for remodeling. All waste and drain lines are required to have smooth interiors so these flexible traps cannot be considered as permanent. Replace the temporary repair trap parts under the sink in the hallway bath with UPC approved parts to reduce the potential of leaks or flooding.

Engage a licensed plumber to repair the incorrect waste drain/air vent connection behind the basement access panel for the basement bath to reduce the potential for damage.



5.0 Picture 1



5.0 Picture 2

**5.1** (1) FYI - I recommend you replace the rubber hoses to your clothes washer with stainless steel braided hoses to reduce the potential for a hose rupture.

(2) Replace the broken handle on the exterior hose bibb at rear of the home to reduce the potential for personal injury.

Clean and regrout the ceramic wall tiles where they meet the tub in the hallway bath to reduce the potential for water intrusion.

Engage a licensed plumber to replace or repair the heavily corroded cut-off valves leading to the laundry to reduce the potential for water damage and restore function as intended.



5.1 Picture 1



5.1 Picture 2



5.1 Picture 3

**5.2** Engage a licensed plumber to install a discharge tube to within 6" -24 "of floor to reduce the potential of personal injury.



5.2 Picture 1

5.3 FYI - I'll put a tag on this so you don't forget.



5.3 Picture 1

5.5 FYI - The main fuel shut off is at gas meter outside

5.6 The sump pump float doesn't activate the pump. Engage a licensed plumber to repair the non-functioning sump pump to reduce the potential for moisture intrusion.



5.6 Picture 1

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**6. Heating / Central Air Conditioning**

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

IN NI NP RR **Styles & Materials**

6.0	HEATING EQUIPMENT	X			
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**Heat Type:**  
Forced Air Gas

IN NI NP RR

		IN	NI	NP	RR
6.1	NORMAL OPERATING CONTROLS	X			
6.2	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X			X
6.3	PRESENCE OF INSTALLED HEAT SOURCE IN EACH LIVING SPACE	X			
6.4	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X			
6.5	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)	X			X
6.6	COOLING AND AIR HANDLER EQUIPMENT	X			X

IN NI NP RR

**Number of Heat Systems**

**(excluding wood):**

One

**Heat System Brand:**

TRANE

Year Made/BTU : 1996/80,000

**Ductwork:**

Non-insulated

**Filter Type:**

Disposable

IN NI NP RR

**Filter Size:**

16x25

**Types of Fireplaces:**

Solid Fuel

**Operable Fireplaces:**

One

**Cooling Equipment Type:**

Central Air Conditioner unit

**Cooling Equipment Energy**

**Source:**

Electricity

**Central Air Brand:**

TRANE

Year Made/BTU : 2003/30,000

**Number of AC Only Units:**

One

**Thermostat:**

Standard, In Dining Room

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**Comments:**



**6.0** Heating and cooling equipment lasts longer, works more efficiently, and have less chance of developing mold or operational issues if they are serviced regularly so I recommend you engage a licensed HVAC contractor to provide annual maintenance to promote system efficiency and safety. Make sure to remember to change the filters each month.



6.0 Picture 1

**6.2 MAJOR:** Someone has installed an air return vent in the return line but it is only 2 feet away from the burner of the gas water heater. This will allow the return to pull carbon monoxide from the water heater burner and distribute the CO into the home. Remove the vent and seal over with appropriate sheet metal. This is a safety issue that must be corrected.



6.2 Picture 1

**6.4** I cannot fully inspect the liners because it would require disassembly of vent pipe either at woodstove or vent hood on roof. Also, black powder dust is expected and should be cleaned from inner walls of liner in order to properly inspect for breaks or loose sections. I recommend you engage a qualified chimney sweep clean to clean and inspect for safety before first use.

6.5 (1) Woodstove requires a 16 inch non-combustible surface in front of it to reduce the potential for fire. Engage a licensed chimney sweep or masonry contractor to inspect and repair as needed.



6.5 Picture 1

(2) Fireplaces and chimneys need to be cleaned regularly.



6.5 Picture 2

6.6 (1) FYI - Outside A/C units shouldn't be run if it's under 65 degrees.

(2) Relevel the exterior A/C unit to reduce the potential for premature wear.



6.6 Picture 1

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 7. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

		IN	NI	NP	RR	Styles & Materials
7.0	INSULATION IN ATTIC	X				<b>Attic Insulation:</b>
7.1	INSULATION UNDER FLOOR SYSTEM	X				Batt
7.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)			X		Fibreglass
7.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	X				R-19 or better
7.4	VENTING SYSTEMS (Kitchens, baths and laundry)	X			X	<b>Ventilation:</b>
7.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)			X		Gable vents
						Ridge vents
						Soffit Vents

IN NI NP RR

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**Exhaust Fans:**  
Fan only

**Dryer Power Source:**  
220 Electric

**Dryer Vent:**  
Flexible Metal

**Floor System Insulation:**  
NONE

**Comments:**

7.4 (1) The exhaust fan did not work at the master bath. It is probably better to replace this rather than repair. Engage a licensed electrician to replace the fan but the duct work is very dirty and should be cleaned at the same time.



7.4 Picture 1

(2) FYI - Remember to clean the dryer vent when you first move in and then once a year after that to keep dryer efficiency and reduce the potential for fire.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**8. Interiors**

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	Styles & Materials
8.0	CEILINGS	X				<b>Ceiling Materials:</b> Drywall
8.1	WALLS	X				<b>Wall Material:</b> Drywall
8.2	FLOORS	X				<b>Floor Covering(s):</b> Carpet
8.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X			X	Ceramic Laminate
8.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X				<b>Interior Doors:</b> Hollow core Wood
8.5	DOORS (REPRESENTATIVE NUMBER)	X			X	<b>Window Types:</b> Thermal/Insulated Double-hung Jalousie
8.6	WINDOWS (REPRESENTATIVE NUMBER)	X			X	

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**Cabinetry:**

Wood

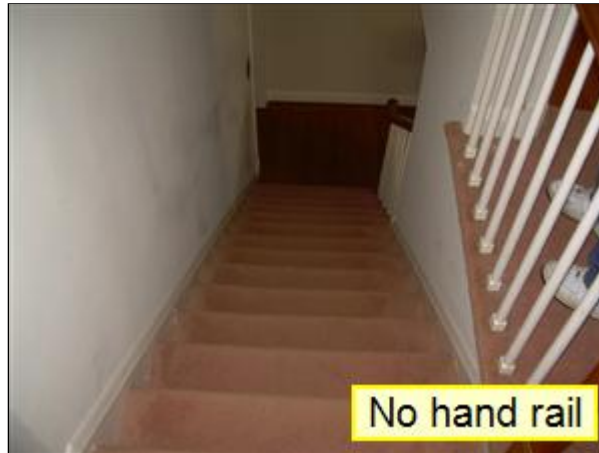
Laminate

**Countertop:**

Laminate

**Comments:**

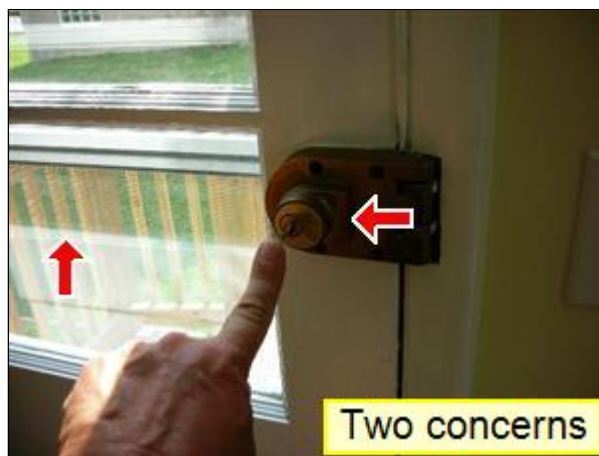
**8.3** There is no hand rail on the basement stairs that an individual can grasp if falling. Engage a MHIC licensed contractor to install a graspable handrail on the stairs to reduce the potential for falls.



8.3 Picture 1

**8.5** Keyed interior locks can be confusing or impossible to operate in an emergency. I recommend you remove the keyed dead bolt from the interior of the exit door at the kitchen door to facilitate emergency egress.

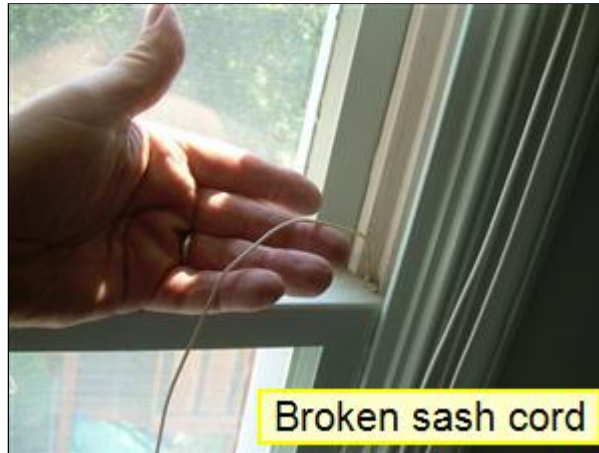
The glass panels in the kitchen door are regular glass. Since the home was built, the standard has changed that these should be safety glass. I recommend you have the door reglazed with safety glass to reduce the potential for injury.



8.5 Picture 1



8.6 One of the sash cords has broken to the left hand window in the living room. While the window still operates, the strain will lead to the other cords breaking and may result in the window falling when opened. Engage a qualified person to repair.



8.6 Picture 1

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**9. Built-In Kitchen Appliances**

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

		IN	NI	NP	RR	Styles & Materials
9.0	DISHWASHER	X				<b>Dishwasher Brand:</b> WHIRLPOOL
9.1	RANGES/OVENS/COOKTOPS	X			X	<b>Disposer Brand:</b> IN SINK ERATOR
9.2	RANGE HOOD	X				<b>Exhaust/Range hood:</b> VENTED
9.3	FOOD WASTE DISPOSER	X				<b>Range/Oven:</b> GENERAL ELECTRIC
9.4	MICROWAVE COOKING EQUIPMENT	X				Fuel : Gas <b>Built in Microwave:</b> GENERAL ELECTRIC
9.5	REFRIGERATOR (Courtesy inspection only)	X				<b>Refrigerator:</b> WHIRLPOOL

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**Comments:**

9.1 The gas oven does not have an anti-tip device installed behind. This will allow the stove to tip forward if the oven door is opened and any weight is placed on the open door. Anything on top of the range, including hot objects, can then slide off. I recommend you have a qualified person install an anti-tip device to reduce the potential for injury.



9.1 Picture 1

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The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Awareness Home Inspection Services, LLC

**Awareness Home Inspection Services, LLC**  
**443 538 6921**  
**inspectorcharlie@gmail.com**

**INVOICE**

**Inspected By: Charlie Rice**

**Inspection Date: 1/6/2010**  
**Report ID: 010610A**

<b>Customer Info:</b>	<b>Inspection Property:</b>
My Customer	123 Sample Lane Confusion Md 00000
<b>Customer's Real Estate Professional:</b>	

**Inspection Fee:**

Service	Price	Amount	Sub-Total
Home Inspection	290.00	1	290.00
			<b>Tax \$0.00</b>
			<b>Total Price \$290.00</b>

**Payment Method:**

**Payment Status:**

**Note:**

**Awareness Home Inspection Services, LLC**  
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