Inspection Report

Olawale Adebisi

Property Address:
1205 Cobb Rd
Pikesville MD 21208

Stavlas Home Inspections

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541 Wet Sand Drive
Severn, MD 21144
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Date: 3/26/2022	Time: 11:00 AM	Report ID: 260322JGS1
Property:	**Customer:**	**Real Estate Professional:**
1205 Cobb Rd Pikesville MD 21208	Olawale Adebisi	Harold Kelly Keller Williams Realty

The following definitions of comment descriptions represent this inspection report. All comments made by the inspector should be considered before purchasing this home. Any recommendations made 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 system should be considered before you purchase the property.

Inspected (IN) = The inspector visually observed the item, component or system. If no other comments were made, then item, component or system appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = The inspector did not inspect this item, component or system and made no representations as to whether or not it was functioning as intended. A reason for not inspecting the item, component, or system will be provided in the report.

Not Present (NP) = This item, component or system is not present in the home or building. This is provided for your information.

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

Information (I) = This is included for your information. It could be a suggestion for improvements to help make your home safer, information as to the location of an item, component or system, or other information provided by the inspector to help you.

Maintenance (M) = The item, component, or system requires regular maintenance or proactive measures to insure proper function. Corrective action may be required to prevent deterioration or the need for more serious repairs in the near future.

Objectives and Scope

This document is a home inspection report designed to assist a buyer, seller or homeowner to evaluate the condition of a home, as well as its immediate surrounding areas, at a specific date and time. The inspector conducts a visual, non-invasive evaluation of the home and permanently-installed, readily-accessible systems and components to identify observed material defects.

The inspection is limited in scope. The inspection is not intended to be an exhaustive evaluation of a home, systems or components. The inspector does not disassemble equipment, dismantle items, move furnishings or stored items, lift floor coverings, open walls, or disturb items which belong to the occupant(s). The inspector may not specifically address every component in the home, e.g., numerous items such as windows, electrical outlets and light fixtures may be randomly selected and evaluated. The inspector does not evaluate items that are inaccessible, concealed or underground. Therefore, the home or property may have issues that cannot be or are not discovered by the inspector. For more information, please refer to Limitations and Exclusions in our Inspection Services Agreement.

The inspection addresses visible and apparent conditions which exist at the date and time of the inspection. The inspector endeavors to identify and accurately report on visible issues which affect the construction, general maintenance, and overall safety of the home and its immediate surrounding areas. Conditions may change, perhaps dramatically, between the date and time of the inspection and the date and time of settlement and/or move-in.

A general home inspection is intended to assist in the evaluation of the overall condition of the dwelling and is based on the observation of the visible and apparent condition of the structure and its components on the date of inspection. It is not a prediction of future conditions. Problems may later be encountered that were not identified in the home inspection report. A home inspection will not reveal every problem that exists or could exist, only those material defects observed on the day of inspection.

The inspection report reflects observations and opinions of the inspector. Subsequent inspections or evaluations performed by other parties may yield different, and in some cases, contradictory findings. There can be several reasons for discrepancies in findings, including the interval between inspections, differences in the objectives or scope of each inspection, and background, training, and subjective opinions and experiences of the individuals performing an inspection.

The inspection does not eliminate all risks involved in a real estate transaction. The inspection does not anticipate subsequent events or changes in performance of the home due to changes in use or occupancy. We recommend that you obtain information which is available about the home and property, including seller's disclosures, previous inspection reports, engineering reports, building permits, remodeling permits, and reports delivered for or by municipal inspection departments, lenders, relocation companies, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have occurred.

The inspection is not a code inspection. The inspection may address issues which refer to a particular code but the inspector does not conduct a code compliance inspection or code safety inspection, and does not verify compliance with manufacturer's installation instructions for any system or component. Home inspectors are not authorized to regulate or enforce code compliance, and must instead operate under the reasonable presumption that the home is compliant with all code requirements. Please contact the relevant government authority or original equipment manufacturer for information related to construction, addition or remodeling permits, energy efficiency ratings, or other issues relating to code compliance.

Maryland State Disclosures

Title 16, Business Occupation and Professions, Annotated Code of Maryland (COMAR) establishes licensing procedures for Home Inspectors and establishes the Maryland State Commission for Real Estate Appraisers and Home Inspectors.
Section 16-4A-01, Business Occupations and Professions, states:

(a) A licensed home inspector shall give to each person for whom the licensee performs a home inspection for compensation or to the person's representative, a written report that states:

(1) the scope and the exclusions of the inspection;

(2) the conditions observed during the home inspection that are subject to the adopted standards of practice and code of ethics approved by the Commission;

(3) the license number of the licensee; and

(4) a disclosure in 14-point bold type that includes the following statements;

(i) "An inspection is intended to assist in the evaluation of the overall condition of a building. The inspection is based on observation of the visible and apparent condition of the building and its components on the date of the inspection";

(ii) "The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist, and no warranty or guaranty is expressed or implied";

(iii) "If your home inspector is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to structural integrity of a building or the condition of its components or systems, you may wish to seek the professional opinion of a licensed structural engineer or other professional regarding any possible defects or other observations set forth in this report"; and

(iv) "Only home inspections performed by Maryland licensed home inspectors will be recognized by the buyer as a valid home inspection under a real estate contract".

(b) The licensee shall give the person or the person's representative the report;

(1) by the date set in a written agreement by the parties to the home inspection; or

(2) within 7 business days after the home inspection was performed, if no date was set in a written agreement by the parties to the home inspection.

(c) Any limitation of the liability of the licensee for any damages resulting from the report on the home inspection shall be agreed to in writing by the parties to the home inspection prior to the performance of the home inspection.

General Information

Directions referred to in this report (i.e. left side, rear, etc.) assume you are facing the home from the front. Please note that this inspection does not include any research on the property's permit history.

Stavlas Home Inspections utilizes infrared thermography during home inspections to scan walls, ceilings, and floors. Infrared cameras identify small variances in temperature which could indicate a roof leak, plumbing leak, exterior moisture intrusion, or an electrical concern. The infrared scan does not replace any portion of the general home inspection. Rather, it complements and provides a more thorough inspection of the property. Infrared increases confidence in the condition of the property, reduces guesswork, and provides a more accurate diagnosis when problems are found. When systems are functional, and prior to conducting the scan, the HVAC system(s) are operated to increase the temperature differential between the interior and exterior of the home. This aids in the identification of anomalies. Any actual defects discovered during this part of the inspection will appear in the observation section(s) of this report.

InterNACHI Home Inspection Standards of Practice and Code of Ethics

Our inspectors are members of InterNACHI®, the International Association of Certified Home Inspectors, and as such follow a comprehensive Standards of Practice and are bound by a strict Code of Ethics. InterNACHI's Home Inspection Standards of Practice and The International Code of Ethics for Home Inspectors can be found at InterNACHI Home Inspection Standards of Practice and The International Code of Ethics . InterNACHI® members take part in the regular exchange of professional experiences and ideas to support each other. InterNACHI® provides its members with other means of direct and membership-wide communication to further their understanding of their particular roles in the inspection industry and how best to serve their clients.

Standards of Practice:
InterNACHI

Type of Building:
Single Family Detached (2 Story)

Style of Home:
Split Level

Approximate Age of Building:
Built in 1958 (64 Years)

Weather:
Cloudy/ Overcast

Ground/Soil Surface Condition:
Damp

Rain in last 3 days:
Yes

Radon Test:
Yes (Continuous Monitor)

Water Test:
No

LIMITATIONS:
Furniture/ personal belongings restrict access to interior components. The inspection of such components is limited.

INFORMATION:
N/A

# of Additional Structures:
0

Occupancy:
Vacant (Staged)

Parties Present at Start of Inspection:
Buyer, Buyer's Realtor

RESULTS AT A GLANCE

113	39	1
ITEMS INSPECTED	SUMMARY COMMENTS	VIDEOS
Total number in report.	Total number in report.	Total number in report.

272
PHOTOS
Total number in report.

1. PHOTOS








ITEMS: PHOTOS

2. EXTERIOR

DESCRIPTION

During a general home inspection, the home inspector observes: wall cladding (siding), flashings and trim; entryway doors and a representative number of windows; decks, balconies, stoops, steps, porches and applicable railings; eaves, soffits, and fascias; driveways, patios, walkways, fences and retaining walls with respect to their effect on the condition of the building.

Driveway (Concrete/ See Comments)

Walks (Concrete/ No Apparent Trip Concerns)

Walks (Concrete/ No Apparent Trip Concerns)

Front Entrance Stoop (Concrete/ Open/ Concrete in Good Condition)

Front Entrance Door (Composite)

Siding 1 (Brick Veneer)

Brick Veneer Weep Holes (Do Not Fill)

Siding 2 (Vinyl)

Left Rear Basement Stairwell Retaining Walls (Concrete Block/ Monitor Previous Repairs)


Left Rear Basement Stairwell Steps (Concrete)


Left Rear Basement Stairwell Entrance Door (Metal Clad Wood)


Rear Deck (Wood/ See Comments)


Rear Deck (Pressure Treated/ Ground Contact Wood)


Rear Deck (Wood Decking)


Rear Deck Entrance Door (Metal Clad Wood/ Insulated Glass)


Exterior Receptacles (Weather Covers/ GFCI Protection/ Resets at Receptacles)


Rear Fence (Wood/ See Comments)


Chimney (Metal in Framed Enclosure (Ridge/ Center Roof/ Serves Gas Furnace and Water Heater)

STYLES & MATERIALS: EXTERIOR

Driveway:
MATERIAL: Concrete

Walk(s):
MATERIAL: Concrete

Siding(s):
MATERIAL: Vinyl
MATERIAL: Brick Veneer

Trim Eaves Soffits and Fascias:
INFORMATION: Wood trim is subject to deterioration and requires peridoic maintenance, including cleaning. Keep trim material sealed with paint or stain to protect it from moisture penetration and weathering.
INFORMATION: Caulking is a sealent that fills gaps, cracks, nail holes, and similar imperfections. Caulking should be applied anywhere moisture can penetrate and cause deterioration. Caulking deteriorates over time. Exterior caulking should be reviewed on a bi-annual basis and reapplied as necessary.

Exterior Entry Doors:
MATERIAL: Metal Clad Wood
MATERIAL: Composite

Stairs/Steps:
MATERIAL: Concrete
MATERIAL: Wood

Stoop:
MATERIAL: Concrete

Porch:
Not Present

Deck/Balcony:
MATERIAL: Wood
INFORMATION: Wood decks, even if constructed of pressure-treated wood framing, require regular maintenance.

Patio:
Not Present

Fence:
MATERIAL: Wood

Retaining Wall:
MATERIAL: Concrete Block

Chimney(s):
MATERIAL: Metal in a Framed Enclosure
LOCATION: Other (See Comments)
COMMENTS : Center Ridge (Roof)

Exterior Receptacles and GFCIs:
INFORMATION: The exterior receptacles were tested and functional. Weather covers and ground-fault protection (GFCI) were present. Good to see.

ITEMS: EXTERIOR

2.0 DRIVEWAY

REPAIR OR REPLACE

(1) The driveway is deteriorated. If deterioration is not properly treated, the driveway will continue to degrade.
LOCATION: The driveway (front left).

RECOMMANDATION: Hire hey masonry contractor for an evaluation. Replacement of the deteriorated section or the driveway may be required.

2.0 Item 1 (Picture)
Driveway Deteriorated (Front Left)

(2) The driveway is cracked. Cracks can permit moisture penetration and can result in cause further damage to the driveway.
LOCATION: The driveway (multiple locations).

RECOMMENDATION: Repair and seal the cracks. Use exterior grade textured caulk, concrete patching compound, or epoxy on concrete driveways. Hire a masonry contractor as needed.

2.0 Item 2 (Picture)
Driveway Cracked (Multiple Locations)

2.0 Item 3 (Picture)
Driveway Cracked (Multiple Locations)

2.0 Item 4 (Picture)
Driveway Cracked (Multiple Locations)

2.0 Item 5 (Picture)
Driveway Cracked (Multiple Locations)

2.0 Item 6 (Picture)
Driveway Cracked (Multiple Locations)

2.0 Item 7 (Picture)
Driveway Cracked (Multiple Locations)

2.1 WALKS

INSPECTED

2.2 PORCH

NOT PRESENT

2.3 SIDING

INSPECTED

2.4 TRIM, EAVES, SOFFITS, AND FASCIAS

REPAIR OR REPLACE

There is a gap or unsealed opening in the trim. Gaps or unsealed openings can permit moisture to enter, which can result in further damage.
LOCATION: The front right fascia trim.

RECOMMENDATION: Seal any openings. Hire a licensed contractor as needed.

2.4 Item 1 (Picture)
Gap/ Trim (Right Front Fascia Trim)

2.5 CHIMNEY

INSPECTED, INFORMATION

INFORMATION: Visibility and accessibility of the chimney interior was limited. The top of the chimney is covered or too high and there was minimal view from firebox. No determination of the interior condition, lining, ability to function properly or safely was made. Consult with a chimney specialist for a comprehensive evaluation prior to closing.

2.6 DOORS (EXTERIOR)

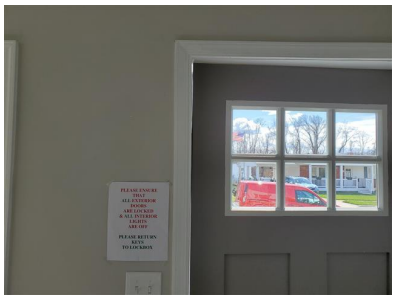
REPAIR OR REPLACE

Doors do not fit properly within their frames. They are binding. This affects proper function.
LOCATION: The left for your basement entrance door and the front entrance door.

RECOMMENDATION: Repair/ trim or replace the doors. Hire a general contractor as necessary.

2.6 Item 1 (Picture)
Door Binding (Left Rear Basement Entrance Door)

2.6 Item 2 (Picture)
Door Binding Perspective Photo (Left Rear Basement Entrance Door)



2.6 Item 3 (Picture)
Door Binding (Front Entrance Door)

2.6 Item 4 (Picture)
Door Binding Perspective Photo (Front Entrance Door)

2.7 WINDOWS

REPAIR OR REPLACE

Window screens are missing or damaged. This affects proper function. Screens provide ventilation while excluding flying insects and other pests. Screens are often removed during winter months or for staging purposes.
LOCATION: One or more locations (see photos).

RECOMMENDATION: Replace any missing screens.

2.7 Item 1 (Picture)
Screen Missing (Left Front/ Second Floor Window)

2.7 Item 2 (Picture)
Screen Missing/ Damaged (Rear Left/ Second Floor Window)

2.7 Item 3 (Picture)
Screen Missing/ Damaged (Rear/ First Floor Window)

2.8 STAIRS/STEPS

REPAIR OR REPLACE

The lower step riser height is excessive. The maximum height per current standards is 7.75 inches. This is a safety concern.
LOCATION: The rear deck.

RECOMMENDATION: Hire a licensed contractor to add a landing or lower step so that the riser height does not exceed 7.75 inches. A handrail or handrails will be required if another step is added.

2.8 Item 1 (Picture)
Lower Step Riser Height Excessive (Rear Deck)

2.8 Item 2 (Picture)
Lower Step Riser Height Excessive (Rear Deck)

2.8 Item 3 (Picture)
Lower Step Riser Height Excessive (Rear Deck)

2.9 STOOP

INSPECTED

2.10 DECK/BALCONY

INSPECTED

2.11 PATIO

NOT PRESENT

2.12 FENCE

REPAIR OR REPLACE

(1) The fence and deck are bare (not painted, stained, or sealed). Un-painted or unstained materials will deteriorate more quickly than treated materials. This is true even if they are made of pressure treated wood.
LOCATION: The rear fence and deck.

RECOMMENDATION: Paint, stain, or seal the fence and deck.

2.12 Item 1 (Picture)
Fence Bare/ Not Painted or Stained (Rear)

2.12 Item 2 (Picture)
Deck Bare/ Not Painted or Stained (Rear)

(2) Fence post caps are missing. This can allow water to penetrate the posts which can result in deterioration over time.
LOCATION: The rear fence.

RECOMMENDATION: Add post caps to prolong the life of the fence posts.

2.12 Item 3 (Picture)
Fence Post Caps Missing (Rear Fence)

2.13 VEGETATION, TREES, AND SHRUBS

INSPECTED

2.14 RETAINING WALL

NOT PRESENT

2.15 RECEPTACLES/ OUTLETS (EXTERIOR)

INSPECTED

The exterior of the home was inspected and reported upon 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.

3. ROOFING / ROOF PENETRATIONS / FLASHING / SKYLIGHT

DESCRIPTION

There are different roof types and materials and different methods of installing them, but all have limited warranties and most eventually leak. Every roof is only as good as its waterproof membrane, which is concealed and cannot be examined without removing the material, and this is true of almost every type of roof, therefore the inspection is limited to a visual observation and not a guarantee against future failures.
There are different roof types and materials, as well as different installation methods. All have limited warranties and most roofs eventually leak. Although roof covering materials are designed to protect the underlying home structure from moisture, most are considered water resistant and not waterproof. They are designed to work together with an underlying membrane (underlayment). The effectiveness of both the underlayment and the roof covering material are dependent upon the material quality and the use of proper installation methods. The underlayment is concealed from view by the roof covering and cannot be examined without removing the roof covering material. Missing or improperly installed underlayment can void any warranty that may be in effect.

Please note, the inspection is limited to a visual observation of conditions at the time of inspection only and **not a guarantee against future failures**.

Estimated remaining life of roofing is subjective and depends on numerous criteria, which vary by roof and may include the following variables:

- Direction and exposure to the sun, i.e., the more directly the roof is exposed to the sun, the shorter the roof's life, e.g., south-facing slope generally wears out faster than a north-facing slope;
- Slope of the roof, i.e. the higher the slope, the faster water drains off, e.g., higher-sloped roofs generally last longer than lower-sloped roofs, flatter roofs have shorter life spans;
- Color of the roof, i.e., lighter color roofs are cooler and generally last longer, e.g., color may affect the temperature of the roof surface by as much as 10 to 20 degrees Fahrenheit;
- Weight of the roof covering, i.e., heavier shingles typically last longer than lighter shingles;
- Roofing material quality, i.e., type and thickness of materials used (sheathing, underlayment, roof covering);
- Attic (roof structure) ventilation, i.e., proper attic ventilation helps to control temperature of the roof during hot weather and is essential to reducing moisture-related sheathing damage;
- Installation methods, i.e. improper installation can affect life span and can permit water intrusion;
- Number of layers, i.e. multiple layers can reduce service life;
- Climate (snow and rain), i.e. harsh climatic conditions shorten the life or the roof; and
- Building site conditions and quality of maintenance, i.e. overhanging tree branches, high wind, debris on the roof, etc. can affect life span.

Estimation of age and remaining life are based on an inspector's experience, as well as numerous assumptions and variables, including the aforementioned variables. Therefore, **inspector estimates should be considered a general guide.**

Please note that roof leaks often are due to flashing or valley failures. If there are roofing leaks, inspect the flashings or valleys before assuming that damaged or deteriorated roofing material is the cause of the water penetration.

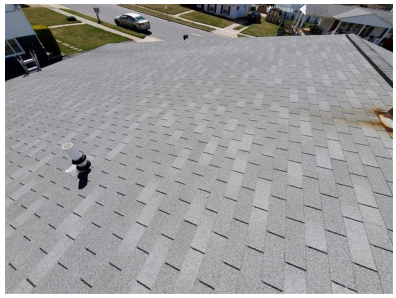

Visible Flashing (Looks Good)


Visible Flashing (Looks Good)

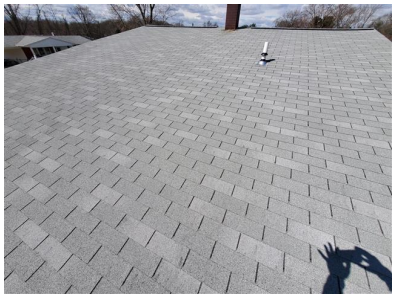

Roof Covering (3-Tab Asphalt Shingle)


Roof Covering (3-Tab Asphalt Shingle)


Roof Covering (3-Tab Asphalt Shingle)


Roof Covering (3-Tab Asphalt Shingle)


Roof Covering (3-Tab Asphalt Shingle)


Roof Covering (3-Tab Asphalt Shingle)


Roof Covering (3-Tab Asphalt Shingle)


Roof Covering (3-Tab Asphalt Shingle)

STYLES & MATERIALS: ROOFING / ROOF PENETRATIONS / FLASHING / SKYLIGHT

Roof Location(s):
LOCATION: Main Structure

Roof-Type/Style(s):
TYPE: Gable

Roof Covering:
MATERIAL: 3-Tab Asphalt/ Fiberglass Shingle

Inspection Method:
Walked Entire Roof

Approximate Age of the Roof Covering:
2-6 Years

Estimated Useful Life When New:
20-24 Years

Roof/ Attic Ventilation:
TYPE: Ridge Vent(s)
TYPE: Gable Vents

Sky Light(s):
Not Present

ITEMS: ROOFING / ROOF PENETRATIONS / FLASHING / SKYLIGHT

3.0 ROOF COVERINGS

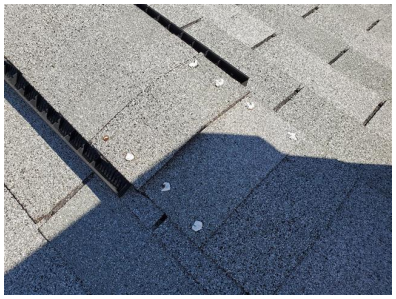
REPAIR OR REPLACE

There is an partially driven and exposed nail head, and improperly sealed nail heads on the roof. Unsealed nail heads are prone to rusting and water intrusion.
LOCATION: The roof (left front, ridge vents, and flashing).

RECOMMENDATION: Remove or replace the partially driven nail head and seal exposed nail heads with an approved roofing sealant/product. Hire a qualified roofing contractor as needed.

3.0 Item 1 (Picture)
Partially driven/ Improperly Sealed Nail (Left Front Roof)

3.0 Item 2 (Picture)
Partially Driven/ Improperly Sealed Nail (Left Front Roof)



3.0 Item 3 (Picture)
Improperly Sealed/ Exoosed Nail Heads (Ridge Vents)

3.0 Item 4 (Picture)
Improperly Sealed/ Exoosed Nail Heads (Ridge Vents)

3.0 Item 5 (Picture)
Improperly Sealed/ Exoosed Nail Heads (Plumbing Stack Vent Flashing)

3.1 FLASHINGS / ROOF PENETRATIONS

INSPECTED

3.2 SKYLIGHT

NOT PRESENT

The roof of the home was inspected and reported upon 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 under certain weather conditions. Our inspection makes an attempt to find roof leaks but sometimes cannot. We recommend that you include comprehensive roof coverage in your home insurance policy or obtain roof certification from an established, qualified roofing contractor. 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 or consultants be used in further inspection or repair issues as it relates to the comments in this inspection report.

4. STRUCTURAL COMPONENTS

DESCRIPTION

During a general home inspection, the home inspector observes structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector describes the type of foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. Signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components are of particular concern. The home inspector does not 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.


Foundation (Exterior/ Parged Concrete Block)


Foundation (Exterior/ Parged Concrete Block)

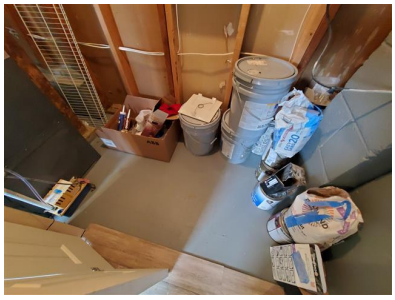

Foundation (Exterior/ Parged Concrete Block)

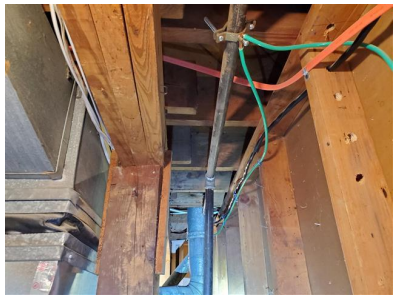

Foundation (Exterior/ Parged Concrete Block)


Foundation (Exterior/ Parged Concrete Block)


Foundation (Basement/ Concrete Block)


Foundation (Basement/ Concrete Block)


Floors Structure (Basement/ Concrete Slab)


Floors Structure (Basement/ Conventional Framing)


Beam (Basement/ Wood/ Built-Up Beam)


Posts (Basement/ Wood)


Foundation (Basement/ Finished Areas Limit Inspection)


Attic Access (Door/ Second Floor Hallway Bathroom)


Attic (No Water Stains or Evidence of Water Intrusion)


Roof Structure (Conventional Framing/ Rafters Covered by Insulation)


Crawl Space Access (Door/ Basement Hallway)


Crawl Space Photos (No Evidence of Abnormal Water Intrusion)


Crawl Space Photos (No Evidence of Abnormal Water Intrusion)


Foundation (Crawl Space/ Concrete Block)


Foundation (Crawl Space/ Concrete Block)


Foundation (Crawl Space/ Concrete Block)


Foundation (Crawl Space/ Concrete Block)


Foundation (Crawl Space/ Concrete Block)


Foundation (Crawl Space/ Concrete Block)


Foundation (Crawl Space/ Concrete Block)


Foundation (Crawl Space/ Concrete Block)


Beam (Crawl Space/ Wood/ Built-Up Beam)


Piers (Crawl Space/ Concrete Block)


Floor Structure (Crawl Space/ Concrete Slab)


Floor Structure (Crawl Space/ Conventional Framing)

STYLES & MATERIALS: STRUCTURAL COMPONENTS

Foundation:
TYPE: Basement
TYPE: Crawl Space
MATERIAL: Concrete Block (CMU)
LIMITATIONS: Finished areas limit the inspection. The inspector does not inspect behind walls, above ceilings, or other obstructions which obstruct the inspector's view.

Percent of Foundation Visible:
40%

Beams:
MATERIAL: Wood
LIMITATIONS: Some areas are inaccessible and/or not visible due to design, finished surfaces, and materials. Therefore the inspection is limited.

Columns Piers or Posts:
MATERIAL: Concrete Masonry Units (CMU)
LIMITATIONS: Some areas are inaccessible and/or not visible due to design, finished surfaces, and materials. Therefore, the inspection is limited.

Floor:
TYPE: Conventional Framing
TYPE: Slab
MATERIAL: Concrete
MATERIAL: Dimensional Lumber
LIMITATIONS: Finished areas limit the inspection. The inspector does not inspect behind walls, above ceilings, or other obstructions which obstruct the inspector's view.

Wall Structure:
TYPE: Wood Framing
LIMITATIONS: Finished areas limit the inspection. The inspector does not inspect behind walls, above ceilings, or other obstructions which obstruct the inspector's view.

Attic Access:
TYPE: Door
METHOD: Entered
COMMENTS : The attic access is located in the second floor hallway bathroom.

Percent of Attic Visible:
40%

Roof Sheathing:
MATERIAL: Unable to Determine
LIMITATIONS: The sheathing is covered with insulation. The inspection of the roof sheathing is therefore limited.

Roof Structure:
TYPE: Conventional Framing
MATERIAL: Dimensional Lumber

Crawl Space:
Not Present

ITEMS: STRUCTURAL COMPONENTS

4.0 FOUNDATIONS, BASEMENTS AND CRAWL SPACES

INSPECTED

4.1 BEAMS

INSPECTED

4.2 POST/PIERS OR COLUMNS

INSPECTED

4.3 FLOORS (STRUCTURAL)

INSPECTED

4.4 WALLS (STRUCTURAL)

INSPECTED

4.5 ROOF STRUCTURE AND ATTIC

INSPECTED

4.6 ROOF SHEATHING

INSPECTED

4.7 CEILINGS (STRUCTURAL)

INSPECTED

4.8 ATTIC ACCESS

INSPECTED

4.9 CRAWL SPACE ACCESS

INSPECTED

4.10 OTHER

INFORMATION

INFORMATION: An older home cannot be compared with new construction, i.e., the structure was probably constructed with materials and methods no longer used or according to local codes and industry guidelines which have changed over time. It is not uncommon for an older home to have uneven roof lines and uneven floors due to the nature of the construction, long-term settlement, and age deficiencies. There are also risks with older homes, including chimneys which represent potential fire hazards or materials used in construction that have since been discontinued such as lead paint, asbestos, and potential allergens. This inspection does not include testing or laboratory analysis of such materials.

The structure of the home was inspected and reported upon 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.

5. WATER CONTROL

DESCRIPTION

The overwhelming majority of water penetration problems is caused by surface water that is not managed properly. Grading which slopes toward the foundation of the home permits water to accumulate at the foundation; poor maintenance of gutter and downspout systems also contributes to water accumulation problems.
Grading around the home should be maintained so that surface water does not accumulate close to the foundation. Grading should slope away from the home at a rate of approximately 1 inch per foot for the first 6 feet.

In order to divert water away from the foundation, soil must be dense and slope away from the foundation. In situations in which regrading is not a reasonable option, an interior hydrostatic pressure relief system with a sump pump may be required.

Keep gutters and downspouts clean and free of debris or obstruction. Gutters which hold water tend to sag, overflow, and can cause water penetration to occur through below grade foundation walls. Homes near trees require more frequent gutter and downspout cleaning to ensure continued proper functionality. Roof gutters should be installed with adequate slope toward the downspouts to allow for proper draining of the gutters. Downspouts should deposit roof water away from the walls of the house with splash blocks or downspout extensions. The grades in the areas where water is being deposited should slope away from the walls and properly divert water from the house.


Basement Sump Pump Discharge Location (Rear Left)


Crawl Space Sump Pump Discharge Location (Rear)


Surface Drain (Left Rear Basement Stairwell)


Gutters and Downspouts (Aluminum)


Gutters (Properly Secured/ Sloped Toward Downspouts)


Downspout Extensions (Good/ Move Water Away from Foundation)


Gutters and Downspouts (Aluminum)


Basement Sump Pump (Rear Left Closet)


Basement Sump Pump (Pedestal/ See Comments)


Crawl Space Sump Pump (Crawl Space/ Rear)


Crawl Space Sump Pump (Submersible/ See Comments)

STYLES & MATERIALS: WATER CONTROL

Gutters and Downspouts:
TYPE: Conventional
MATERIAL: Aluminum
INFORMATION: The gutters and downspouts appear to be in functional condition. Good. Remember to keep gutters clean.

Window Wells:
Not Present

Grading:
TYPE: Neutral
INFORMATION: The grade should slope 1 inch per foot for the first 6 feet away from the home.

Sump Pump:
TYPE: Pedestal
TYPE: Submersible
INFORMATION: Sump pumps are designed to divert water away from the foundation. Test the sump pump regularly to ensure that it is operating properly when energized, that the float moves freely, and that there are no obstructions in the drain line. If the system has a battery back-up, test the battery regularly.

Drain:
TYPE: Surface
LOCATION: Basement Stairwell
INFORMATION: Basement stairwell drains require periodic cleaning to prevent clogging and water intrusion into the home.

ITEMS: WATER CONTROL

5.0 GUTTER/DOWNSPOUTS

REPAIR OR REPLACE

A downspout extension is damaged. It is crushed. This can affects the downspout extensions ability to carry away roof run-off water from the foundation.
LOCATION: The right rear downspout.

RECOMMENDATION: Repair or replace the downspout extension.

5.0 Item 1 (Picture)
Downspout Extension Crushed (Rear Right Downspout)

5.1 DRAIN

INSPECTED

5.2 GRADING

INSPECTED

5.3 WINDOW WELL

NOT PRESENT

5.4 SUMP PUMP

REPAIR OR REPLACE

(1) The sump pump is discharging to close to the foundation. This can the discharged water to re-enter through the foundation.
LOCATION: The basement sump pump (rear left).

RECOMMENDATION: Extend the pipe to discharge the water at least 6 feet away from the foundation.

5.4 Item 1 (Picture)
Sump Pump Discharges Too Close to Foundation (Rear Left)

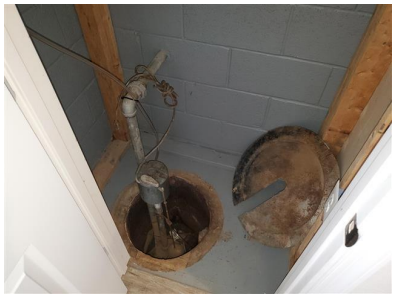
(2) The sump pump is damaged/ inoperative It started to smoke when plugged in. This affects function and is a fire safety concern.
LOACTION: The basement sump pump (rear left closet).

RECOMMENDATION: Replace the damaged pump.

5.4 Item 2 (Picture)
Sump Pump Damaged/ Inoperative (Basement Rear Left Closet/ Sump Pump 1)

(3) The sump pumps do not have a battery back-up systems. It is dependent on electrical service. During inclement weather, electrical service outages are more likely and the sump pump will be inoperative. This is the most important time to have sump pump functioning.
LOCATION: Both sump pumps (basement and crawl space).

RECOMMENDATION: Monitor the sumps during and after rain events. If the sumps hold water, consider hiring a contractor to install battery back-up systems.



5.4 Item 3 (Picture)
Battery Back-Up System Not Present (Basement Sump Pump)

5.4 Item 4 (Picture)
Battery Back-Up System Not Present (Crawl Space Sump Pump)

(4) The sump pump discharge line leaks into the crawl space when the sump pump os activated. This prevents proper operation and can permit water-related issues in the crawl space.
LOCATION: The crawl space sump pump.

RECOMMENDATION: Repair or replace the discharge line. Hire a licensed plumber as needed.

5.4 Item 5 (Picture)
Discharge Line Leaks When Pump Activated (Crawl Space Sump Pump)

5.4 Item 6 (Video)
Discharge Line Leaks When Pump Activated (Crawl Space Sump Pump)

(5) The sump pump cover is not installed. This is a safety concern (trip/fall hazard). It can also allow debris to enter the sump pit and risk clogging or damaging the pump.
LOCATION: The crawl space sump pump.

RECOMMANDATION: Install the sump pump cover.

5.4 Item 7 (Picture)
Cover Not Installed (Crawl Space Sump Pump)

5.4 Item 8 (Picture)
Cover Not Installed (Crawl Space Sump Pump)

Water control for the home was inspected and reported on using 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 interests 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 repairs issues as it relates to comments in this inspection report.

6. INSULATION AND VENTILATION

DESCRIPTION

During a general home inspection, the home inspector observes: 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(s) as temperature permits.


Attic Ventilation (Gable Vents)


Attic Ventilation (Gable Vents)


Crawl Space Ventilation (Manual Crawl Space Vents)


Crawl Space Ventilation (Manual Crawl Space Vents)


Attic Ventilation (Ridge Vents)


Attic Ventilation (Ridge Vents)


Attic Insulation (Fiberglass Batts/ 4 Inches)


Attic Insulation (Fiberglass Batts/ 4 Inches)

Attic Insulation (R-13 Value)

STYLES & MATERIALS: INSULATION AND VENTILATION

Attic Insulation:
MATERIAL: Fiberglass Batts

Attic Insulation Depth:
4 Inches

Basement/ Interior Insulation:
MATERIAL: Fiberglass Batts

Approximate Basement/ Interior Insulation Depth:
4 Inches

Ventilation:
TYPE: Gable Vents
TYPE: Ridge Vent(s)
TYPE: Bathroom Fan(s)

Crawl Space Insulation:
Not Present

Crawl Space Insulation Depth Under Floor:
Not Present

Crawl Space Insulation Thickness on Foundation Wall:
Not Present

Humidity Control-Crawl Space:
TYPE: Manual Crawl Space Vents
INFORMATION: Working vents in crawl spaces are a good idea. Building codes enerally require them. Vents allow outside air to circulate under the floor stucture in summer to prevent moisture build-up that encourages mold, mildew, and rot. In winter, when the air is dryer, vents should be closed to reduce the chance of pipes in the crawl space freezing.

ITEMS: INSULATION AND VENTILATION

6.0 ATTIC INSULATION

INSPECTED

6.1 BASEMENT/INTERIOR INSULATION

INSPECTED

6.2 VENTILATION - ATTIC/CRAWL SPACE

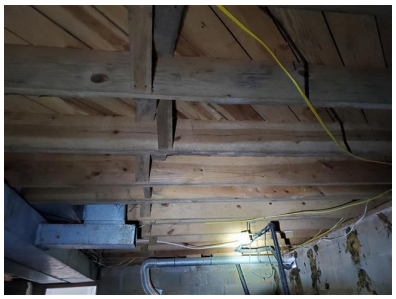
INSPECTED

6.3 CRAWL SPACE INSULATION

REPAIR OR REPLACE

Insulation is missing in the crawl space. Insulation is not present between the floor joists. Insulation is not present on the walls. This can affect energy efficiency.
LOCATION: The entire crawl space.

RECOMMENDATION: Install insulation in accordance with local guidelines.



6.3 Item 1 (Picture)
Insulation Missing (Crawl Space/ Between Floor Joists)

6.3 Item 2 (Picture)
Insulation Missing (Crawl Space/ Foundation Walls)

6.4 HUMIDITY CONTROL - INSULATION AND VENTILATION

INSPECTED

6.5 BATH AND KITCHEN VENTILATION

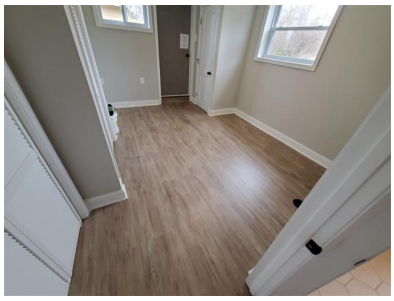
INSPECTED

The insulation and ventilation of the home was inspected and reported upon 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.

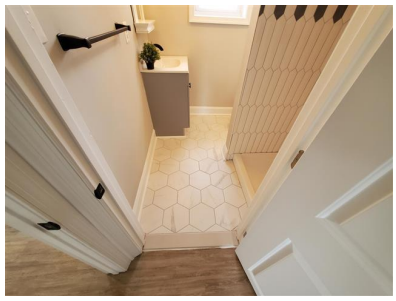
7. INTERIOR

DESCRIPTION

During a general home inspection, the home inspector observes: 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 operates 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 does not required to observe: paint, wallpaper, and other finish treatments on interior walls, ceilings, and floors; carpeting; or draperies, blinds, or other window treatments.


Floors (Laminate)


Floors (Laminate)

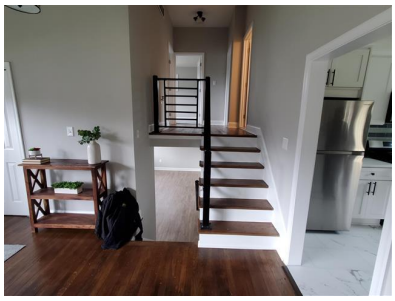

Floors (Ceramic Tile)


Doors Tested (Functional/ See Comments)

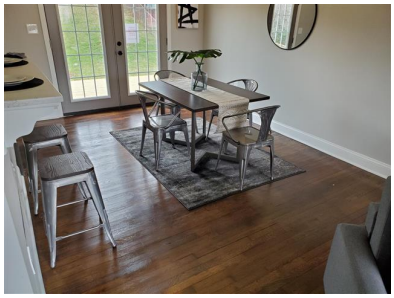

Windows (Sliding/ Double Pane/ Vinyl)


Windows (Double Hung/ Double Pane/ Vinyl)


Windows (Tilt Features Top and Lower Sashes)


Stairs (Conventional)

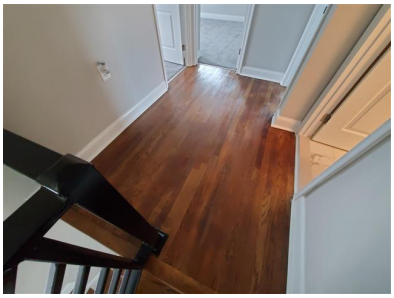

Floors (Hardwood)


Floors (Hardwood)


Windows (Sliding and Fixed/ Double Pane/ Vinyl)


Kitchen Cabinets and Countertops (Acceptable)


Floors (Ceramic Tile)


Floors (Hardwood)

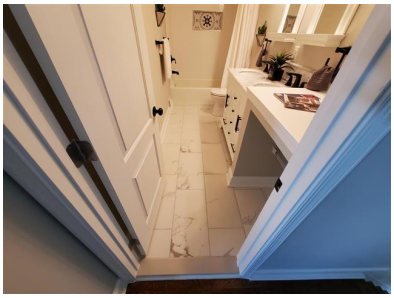

Floors (Carpet)

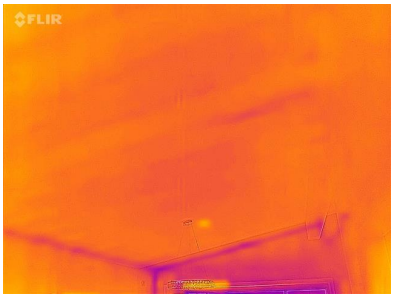

Windows (Double Hung/ Double Pane/ Vinyl/ Older)


Windows (Tilt Features Top and Lower Sashes)


Floors (Carpet)


Floors (Carpet)


Floors (Ceramic Tile)



Thermal IR Scan (No Evidence of Water Intrusion Through Roof)


Thermal IR Scan (No Evidence of Water Intrusion Through Roof)


Thermal IR Scan (No Evidence of Water Intrusion Through Roof)

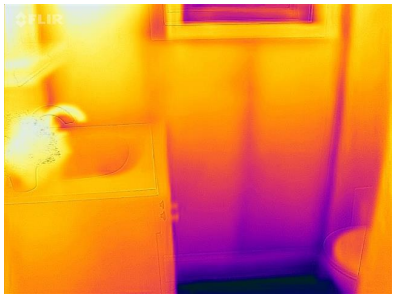

Thermal IR Scan (No Evidence of Water Intrusion Through Roof)

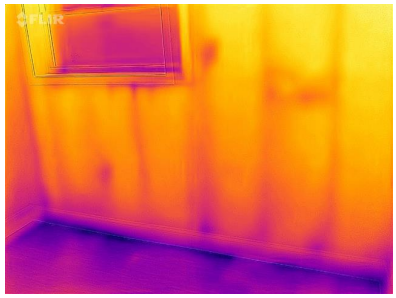

Thermal IR Scan (No Evidence of Water Intrusion Through Roof)

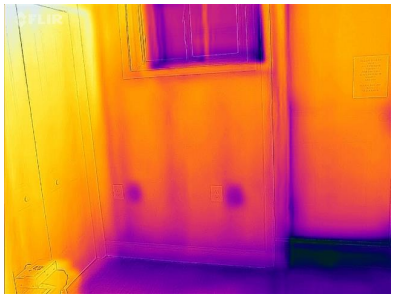

Thermal IR Scan (No Evidence of Plumbing Leaks Between Floors)


Thermal IR Scan (No Evidence of Plumbing Leaks Between Floors)


Thermal IR Scan (No Evidence of Plumbing Leaks Between Floors)


Thermal IR Scan (No Evidence of Water Intrusion Through Foundation)


Thermal IR Scan (No Evidence of Water Intrusion Through Foundation)


Thermal IR Scan (No Evidence of Water Intrusion Through Foundation)

STYLES & MATERIALS: INTERIOR

Flooring Materials:
TYPE: Carpet
TYPE: Laminate
TYPE: Ceramic Tile
TYPE: Hardwood

Wall Materials:
MATERIAL: Drywall
COMMENTS : Cracks in wall surfaces are typical. They are generally due to shrinkage of lumber and/or normal settlement. Complete any cosmetic repairs part to move-in.

Ceiling Materials:
MATERIAL: Drywall
COMMENTS : Cracks in ceiling surfaces are typical. They are generally due to shrinkage of lumber and/or normal settlement. Complete any cosmetic repairs part to move-in.

Steps/Stairs:
TYPE: Conventional

Windows:
TYPE: Double-Hung
TYPE: Fixed
TYPE: Sliding
TYPE: Double or Triple Pane (Thermal/Insulated)
TYPE: Tilt Features (Upper and Lower Sashes)
MATERIAL: Vinyl

Fireplace(s):
Not Present

Fuel-Burning Appliances:
Not Present

ITEMS: INTERIOR

7.0 FLOORS

INSPECTED

7.1 WALLS

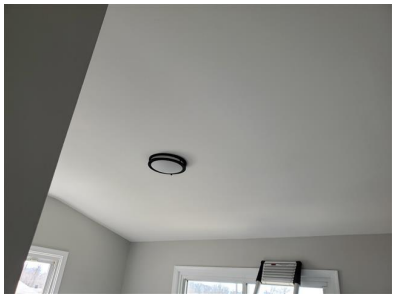
INSPECTED

7.2 CEILINGS

REPAIR OR REPLACE

An anomaly was observed while performing a thermal IR scan of the home in the ceiling under the partially driven nail in the roof (see comments under Roofing). Testing with a moisture meter indicated high moisture content (wet) at the time of inspection. There may be hidden damage. Water intrusion, even if only under certain conditions, can result in conditions conducive to mold growth.
LOCATION: The left front bedroom.

RECOMMENDATION: Hire a contractor for an evaluation and to provide repairs as needed. The source of water intrusion should be mitigated.



7.2 Item 1 (Picture)
Visible Light/ No Evidence of Water Intrusion (Front Left Bedroom)

7.2 Item 2 (Picture)
Thermal IR Scan/ Anamoly Observed (Front Left Bedroom)

7.2 Item 3 (Picture)
Moisture Meter Confirmed Wet Conditions (Front Left Bedroom)

7.2 Item 4 (Picture)
Moisture Meter Control Reading (Front Left Bedroom)

7.2 Item 5 (Picture)
Wet Conditions Directly Below Partially Driven Nail (Front Left Roof)

7.3 STAIRS/STEPS, HANDRAILS, GUARDRAILS

INSPECTED

7.4 CABINETS

INSPECTED

7.5 COUNTERTOPS

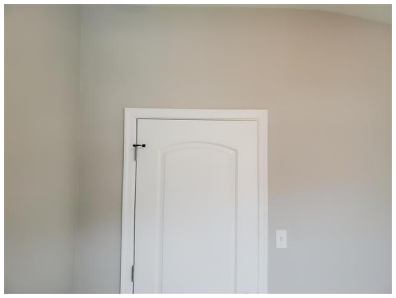
INSPECTED

7.6 DOORS

REPAIR OR REPLACE

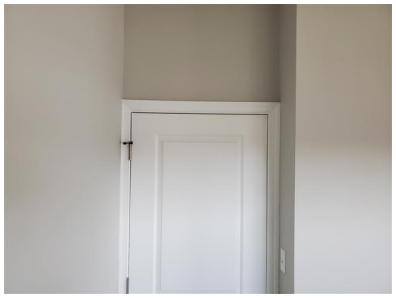
(1) Doors do not fit properly within their frames. They are binding. This affects proper function.
LOCATION: One or more locations (see photos).

RECOMMENDATION: Repair (adjust or trim) or replace the door or doors as needed.



7.6 Item 1 (Picture)
Door Binding (Second Floor/ Center Front Bedroom)

7.6 Item 2 (Picture)
Door Binding Perspective Photo (Second Floor/ Center Front Bedroom)



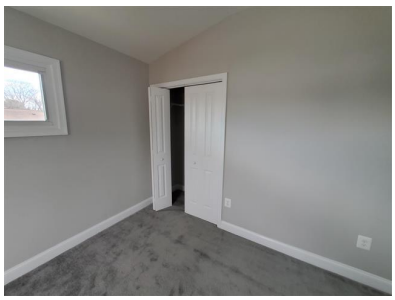
7.6 Item 3 (Picture)
Door Binding (Second Floor/ Left Front Bedroom)

7.6 Item 4 (Picture)
Door Binding Perspective Photo (Second Floor/ Left Front Bedroom)

(2) A door rubs on the carpet. This affects proper function. It can also cause damage to the carpet over time.
LOCATION: The front left bedroom closet.

RECOMMENDATION: Adjust or trim the door as needed.

7.6 Item 5 (Picture)
Door Rubs Carpet (Second Floor Left Front Bedroom Closet)



7.6 Item 6 (Picture)
Door Rubs Carpet Perspective Photo (Second Floor Left Front Bedroom Closet)

7.7 WINDOWS

REPAIR OR REPLACE

The windows are older and may need servicing. Windows were difficult to open at the time of inspection. This affects proper function and use.

LOCATION: The second floor front windows (older).

RECOMMENDATION: Clean and service windows as needed. Use of a white Lithium grease can assist with smooth operation. If you find the windows do not operate after servicing, hire a window contractor to repair or replace the windows as needed.

7.7 Item 1 (Picture) Windows Older/ Difficult to Open (Second Floor Front Windows)

7.8 FIREPLACE - FIREBOX, SMOKE CHAMBER, DAMPER, FLUES, DOORS/SCREENS

NOT PRESENT

7.9 FUEL-BURNING APPLIANCES

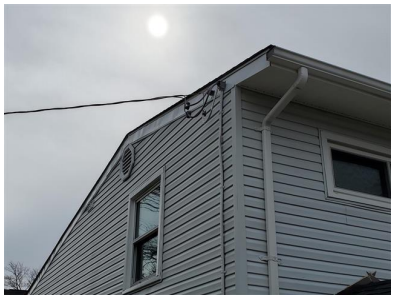
NOT PRESENT

The interior of the home was inspected and reported upon 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.

8. ELECTRICAL SYSTEM

DESCRIPTION

During a general home inspection, the home inspector observes: 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 in proximity to 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 and carbon monoxide detectors.


Electrical Service (Overhead Service)


Electrical Service Entrance (Rear Left)


Electrical Service Meter (BGE/ 200 Amp/ Properly Secured)


Electrical Service Emergency Disconnect (Rear Left)

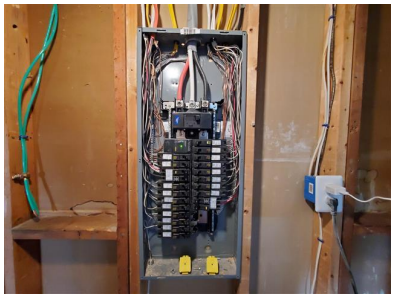

Electrical System Grounding (Driven Rod/ Rear Left)

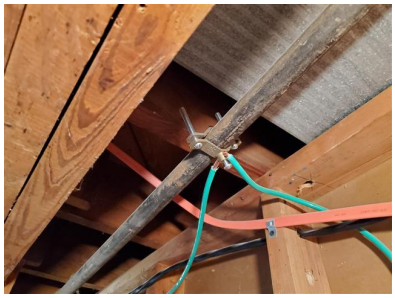
Electrical Service Main Disconnect (Main Panel)


Electrical Service Main Panel (Basement Utility Closet/ Left Rear)


Space Available for Additional Circuits (Main Panel)


AFCI/ GFCI Resets (Main Panel)


Main Panel (Square D/ 200 Amp/ Branch Circuits Acceptable)


Electrical System Bonding (Gas Service Pipe)


Electrical System Grounding/ Bonding (Water Service Pipe)


Hallway Combination Smoke and Carbon Monoxide Detectors (Acceptable)


Hallway Combination Smoke and Carbon Monoxide Detectors (Hard-Wired/ Interconnected/ MFR Date 2016)


Bedroom Smoke Detectors (Acceptable)


Bedroom Smoke Detectors (Hard-Wired/ Interconnected/ MFR Date 2021)

STYLES & MATERIALS: ELECTRICAL SYSTEM

Electrical Service:
TYPE: Overhead Service
AMPERAGE: 200
MATERIAL: Aluminum
VOLTAGE: 120/240V
MAIN DISCONNECT LOCATION: At the main panel.

Meter:
AMPERAGE: 200
VOLTAGE: 240
LOCATION: The rear (exterior).

Panel:
AMPERAGE: 200
VOLTAGE: 120/240
TYPE: Breakers
LOCATION: Other (See Comments)
COMMENTS : Basement Utility Closet

Grounding / Bonding:
TYPE: Driven Rod
TYPE: Water Service Pipe
LOCATION: The main panel.

Branch Circuits:
TYPE: Romex (Non-Metallic Sheathed Cable)
MATERIAL: Copper

Information:
INFORMATION: AFCI devices are for electrial safety protection to interrupt power to a circuit if electrical arcing occurs. We do not test AFCI's.
INFORMATION: Test GFCI devices regulary to ensure proper working order. Most GFCI manufacturers recommend monthly testing.
INFORMATION: Carbon monoxide detectors should be installed in each room with a fuel-burning appliance/ component, or attached garage entry, and in hallways outside each bedroom or sleeping area. Combination smoke and carbon monoxide dectectors can be used in these locations.
INFORMATION: Stavlas Home Inspections recommends that smoke detectors be installed in each sleeping room, outside each seperate sleeping area in the immediate vicinity of the bedrooms, and on each level of the home.

ITEMS: ELECTRICAL SYSTEM

8.0 SERVICE ENTRANCE

INSPECTED

8.1 PANEL

INSPECTED

8.2 BRANCH CIRCUITS

INSPECTED

8.3 GROUNDING / BONDING

INSPECTED

8.4 RECEPTACLES

INSPECTED

8.5 SWITCHES

INSPECTED

8.6 FIXTURES

INSPECTED

8.7 SMOKE DETECTORS

INSPECTED

8.8 CO DETECTORS

INSPECTED

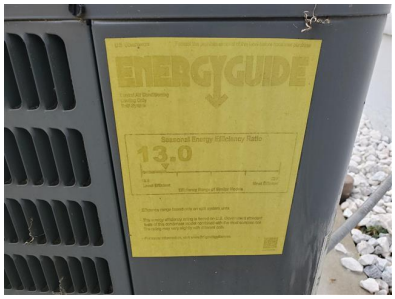
The electrical system of the home was inspected and reported upon with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets are not removed and the inspection is only visual. Any outlet not accessible (behind the refrigerator for example) is not 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.

9. HVAC

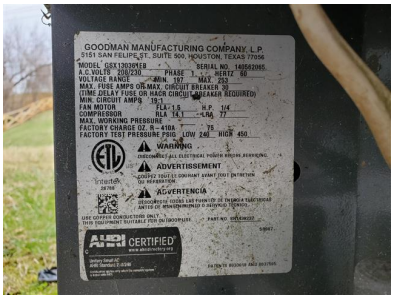
DESCRIPTION

During a general home inspection, the home inspector observes permanently installed heating and cooling systems including: heating equipment; cooling equipment that is central to home; normal operating 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 describes: energy source; and heating equipment and distribution type. The home inspector operates the systems using normal operating controls. The home inspector opens readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector does not: operate heating/cooling systems when weather conditions or other circumstances may cause equipment damage; operate automatic safety controls; ignite or extinguish solid fuel fires; observe the interior of flues; fireplace insert flue connections; humidifiers; electronic air filters; or observe the uniformity or adequacy of heat supply to the various rooms.

Central AC Condenser (Goodman/ Rear)



Central AC Energy Rating (13.0 SEER/ Seasonal Energy Efficiency Ratio)



Condenser Data Tag (MFR Date 2014/ 3.0 Ton/ Refrigerant R-410A)

BGE Peak Rewards Energy Savings Program Cycling Meter (Contact Utility to Transfer Service)

Central Split Evaporator Coil (Goodman/ Basement Utility Closet)

Evaporator Coil Data Tag (MFR Date 2013/ 3.0 Ton)

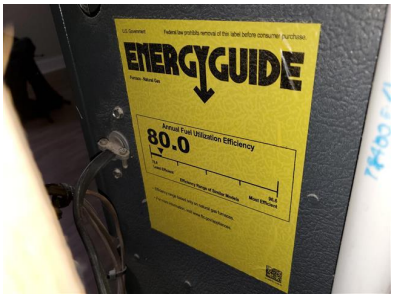
Condensate Drain and Pump (See Comments)

Air Filter Location (Basement Utility Closet/ Furnace)

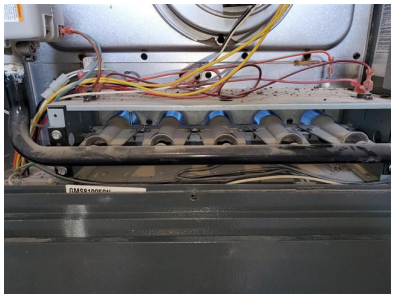
Air Filter Size (20x24x1) and Air Flow Direction (Arrow Toward Furnace)

Thermostat (First Floor Dining Room/ Interior Wall)

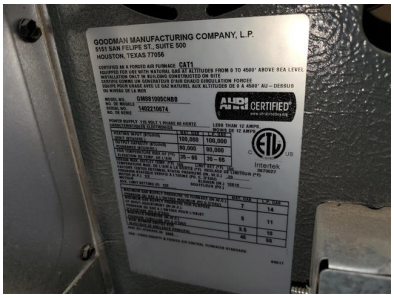
Furnace (Goodman/ Basement Utility Closet)



Furnace Energy Rating (80.0 AFUE/ Annual Fuel Utilization Efficiency/ Mid-Efficiency)



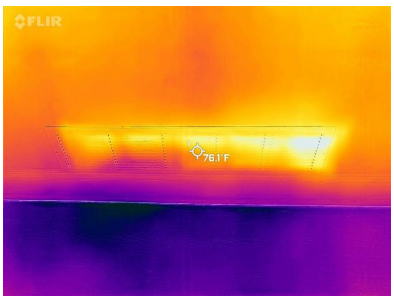
Furnace Burners Firing (Nice Blue Flames/ Near Complete Combustion)



Furnace Data Tag (MFR Date 2014/ Temperature Rise 35-65°F)

Furnace Service Covers Removed (A Little Dusty/ No Burned Wires/ No Condensate Leaks)

Furnace Supply Temperature (118°F)



Furnace Return Temperature (76°F)

STYLES & MATERIALS: HVAC

Heating System Location:
LOCATION: Basement Utility Closet

Heating System:
TYPE: Furnace

Heating Fuel:
FUEL TYPE: Natural Gas

Heat System Manufacturer:
Goodman

Life Expectancy Of Heating Unit When New:
20-25 Years

Age of Heating System:
8 Years

Heat Exchanger-Limitation:
LIMITATIONS: Heat exchanger inspection is limited due to inaccessibility. Evaluation of the heat exchanger involves special toolsand dissasembly which is betond the scope of a general home inspection. Heat exchanger condition was not determined.

Distribution:
TYPE: Ductwork

Filter/s:
TYPE: Disposable - Pleated
INFORMATION: HVAC manufacturers recommend replacement/cleaning of air filters at regular intervals; dirty air filters restrict air flow, reduce efficiency, imapair air quality, and reduce overall service life expectancy of the HVAC equipment. Consider using mid-range MERV (8-13), FPR (5-10), or MPR (600-1900) rated filters, changed or cleaned quarterly.
LOCATION: Basement
REPLACEMENT: Quarterly

Filter Size:
One Filter
Other (See Comments)
COMMENTS : 20x24x1

Cooling System Equipment:
TYPE: Central A/C
FUEL TYPE: Electric

Indoor Cooling Unit Manufacturer:
Goodman

Indoor Cooling Unit:
TYPE: Central AC Evaporator Coil
LOCATION: Basement Utility Closet

Age of Indoor Cooling Unit:
9 Years

Exterior Unit Manufacturer:
Goodman

Exterior Unit:
TYPE: Central AC Condensing Unit (Condenser)
LOCATION: The rear of home (exterior).

Age of Exterior Unit:
8 Years

Life Expectancy of Cooling System When New:
10-15 Years

Thermostat:
LOCATION: Dining Room
LOCATION: First Floor
LIMITATIONS: The inspector tests thermostats in the manual mode only. Internet-capable, automatic and timed features are not tested.
Acceptable

Limitations and Information:
INFORMATION: The refrigerant in the cooling system is HFC-410A (R-410A). R-410A has replaced R-22 as the preferred refrigerant for use in residential and commercial air conditioners in Japan, Europe, and the United States.
INFORMATION: Outdoor temperatures are too cold to operate the cooling system. The cooling system was visually inspected only.
INFORMATION: Determining capacity and adequacy of HVAC systems in beyond the scope of a general home inspection. A licensed HVAC contractor should be consulted if capacity or adequacy are in question.

ITEMS: HVAC

9.0 HEATING EQUIPMENT

INSPECTED

9.1 COOLING EQUIPMENT

REPAIR OR REPLACE

(1) The insulation on the refrigerant suction line is damaged. This can affect system efficiency.
LOCATION: The central AC condenser (rear exterior).

RECOMMENDATION: Replace the insulation with exterior grade insulation. Hire an HVAC contractor as needed.

9.1 Item 1 (Picture)
Insulation Damaged/ Refrigerant Suction Line (Central AC Condenser/ Rear)

(2) The central AC condenser pad is cracked. This can result in settlement of the condenser which can stress the refrigerant lines or improperly lubricate the compressor.
LOCATION: The central AC condenser (rear exterior).

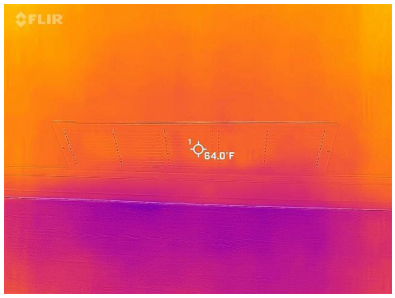
RECOMMENDATION: Replace the pad. Hire a license HVAC contractor as needed.

9.1 Item 2 (Picture)
Central AC Condenser Pad Cracked (Rear Exterior)

(3) The cooling system is not cooling. An ambient air test was performed by using thermometer readings before the cooling unit (return register) and after the cooling unit (supply register) to determine if the temperature difference is between 14 degrees and 22 degrees. This indicates that the unit is cooling as intended. There was no noticeable difference between the supply air temperature and the return air temperature.
LOCATION: The cooling system.

RECOMMENDATION: Hire a licensed HVAC contractor for an evaluation of the cooling system and to provide repairs as needed.

9.1 Item 3 (Picture)
Cooling System Supply Temperature (63°F)



9.1 Item 4 (Picture)
Cooling System Return Temperature (64°F)

9.1 Item 5 (Picture)
Thermostat (Set to Cool)

9.1 Item 6 (Picture)
Condenser Fan Operative (Cooling System)

9.2 CIRCULATION FAN (BLOWER)

INSPECTED

9.3 CONDENSATE LINE (DRAIN)

REPAIR OR REPLACE

(1) The condensate line does not have a clean-out port installed. This can prevent cleaning and can allow mildew/mold in the form of sludge to collect inside the line preventing it from draining properly. Condensate drain lines should be configured to permit clearing of blockages and performance of maintenance without requiring the drain line to be cut.
LOCATION: The primary condensate drain line (central AC evaporator coil/ basement utility closet).

RECOMMENDATION: Hire an HVAC contractor to install a clean out port as needed.

9.3 Item 1 (Picture)
Clean-Out Port Missing (Primary Condensate Line/ Evaporator Coil/ Basement Utility Closet)

(2) The secondary condensate drain line is open. A Safe-T-Switch is missing. The secondary drain line can leak in the event of a clog in the primary drain line. This can result in water damage to surrounding areas.
LOCATION: The secondary drain line (central AC evaporator coil/ basement utility closet).

RECOMMENDATION: Hire a licensed HVAC contractor add a Safe-T-Switch or extend the secondary drain line to the condensate pump. .

9.3 Item 2 (Picture)
Secondary Drain Line Open/ Safe-T-Switch Not Present (Secondary Drain Line/ Evaporator Coil/ Basement Utility Closet)

9.4 DISTRIBUTION SYSTEM

REPAIR OR REPLACE

(1) Supply registers are missing (no heat source in a habitable room). Each habitable room should have a heat source. This can effect the comfort of the residence.
LOCATION: The basement laundry area.

RECOMMENDATION: Hire a licensed HVAC contactor for an evaluation to add supply and return registers as needed.

9.4 Item 1 (Picture)
Supply Registers Missing (Basement Laundry Room)

9.4 Item 2 (Picture)
Supply Registers Missing (Basement Laundry Room)

(2) The ductwork insulation is missing. This can reduces system efficiency and cause condensation issues in the crawl space.
LOCATION: The crawl space.

RECOMMENDATION: Hire an HVAC contractor to properly install insulation.

9.4 Item 3 (Picture)
Insulation Missing (HVAC Ductwork/ Crawl Space)

9.5 THEMOSTAT

INSPECTED

9.6 HUMIDIFER

NOT PRESENT

The heating and cooling system of this home was inspected and reported upon 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.

10. PLUMBING SYSTEM

DESCRIPTION

During a general home inspection, the home inspector observes: the interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; the 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; and sump pumps. The home inspector describes: water supply and distribution piping materials; drain, waste, and vent piping materials; water heating equipment; and the location of main water supply shutoff device. The home inspector operates 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 does not: state the effectiveness of anti-siphon devices; operate automatic safety controls; operate any valve except water closet flush valves, fixture faucets, and hose faucets; or 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.
INFORMATION: Visible, accessible portions of supply lines are inspected; however, most supply and drain lines are not visible and, therefore, cannot be visually inspected.

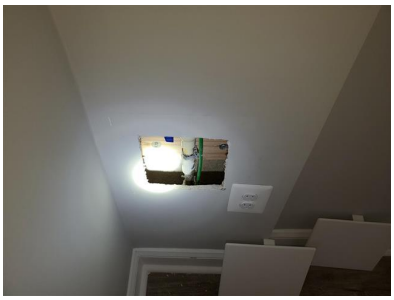
Water Service Meter (Front/ Walk)


Sewer Line Clean-Out (Front Left/ Walk)


Water Pressure (60 psi/ Acceptable)


Front Hose Faucet (See Comments)

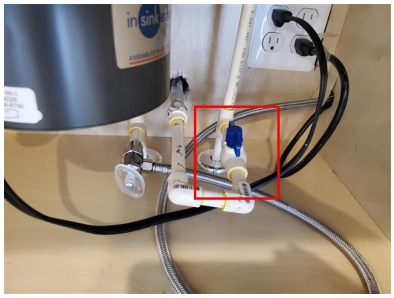

Rear Hose Faucet (Properly Secured)


Water Service Entrance (Basement Family Room/ Front Lower Access Panel)

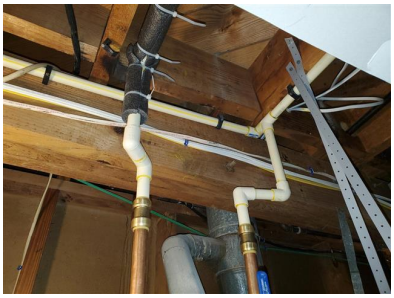
Water Service Pipe (Copper Observed)

Water Service Main Shut-Off Valve (Basement Family Room/ Front Lower Access Panel)

Front Hose Faucet Shut-Off Valve (Basement Family Room/ Front Top Access Panel/ Smaller Line)



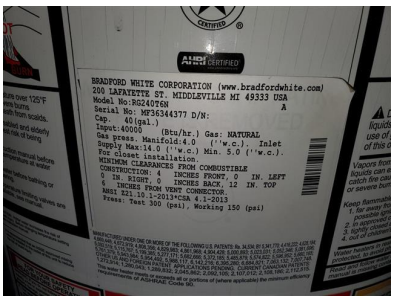
Rear Hose Faucet Shut-Off Valve (First Floor Kitchen/ Under Sink)



Distribution Pipes (CPVC)

Waste Pipes (PVC/ Clean-Out Basement Bathroom Access Panel)

Water Heater (Bradford White/ Natural Gas/ Basement Utility Closet)

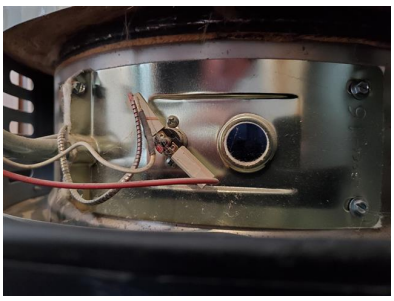


Water Heater Data Tag (MFR Date 2015/ 40 Gallon)

Water Heater Temperature and Pressure Relief Valve (Acceptable)

Water Heater Expansion Tank (Properly Supported)

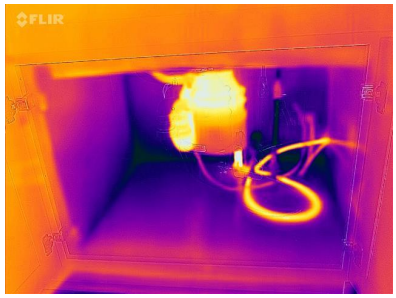
Water Heater Exhaust Flue (Acceptable/ Combination Vented with Furnace)

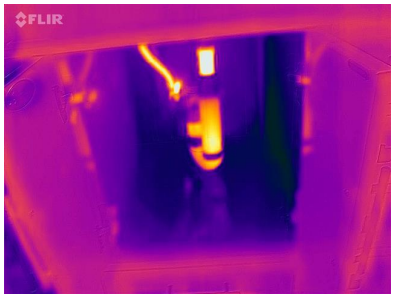


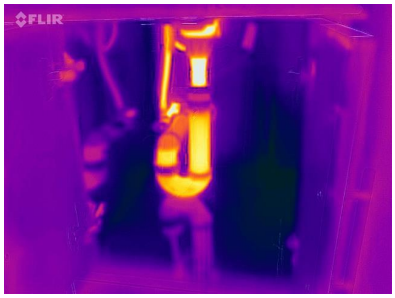
Water Heater Burner Chamber (Acceptable/ Sealed/ FVIR)


Basement Bathroom Toilet and Shower (Acceptable)


Second Floor Hallway Bathroom Toilet and Tub/ Shower (Acceptable)


Thermal IR Scan (No Evidence of Plumbing Leaks Under Sinks)


Thermal IR Scan (No Evidence of Plumbing Leaks Under Sinks)


Thermal IR Scan (No Evidence of Plumbing Leaks Under Sinks)

STYLES & MATERIALS: PLUMBING SYSTEM

Plumbing Service:
TYPE: Public Water Supply
MATERIAL: Copper
INFORMATION: Water pressure was within the acceptable range of 40 to 80 psi at the time of inspection.
WATER PRESSURE (PSI): : 60

Main Water Shut-Off Valve:
LOCATION: Basement (Front)

Plumbing Water Distribution/ Supply Pipes:
MATERIAL: CPVC (Chorinated Polyvinyl Chloride)
LIMITATIONS: Most water distribution pipes were not visible due to wall, floor, and ceiling finish materials. The inspection is limited to visible portions of the distribution pipes.

Plumbing Drain/ Waste/ Vent (DWV) Pipes:
TYPE: Public
MATERIAL: PVC (Polyvinyl Chloride)
MATERIAL: Cast Iron

Water Heater:
FUEL TYPE: Natural Gas
LOCATION: Basement
TYPE: Conventional Tank

Water Heater Capacity:
40 Gallon (1-2 People)

Water Heater Manufacturer:
Bradford-White

Water Heater Age:
7 Years

Water Heater Limitations:
The water heater is equipped with an expansion tank which is inspected for leaks. Inspection doe not include internal components of the expansion tank.

Fire Suppression System:
Not Present

Exterior Hose Faucet:
LOCATION: Front
LOCATION: Rear
INFORMATION: Winterize hose faucets on Nov. 1 or the call for freezing temperatures. De-winterize hose faucets April 1 to have use of the hose faucets during warmer months.

Ejector Pump:
Not Present

ITEMS: PLUMBING SYSTEM

10.0 SERVICE

INSPECTED

10.1 MAIN WATER SHUT-OFF VALVE

INSPECTED

10.2 PLUMBING WATER DISTRIBUTION PIPES

INSPECTED

10.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

INFORMATION

INFORMATION: A sewer scope is beyond the scope of a general home inspection. The lateral sewer line from the exterior wall to the the connection with the utility wastewater collection system or septic tank is buried below grade and not visible during a general home inspection. Consider having a sewer scope inspection to view the condition of the lateral sewer line. A sewer scope can reveal blockages, damage to the pipe system and other problems not visible to the home inspector or detected by running water for a shorty period of time.
Buying a home whose sewer piping condition is unknown or in question, maintaining a home with a clogged or slow drain line, or diagnosing drain odors or odors may require an inspection of the drain interior.

10.4 TOILETS

INSPECTED

10.5 TUBS/SHOWERS

INSPECTED

10.6 SINKS

INSPECTED

10.7 WATER HEATER

REPAIR OR REPLACE

The water temperature as measured at fixtures is excessively high. Water hotter than 120°F can cause personal injury, particularly to children. This is a safety concern.
LOCATION: The faucets and/or plumbing fixtures throughout the home.

RECOMMENDATION: Turn the water temperature down at the water heater thermostat.

10.7 Item 1 (Picture)
Water Temperature (A Little High)

10.7 Item 2 (Picture)
Water Temperature (A Little High)

10.7 Item 3 (Picture)
Thermostat Set High (Water Heater)

10.7 Item 4 (Picture)
High Water Temperature Warning (Water Heater)

10.8 EXTERIOR HOSE FAUCETS (HOSE BIBS)

REPAIR OR REPLACE

A hose faucet is not properly secured to the structure. It moves when operated. This can allow damage and cause leaks.
LOCATION: The front hose faucet.

RECOMMENDATION: Secure the faucet to the structure. Seal any openings with duct seal compound. Hire a licensed plumber as needed.

10.8 Item 1 (Picture)
Hose Faucet Not Properly Secured (Front)

10.9 WHIRLPOOL TUB

NOT PRESENT

10.10 FIRE SUPPRESSION SYSTEM

NOT PRESENT

10.11 EJECTOR PUMP

NOT PRESENT

The plumbing in the home was inspected and reported upon 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.

11. FUEL SERVICES

DESCRIPTION

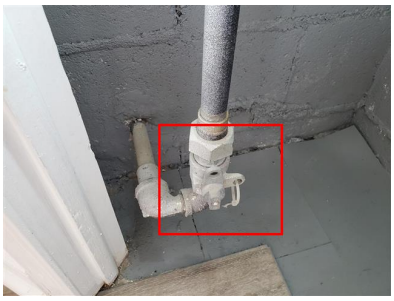
During a general home inspection, the home inspector observes fuel storage and distribution systems including: the fuel service meter or visible fuel storage equipment, the location of the main fuel shut-off valve, supply piping, venting, and supports; any observable leaks.

Gas Service Shut-Off Valve/ Street (Front Left)

Gas Service Vent (Screened/ Left Front)

Natural Gas Meter (Basement Front Left Closet)

Gas Meter Utility Tag (BGE)



Gas Service Main Shut-Off Valve (Meter)

Gas Service Pressure Regulator (Meter)

STYLES & MATERIALS: FUEL SERVICES

Fuel Tanks:
Not Present

Gas Service Meter:
LOCATION: Basement
Acceptable

Gas Service Main Shut-Off Valve:
LOCATION: At the meter.
INFORMATION: Most gas utility companies advise customers not to touch the main gas shut-off valve. We can see that the gas valve is in the open position because the moveable lever is in the down position and parallel to the gas pipe. If you smell gas, we recommend that you evacuate the home and contact the utility.
COMMENTS: The main gas shut-off valve is located at the meter. Individual appliance shut-off valves are located next to each fuel-burning appliance.

ITEMS: FUEL SERVICES

11.0 FUEL DISTRIBUTION SYSTEMS (PIPES, VENTS, SUPPORTS, VALVES, LEAKS)

INSPECTED

11.1 MAIN FUEL SHUT-OFF VALVE

INSPECTED

11.2 TANKS

NOT PRESENT

11.3 METER

INSPECTED

Fuel services in the home were inspected and reported on using 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 interests 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 repairs issues as it relates to comments in this inspection report.

12. ENVIRONMENTAL

STYLES & MATERIALS: ENVIRONMENTAL

Radon Mitigation System:
Not Present

ITEMS: ENVIRONMENTAL

12.0 RADON GAS MITIGATION SYSTEM

NOT PRESENT

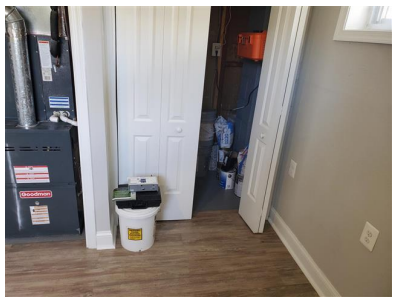
12.1 RADON TEST

INFORMATION

A radon test was conducted. Please review the radon results (separate report). This measurement was performed in accordance with the procedures recommended by the EPA and state regulations, where appropriate. For additional guidance on further testing or remedial action, home owners should consult the EPA publication A Citizens Guide to Radon: EPA 402/K-12/002, May 2012, home buyers should consult the EPA publication Home Buyer's and Seller's Guide to Radon: EPA 402/K-09/002, January 2009, and anyone requiring more information about radon reduction methods should consult the EPA publication Consumer's Guide to Radon Reduction: EPA 402/K-10/005, September 2010.
Citizens Guide

Buyer's and Seller's Guide

Consumers Guide



12.1 Item 1 (Picture)
Continuous Radon Monitor Set (Basement/ Left Rear)

12.2 BEES/WASPS

NOT PRESENT

12.3 NESTING

NOT PRESENT

12.4 RODENTS

NOT INSPECTED

12.5 WDI/WDO

NOT INSPECTED, INFORMATION

INFORMATION: There is visible evidence of a previous treatment for termites. Drill holes were observed. Many times, treatment is performed as a preventative measure. Request any available documentation from the current owner. Continue treatment as needed.

12.5 Item 1 (Picture)
Drill Holes/ Previous Termite Treatment (Crawl Space Concrete Blocks)

12.5 Item 2 (Picture)
Drill Holes/ Previous Termite Treatment (Crawl Space Concrete Blocks)

12.5 Item 3 (Picture)
Drill Holes/ Previous Termite Treatment (Crawl Space Concrete Blocks)

12.5 Item 4 (Picture)
Patched Drill Holes/ Previous Termite Treatment (Front Stoop)

12.6 MOLD/FUNGUS

NOT INSPECTED

12.7 LEAD BASED PAINT

NOT INSPECTED

12.8 PACM (ASBESTOS)

NOT INSPECTED, INFORMATION

(1) Floor tiles are present that may contain asbestos. Asbestos is a potential health concern.
LOCATION: The basement utility closet.

RECOMMENDATION: Leave the floor tiles in place. Sanding, sawing, drilling, or removing the floor tiles can release asbestos fibers into the air. Proper removal and disposal procedures should be followed when removing asbestos floor tiles. Hire a licensed contractor if you plan on removing the floor tiles.

12.8 Item 1 (Picture)
Floor Tiles Present That May Contain Asbestos/ Leave in Place (Basement Utility Closet)

(2) INFORMATION: Asbestos floor tiles will not release toxic fibers and pose a health risk unless they are disturbed. Sanding, sawing, drilling, or tearing out the tiles can release fibers into the air where can be inhaled. Do not disturb the tiles. If you must remove the tiles for a remodel or any other purpose, follow proper removal procedures or hire a contractor to properly remove and dispose of the tiles.

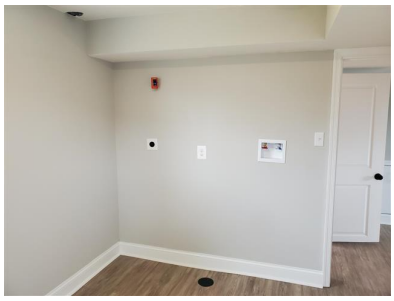
12.9 CORROSIVE DRYWALL

NOT INSPECTED

13. APPLIANCES

DESCRIPTION

During a general home inspection, the home inspector observes and operates 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; refrigerator and permanently installed microwave oven. The home inspector is not required to observe: clocks, timers, self-cleaning oven functions, 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.



Clothes Washer and Dryer Not Present (Basement Laundry Area)

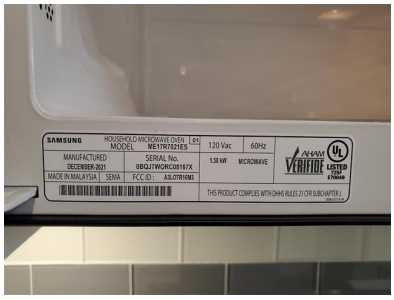
Refrigerator (Samsung/ See Comments)

Refrigerator Data Tag (MFR Date 2021)

Refrigerator (Cooling)

Freezer (Below Freezing)

Microwave Oven (Samsung)



Microwave Oven Data Tag (MFR Date 2021)

Ventilation System (Recirculating)

Range/ Oven (Samsung/ Natural Gas)

Range/ Oven Data Tag (MFR Date 2021)


Anti-Tip Bracket Installed (Good/ Kitchen Range/ Oven)


Oven Tested (Heating)


Broiler Tested (Operative)


Dishwasher (Samsung)


Dishwasher (Properly Secured)

Dishwasher Data Tag (MFR Date 2021)


Dishwasher Drain Line High Loop Present (Good/ Kitchen Under Sink)


Garbage Disposal (InSinkErator)

Garbage Disposal Data Tag (MFR Date 2021)

STYLES & MATERIALS: APPLIANCES

Range/Oven:
TYPE: Free-Standing
FUEL TYPE: Natural Gas
Acceptable

Microwave:
TYPE: Built-In
Acceptable

Garbage Disposal:
INFORMATION: The garbage disposal includes a reset button. Check the reset if the garbage disposal is inoperative.
Acceptable

Dishwasher:
TYPE: Built-In
Acceptable
INFORMATION: The dishwasher was operated through a normal cycle and appeared to be in serviceable condition at the time of inspection.

Refrigerator/Freezer:
INFORMATION: The refrigerator is equipped with an ice-maker but no water dispenser.

Ventilation System:
TYPE: Recirculating (Ductless/ Clean Filter or Filters Routinely)
Acceptable

Dryer:
FUEL TYPE: Electric
INFORMATION: The laundry area includes a 4-wire, grounding, flush-mounted, 240V receptacle.
INFORMATION: Clean dryer vents at regular intervals. Ductwork should be rigid material and as short and straight as possible. If ductwork extensions are required, sections should be taped together as opposed to being connected with screws so that lint does not collect on any screw points. If clothing requires an unusually long time to dry, or if airflow is weak at the exhaust end of the duct, the vent may be clogged. Dryer fires are not uncommon and dryer vent restriction is one cause of dryer fires.

Washer:
Not Present

ITEMS: APPLIANCES

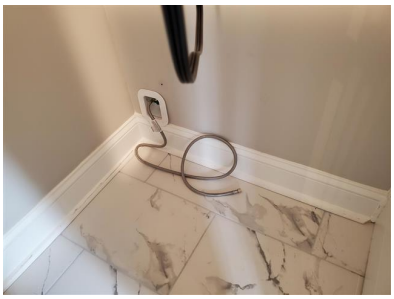
13.0 REFRIGERATOR/FREEZER

REPAIR OR REPLACE

The refrigerator ice-maker is inoperative. It did not respond to normal operating controls at the time of inspection. The water line was not connected. This affects normal use.
LOCATION: The refrigerator (kitchen).

RECOMMENDATION: Install the water line and confirm operation. Hire an appliance technician as needed.

13.0 Item 1 (Picture)



13.0 Item 2 (Picture)

13.1 DISHWASHER

INSPECTED

13.2 RANGE/OVEN

INSPECTED

13.3 MICROWAVE

INSPECTED

13.4 GARBAGE DISPOSAL

INSPECTED

13.5 VENTILATION SYSTEM

INSPECTED

13.6 WASHER

REPAIR OR REPLACE

A clothes washer drain was not observed. A standpipe cannot be seen at the clothes washer connections.
LOCATION: The basement laundry area.

RECOMMENDATION: Request information from the current owner. If a stand-pipe is present, remove the knock-out at the clothes washer connections box. If a standpipe is not present, hire a plumber to install a proper drain for the clothes washer.

13.6 Item 1 (Picture)
Standpipe Not Observed (Clothes Washer Connections Box)

13.7 DRYER

REPAIR OR REPLACE

The dryer vent pipe does not extend below the ceiling. This will make it difficult to install the transition vent and will make it difficult to remove the transition vent for cleaning.
LOCATION: The basement laundry area.

RECOMMENDATION: Hire a licensed contractor to extend the vent below the ceiling as needed.

13.7 Item 1 (Picture)
Clothes Dryer Vent Do6ws Not Extend Below Ceiling (Basement Laundry Area)

The built-in appliances of the home were inspected and reported upon 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.

GENERAL SUMMARY

Stavlas Home Inspections
541 Wet Sand Drive
Severn, MD 21144
phone: 410-428-5507

Customer
Olawale Adebisi

Address
1205 Cobb Rd
Pikesville MD 21208

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.

2. EXTERIOR

2.0 DRIVEWAY

REPAIR OR REPLACE

(1) The driveway is deteriorated. If deterioration is not properly treated, the driveway will continue to degrade.
LOCATION: The driveway (front left).

RECOMMANDATION: Hire hey masonry contractor for an evaluation. Replacement of the deteriorated section or the driveway may be required.

(2) The driveway is cracked. Cracks can permit moisture penetration and can result in cause further damage to the driveway.
LOCATION: The driveway (multiple locations).

RECOMMENDATION: Repair and seal the cracks. Use exterior grade textured caulk, concrete patching compound, or epoxy on concrete driveways. Hire a masonry contractor as needed.

2.4 TRIM, EAVES, SOFFITS, AND FASCIAS

REPAIR OR REPLACE

There is a gap or unsealed opening in the trim. Gaps or unsealed openings can permit moisture to enter, which can result in further damage.
LOCATION: The front right fascia trim.

RECOMMENDATION: Seal any openings. Hire a licensed contractor as needed.

2.6 DOORS (EXTERIOR)

REPAIR OR REPLACE

Doors do not fit properly within their frames. They are binding. This affects proper function.
LOCATION: The left for your basement entrance door and the front entrance door.

RECOMMENDATION: Repair/ trim or replace the doors. Hire a general contractor as necessary.

3. ROOFING / ROOF PENETRATIONS / FLASHING / SKYLIGHT

3.0 ROOF COVERINGS

REPAIR OR REPLACE

There is an partially driven and exposed nail head, and improperly sealed nail heads on the roof. Unsealed nail heads are prone to rusting and water intrusion.
LOCATION: The roof (left front, ridge vents, and flashing).

RECOMMENDATION: Remove or replace the partially driven nail head and seal exposed nail heads with an approved roofing sealant/product. Hire a qualified roofing contractor as needed.

5. WATER CONTROL

5.0 GUTTER/DOWNSPOUTS

REPAIR OR REPLACE

A downspout extension is damaged. It is crushed. This can affects the downspout extensions ability to carry away roof run-off water from the foundation.
LOCATION: The right rear downspout.

RECOMMENDATION: Repair or replace the downspout extension.

5.4 SUMP PUMP

REPAIR OR REPLACE

(1) The sump pump is discharging to close to the foundation. This can the discharged water to re-enter through the foundation.
LOCATION: The basement sump pump (rear left).

RECOMMENDATION: Extend the pipe to discharge the water at least 6 feet away from the foundation.

(4) The sump pump discharge line leaks into the crawl space when the sump pump os activated. This prevents proper operation and can permit water-related issues in the crawl space.
LOCATION: The crawl space sump pump.

RECOMMENDATION: Repair or replace the discharge line. Hire a licensed plumber as needed.

(5) The sump pump cover is not installed. This is a safety concern (trip/fall hazard). It can also allow debris to enter the sump pit and risk clogging or damaging the pump.
LOCATION: The crawl space sump pump.

RECOMMANDATION: Install the sump pump cover.

6. INSULATION AND VENTILATION

6.3 CRAWL SPACE INSULATION

REPAIR OR REPLACE

Insulation is missing in the crawl space. Insulation is not present between the floor joists. Insulation is not present on the walls. This can affect energy efficiency.
LOCATION: The entire crawl space.

RECOMMENDATION: Install insulation in accordance with local guidelines.

7. INTERIOR

7.2 CEILINGS

REPAIR OR REPLACE

An anomaly was observed while performing a thermal IR scan of the home in the ceiling under the partially driven nail in the roof (see comments under Roofing). Testing with a moisture meter indicated high moisture content (wet) at the time of inspection. There may be hidden damage. Water intrusion, even if only under certain conditions, can result in conditions conducive to mold growth.
LOCATION: The left front bedroom.

RECOMMENDATION: Hire a contractor for an evaluation and to provide repairs as needed. The source of water intrusion should be mitigated.

7.6 DOORS

REPAIR OR REPLACE

(1) Doors do not fit properly within their frames. They are binding. This affects proper function.
LOCATION: One or more locations (see photos).

RECOMMENDATION: Repair (adjust or trim) or replace the door or doors as needed.

(2) A door rubs on the carpet. This affects proper function. It can also cause damage to the carpet over time.
LOCATION: The front left bedroom closet.

RECOMMENDATION: Adjust or trim the door as needed.

9. HVAC

9.1 COOLING EQUIPMENT

REPAIR OR REPLACE

(1) The insulation on the refrigerant suction line is damaged. This can affect system efficiency.
LOCATION: The central AC condenser (rear exterior).

RECOMMENDATION: Replace the insulation with exterior grade insulation. Hire an HVAC contractor as needed.

(2) The central AC condenser pad is cracked. This can result in settlement of the condenser which can stress the refrigerant lines or improperly lubricate the compressor.
LOCATION: The central AC condenser (rear exterior).

RECOMMENDATION: Replace the pad. Hire a license HVAC contractor as needed.

(3) The cooling system is not cooling. An ambient air test was performed by using thermometer readings before the cooling unit (return register) and after the cooling unit (supply register) to determine if the temperature difference is between 14 degrees and 22 degrees. This indicates that the unit is cooling as intended. There was no noticeable difference between the supply air temperature and the return air temperature.
LOCATION: The cooling system.

RECOMMENDATION: Hire a licensed HVAC contractor for an evaluation of the cooling system and to provide repairs as needed.

9.3 CONDENSATE LINE (DRAIN)

REPAIR OR REPLACE

(1) The condensate line does not have a clean-out port installed. This can prevent cleaning and can allow mildew/mold in the form of sludge to collect inside the line preventing it from draining properly. Condensate drain lines should be configured to permit clearing of blockages and performance of maintenance without requiring the drain line to be cut.
LOCATION: The primary condensate drain line (central AC evaporator coil/ basement utility closet).

RECOMMENDATION: Hire an HVAC contractor to install a clean out port as needed.

(2) The secondary condensate drain line is open. A Safe-T-Switch is missing. The secondary drain line can leak in the event of a clog in the primary drain line. This can result in water damage to surrounding areas.

LOCATION: The secondary drain line (central AC evaporator coil/ basement utility closet).

RECOMMENDATION: Hire a licensed HVAC contractor add a Safe-T-Switch or extend the secondary drain line to the condensate pump. .

9.4 DISTRIBUTION SYSTEM

REPAIR OR REPLACE

(1) Supply registers are missing (no heat source in a habitable room). Each habitable room should have a heat source. This can effect the comfort of the residence.
LOCATION: The basement laundry area.

RECOMMENDATION: Hire a licensed HVAC contactor for an evaluation to add supply and return registers as needed.

(2) The ductwork insulation is missing. This can reduces system efficiency and cause condensation issues in the crawl space.
LOCATION: The crawl space.

RECOMMENDATION: Hire an HVAC contractor to properly install insulation.

10. PLUMBING SYSTEM

10.8 EXTERIOR HOSE FAUCETS (HOSE BIBS)

REPAIR OR REPLACE

A hose faucet is not properly secured to the structure. It moves when operated. This can allow damage and cause leaks.
LOCATION: The front hose faucet.

RECOMMENDATION: Secure the faucet to the structure. Seal any openings with duct seal compound. Hire a licensed plumber as needed.

13. APPLIANCES

13.0 REFRIGERATOR/FREEZER

REPAIR OR REPLACE

The refrigerator ice-maker is inoperative. It did not respond to normal operating controls at the time of inspection. The water line was not connected. This affects normal use.
LOCATION: The refrigerator (kitchen).

RECOMMENDATION: Install the water line and confirm operation. Hire an appliance technician as needed.

13.6 WASHER

REPAIR OR REPLACE

A clothes washer drain was not observed. A standpipe cannot be seen at the clothes washer connections.

LOCATION: The basement laundry area.

RECOMMENDATION: Request information from the current owner. If a stand-pipe is present, remove the knock-out at the clothes washer connections box. If a standpipe is not present, hire a plumber to install a proper drain for the clothes washer.

13.7 DRYER

REPAIR OR REPLACE

The dryer vent pipe does not extend below the ceiling. This will make it difficult to install the transition vent and will make it difficult to remove the transition vent for cleaning.
LOCATION: The basement laundry area.

RECOMMENDATION: Hire a licensed contractor to extend the vent below the ceiling as needed.

MAINTENANCE (M)

Stavlas Home Inspections
541 Wet Sand Drive
Severn, MD 21144
phone: 410-428-5507

Customer
Olawale Adebisi

Address
1205 Cobb Rd
Pikesville MD 21208

The following items, systems or components will require routine maintenance to function as intended or degrading of the items could cause adverse affects the habitability of the dwelling or requires subsequent observation. This summary contains 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.

2. EXTERIOR

2.7 WINDOWS

REPAIR OR REPLACE

Window screens are missing or damaged. This affects proper function. Screens provide ventilation while excluding flying insects and other pests. Screens are often removed during winter months or for staging purposes.
LOCATION: One or more locations (see photos).

RECOMMENDATION: Replace any missing screens.

2.12 FENCE

REPAIR OR REPLACE

(1) The fence and deck are bare (not painted, stained, or sealed). Un-painted or unstained materials will deteriorate more quickly than treated materials. This is true even if they are made of pressure treated wood.
LOCATION: The rear fence and deck.

RECOMMENDATION: Paint, stain, or seal the fence and deck.

(2) Fence post caps are missing. This can allow water to penetrate the posts which can result in deterioration over time.
LOCATION: The rear fence.

RECOMMENDATION: Add post caps to prolong the life of the fence posts.

7. INTERIOR

7.7 WINDOWS

REPAIR OR REPLACE

The windows are older and may need servicing. Windows were difficult to open at the time of inspection. This affects proper function and use.
LOCATION: The second floor front windows (older).

RECOMMENDATION: Clean and service windows as needed. Use of a white Lithium grease can assist with smooth operation. If you find the windows do not operate after servicing, hire a window contractor to repair or replace the windows as needed.

INFORMATION (I)

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Olawale Adebisi

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2. EXTERIOR

2.5 CHIMNEY

INSPECTED, INFORMATION

INFORMATION: Visibility and accessibility of the chimney interior was limited. The top of the chimney is covered or too high and there was minimal view from firebox. No determination of the interior condition, lining, ability to function properly or safely was made. Consult with a chimney specialist for a comprehensive evaluation prior to closing.

4. STRUCTURAL COMPONENTS

4.10 OTHER

INFORMATION

INFORMATION: An older home cannot be compared with new construction, i.e., the structure was probably constructed with materials and methods no longer used or according to local codes and industry guidelines which have changed over time. It is not uncommon for an older home to have uneven roof lines and uneven floors due to the nature of the construction, long-term settlement, and age deficiencies. There are also risks with older homes, including chimneys which represent potential fire hazards or materials used in construction that have since been discontinued such as lead paint, asbestos, and potential allergens. This inspection does not include testing or laboratory analysis of such materials.

5. WATER CONTROL

5.4 SUMP PUMP

REPAIR OR REPLACE

(3) The sump pumps do not have a battery back-up systems. It is dependent on electrical service. During inclement weather, electrical service outages are more likely and the sump pump will be inoperative. This is the most important time to have sump pump functioning.
LOCATION: Both sump pumps (basement and crawl space).

RECOMMENDATION: Monitor the sumps during and after rain events. If the sumps hold water, consider hiring a contractor to install battery back-up systems.

10. PLUMBING SYSTEM

10.3 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

INFORMATION

INFORMATION: A sewer scope is beyond the scope of a general home inspection. The lateral sewer line from the exterior wall to the the connection with the utility wastewater collection system or septic tank is buried below grade and not visible during a general home inspection. Consider having a sewer scope inspection to view the condition of the lateral sewer line. A sewer scope can reveal blockages, damage to the pipe system and other problems not visible to the home inspector or detected by running water for a shorty period of time.
Buying a home whose sewer piping condition is unknown or in question, maintaining a home with a clogged or slow drain line, or diagnosing drain odors or odors may require an inspection of the drain interior.

12. ENVIRONMENTAL

12.1 RADON TEST

INFORMATION

A radon test was conducted. Please review the radon results (separate report). This measurement was performed in accordance with the procedures recommended by the EPA and state regulations, where appropriate. For additional guidance on further testing or remedial action, home owners should consult the EPA publication A Citizens Guide to Radon: EPA 402/K-12/002, May 2012, home buyers should consult the EPA publication Home Buyer's and Seller's Guide to Radon: EPA 402/K-09/002, January 2009, and anyone

requiring more information about radon reduction methods should consult the EPA publication Consumer's Guide to Radon Reduction: EPA 402/K-10/005, September 2010.
Citizens Guide

Buyer's and Seller's Guide

Consumers Guide

12.5 WDI/WDO

NOT INSPECTED, INFORMATION

INFORMATION: There is visible evidence of a previous treatment for termites. Drill holes were observed. Many times, treatment is performed as a preventative measure. Request any available documentation from the current owner. Continue treatment as needed.

12.8 PACM (ASBESTOS)

NOT INSPECTED, INFORMATION

(1) Floor tiles are present that may contain asbestos. Asbestos is a potential health concern.
LOCATION: The basement utility closet.

RECOMMENDATION: Leave the floor tiles in place. Sanding, sawing, drilling, or removing the floor tiles can release asbestos fibers into the air. Proper removal and disposal procedures should be followed when removing asbestos floor tiles. Hire a licensed contractor if you plan on removing the floor tiles.

(2) INFORMATION: Asbestos floor tiles will not release toxic fibers and pose a health risk unless they are disturbed. Sanding, sawing, drilling, or tearing out the tiles can release fibers into the air where can be inhaled. Do not disturb the tiles. If you must remove the tiles for a remodel or any other purpose, follow proper removal procedures or hire a contractor to properly remove and dispose of the tiles.

INFORMATION: Most local municipalities require property owners to maintain the adjacent sidewalks. That includes snow removal in the winter months and reporting any tripping concerns to the proper authority. We recommend that you check with municipal authorities to determine repair and maintenance responsibilities. Use of rock salt in the wintery months can deteriorate the concrete surface leaving it rough. We recommend using Ice Melters or chemicals noted to be "concrete safe".

SAFETY CONCERNS (SC)

Stavlas Home Inspections
541 Wet Sand Drive
Severn, MD 21144
phone: 410-428-5507

Customer
Olawale Adebisi

Address
1205 Cobb Rd
Pikesville MD 21208

2. EXTERIOR

2.8 STAIRS/STEPS

REPAIR OR REPLACE

The lower step riser height is excessive. The maximum height per current standards is 7.75 inches. This is a safety concern.
LOCATION: The rear deck.

RECOMMENDATION: Hire a licensed contractor to add a landing or lower step so that the riser height does not exceed 7.75 inches. A handrail or handrails will be required if another step is added.

5. WATER CONTROL

5.4 SUMP PUMP

REPAIR OR REPLACE

(2) The sump pump is damaged/ inoperative It started to smoke when plugged in. This affects function and is a fire safety concern.
LOACTION: The basement sump pump (rear left closet).

RECOMMENDATION: Replace the damaged pump.

10. PLUMBING SYSTEM

10.7 WATER HEATER

REPAIR OR REPLACE

The water temperature as measured at fixtures is excessively high. Water hotter than 120°F can cause personal injury, particularly to children. This is a safety concern.
LOCATION: The faucets and/or plumbing fixtures throughout the home.

RECOMMENDATION: Turn the water temperature down at the water heater thermostat.

INVOICE

Stavlas Home Inspections
541 Wet Sand Drive
Severn, MD 21144
phone: 410-428-5507
Inspected By: John G. Stavlas

Inspection Date: 3/26/2022
Report ID: 260322JGS1

Customer Info:	**Inspection Property:**
Olawale Adebisi **Customer's Real Estate Professional:** Harold Kelly Keller Williams Realty	1205 Cobb Rd Pikesville MD 21208

Inspection Fee:

Service	Price	Amount	Sub-Total
Inspection Fee - Calculated by sqft	550.00	1	550.00
Add Radon Gas Testing w/ Home Inspection	180.00	1	180.00

Tax $0.00
Total Price $730.00

Payment Method: Credit Card
Payment Status: Paid
Note: