



RESIDENTIAL REPORT

1234 Main St.
Washington MD 20005

Buyer Name

09/18/2018 9:00AM



Inspector

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Agent

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SUMMARY



RECOMMENDATION

- ⊖ 2.5.1 Structural Components - Roof Structure & Components: Downspouts Drain Near House
- ⊖ 9.1.1 Exterior - Siding, Flashing & Trim: Paint Needed
- ⊖ 9.3.1 Exterior - Garage Door: Hole in Wall
- ⊖ 9.4.1 Exterior - Decks, Balconies, Porches & Steps: Stairs - Deteriorated
- ⊖ 9.6.1 Exterior - Vegetation, Grading, Drainage & Retaining Walls: Over Grown Bushes or Shrubs
- ⊖ 9.7.1 Exterior - Wood Borers: No Evidence Present

1: INSPECTION DETAILS

Information

In Attendance

Client, Client's Agent

Occupancy

Furnished, Occupied

Style

Modern, Multi-level

Temperature (approximate)

76 Fahrenheit (F)

Type of Building

Attached, Townhouse

Weather Conditions

Clear, Hot

2: STRUCTURAL COMPONENTS

		IN	NI	NP	D
2.1	Foundation	X			
2.2	Ceiling Structure	X			
2.3	Floor Structure	X			
2.4	Wall Structure	X			
2.5	Roof Structure & Components	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Inspection Method

Attic Access, Visual

House is

Brick

Additions

None

Out Buildings

None

Foundation: Material

Concrete, Slab on Grade

Foundation: Access

Semi Restricted

Foundation: Pier/Piling

Not Present

Foundation: Settlement

Slight

Ceiling Structure: Material

Drywall

Floor Structure:

Basement/Crawlspace

Concrete

Floor Structure: Material

Concrete, Slab

Floor Structure: Sub-floor

Inaccessible

Wall Structure: Material

Wood

Roof Structure & Components:

Roof Material

Asphalt

Roof Structure & Components:

Type

Gable, Steep

Roof Structure & Components:

Gutter Material

Aluminum

Roof Structure & Components:

Ventilation Type

Ridge Vents, Soffit Vents

Roof Structure & Components: Estimated Useful Life

5 Plus Years

The Estimated Useful Life is based upon the current condition of the appliance/system. Since there are several factors that can contribute to the future life span of any appliance/system, and since no one can accurately predict the future, this is an educated guess at best. This information should not be relied upon as a definitive prediction of future performance.

Observations

2.5.1 Roof Structure & Components

DOWNSPOUTS DRAIN NEAR HOUSE

Front left downspout drain too close to the home's foundation. Recommend an extension to drain at least 6 feet from the foundation.



3: ELECTRICAL

		IN	NI	NP	D
3.1	Service Entrance Conductors		X		
3.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			
3.3	Connected Devices and Fixtures	X			
3.4	GFCI & AFCI	X			
3.5	Smoke/Carbon Monoxide Detectors	X			

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Information

Branch Wire 15 and 20 AMP

Aluminum

Wiring Method

Romex

Service Entrance Conductors:

Electrical Service Conductors

Below Ground

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Capacity
200 AMP

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Locations
Garage

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Sub-Panel Locations
None

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Manufacturer
Unknown

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Type
Circuit Breaker

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Main Disconnect Location
In Panel

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Grounding
Rod

Connected Devices and Fixtures: Power Generator
none

Connected Devices and Fixtures: Recessed Lighting
In Bathroom, In Living Room, In Basement

GFCI & AFCI: AFCI Outlets

None

GFCI & AFCI: GFCI Outlets

In Kitchen, Outside, In Bathroom(s)

GFCI & AFCI: GFCI Breakers(s)

None

GFCI & AFCI: AFCI Breaker(s)

For Bedroom(s)

Smoke/Carbon Monoxide Detectors: Carbon Monoxide Detectors

None

Smoke/Carbon Monoxide Detectors: Smoke Detectors

Hard Wired, In Bedroom(s), In Kitchen, On Main Level, In Basement

4: HEATING/AIR CONDITIONING

		IN	NI	NP	D
4.1	Heating Equipment	X			
4.2	Cooling Equipment	X			
4.3	Distribution Systems	X			
4.4	Vents, Flues & Chimneys		X		

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Information

Primary System

Whole House, Combo

Type

Air Conditioner

Thermostat/Control(s)

Single, Combo

Heating Equipment: Filter Size

16 x 21 x 1

Heating Equipment: Age

Manufactured in 2013

Cooling Equipment: Type

Central Air Conditioner

Cooling Equipment: Capacity

2 Ton Unit

**Distribution Systems:
Combustion Air Supply**

Inside

Heating Equipment: Estimated Useful Life

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Cooling Equipment: Estimated Useful Life

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Secondary System

None

Humidifier

None

Heating Equipment: Brand

Carrier

Heating Equipment: Filter Type

Disposable

Heating Equipment: Capacity

50K BTU

Cooling Equipment: Location

Left of Driveway

**Distribution Systems:
Configuration**

Central

**Distribution Systems: Return
Vent**

Central

Third System

None

Condensate Pump

None

**Heating Equipment: Energy
Source**

Electric

Heating Equipment: Heat Type

Forced Air

Cooling Equipment: Brand

Carrier

**Cooling Equipment:
Approximate Age**

Manufactured in 2013

Distribution Systems: Ductwork

Flexible Duct, Damper

5: PLUMBING

		IN	NI	NP	D
5.1	Fixtures / Faucets	X			
5.2	Drain, Waste, & Vent Systems		X		
5.3	Water Heater	X			
5.4	Vents, Flues, & Chimneys		X		
5.5	Sump Pumps / Sewage Ejectors	X			
5.6	Fuel Storage & Distribution Systems			X	
5.7	Clothes dryer	X			
5.8	Clothes washer	X			

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Information

Filters

None

Main Fuel Shut-Off (Location)

Utility Room

Main Water Shut-Off Device (Location)

Utility Room

Material - Distribution

PVC

Material - Water Supply

Copper

Source

Public

Fixtures / Faucets: Hot Tub

None

Fixtures / Faucets: WhirlPool Tub

None

Fixtures / Faucets: Fire Sprinklers

Throughout

Fixtures / Faucets: Hose Bibs

Standard, Shut-Offs, Front of House, In Garage

Drain, Waste, & Vent Systems:

Drain Size

Unknown

Drain, Waste, & Vent Systems:

Material

PVC

Drain, Waste, & Vent Systems:

Floor Drain

None

Drain, Waste, & Vent Systems:

Septic

None

Water Heater: Capacity

60 Gallons

Water Heater: Location

Basement, Utility Room

Water Heater: Manufacturer

Unknown

Water Heater: Power Source

Gas

Water Heater: Approximate Age

Installed in 2013

Sump Pumps / Sewage Ejectors:

Sump Pump Location

Basement, Under Stairs

Sump Pumps / Sewage Ejectors:

Sump Pump Discharge

To Outside

Fuel Storage & Distribution Systems: Storage Tank

None

Clothes dryer: Brand

GE

Clothes dryer: Dryer Power Source

110 Volt

Clothes dryer: Dryer Vent

Metal (Flex)

Clothes dryer: Age

Manufactured in 2013

Clothes washer: Brand

GE

Clothes washer: Age

Manufactured in 2013

Water Heater: Estimated Useful Life

5 Plus Years

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Clothes dryer: Estimated Useful Life

5 Plus Years

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Clothes washer: Estimated Useful Life

5 Plus Years

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6: BASEMENT/CRAWL SPACES

		IN	NI	NP	D
6.1	Basement & Crawl Space	X			

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Information

Lowest Level Is

Basement

Floor

Concrete

Basement & Crawl Space:

Basement

Finished

Basement & Crawl Space: Crawl Space

None

Limitations

General

RESTRICTED ACCESS

Foundation Covered by Floor Coverings

7: KITCHEN

		IN	NI	NP	D
7.1	Cabinets/Countertop/Flooring	X			
7.2	Dishwasher	X			
7.3	Refrigerator/Freezer	X			
7.4	Range/Oven/Cooktop	X			
7.5	Garbage Disposal	X			
7.6	Exhaust Hood/Fan	X			
7.7	Microwave			X	
7.8	Compactor			X	
7.9	Instant Hot			X	

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Information

Kitchen
Original

Cabinets/Countertop/Flooring: Cabinetry
Wood

Cabinets/Countertop/Flooring: Countertop Material
Formica

Cabinets/Countertop/Flooring: Flooring Material
Vinyl

Dishwasher: Brand
Whirlpool

Dishwasher: Age
Manufactured October 2012

Refrigerator/Freezer: Brand
Whirlpool

Refrigerator/Freezer: Age
Manufactured June 2013

Range/Oven/Cooktop: Brand
Whirlpool

Range/Oven/Cooktop: Energy Source
Gas

Range/Oven/Cooktop: Type
4 Burner

Range/Oven/Cooktop: Age
Manufactured June 2013

Garbage Disposal: Brand
Emerson

Garbage Disposal: Age
Manufactured July 2012

Exhaust Hood/Fan: Exhaust Hood/Fan
Recirculating

Microwave: Brand
None

Dishwasher: Estimated Useful Life
5 Plus Years

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Refrigerator/Freezer: Estimated Useful Life
5 Plus Years

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Range/Oven/Cooktop: Estimated Useful Life

5 Plus Years

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8: INTERIORS

		IN	NI	NP	D
8.1	Ceilings	X			
8.2	Floors	X			
8.3	Walls	X			
8.4	Windows	X			
8.5	Doors	X			
8.6	Steps, Stairways & Railings	X			
8.7	Attic	X			
8.8	Exhaust Systems & Fans	X			
8.9	Fireplaces, Stoves & Inserts			X	

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Information

Ceilings: Ceiling Material

Gypsum Board

Floors: Floor Coverings

Carpet, Linoleum

Walls: Wall Material

Drywall

Walls: Wall Finishing(s)

Paint

Walls: Party Wall(s)/Fire Wall(s)

Visible, In Attic

Windows: Window Manufacturer

Unknown

Windows: Window Type

Single-hung, Double Pane

Windows: Window Material

Vinyl

Attic: Insulation Type

Blown

Attic: R-value

30

Exhaust Systems & Fans:

Exhaust Fans

In Bathroom(s)

Exhaust Systems & Fans: Ceiling

Fan(s)

None

Fireplaces, Stoves & Inserts: Fire Place Location(s)

None

Fireplaces, Stoves & Inserts: Fire Place Type

None

9: EXTERIOR

		IN	NI	NP	D
9.1	Siding, Flashing & Trim	X			
9.2	Exterior Door(s)	X			
9.3	Garage Door	X			
9.4	Decks, Balconies, Porches & Steps	X			
9.5	Walkways, Patios & Driveways	X			
9.6	Vegetation, Grading, Drainage & Retaining Walls	X			
9.7	Wood Borers			X	

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Inspection Method

Visual

Siding, Flashing & Trim: Flashing Material

Aluminum

Siding, Flashing & Trim: Siding Material

Brick Veneer, Vinyl

Siding, Flashing & Trim: Siding Style

Clapboard

Exterior Door(s): Exterior Entry Door(s)

On side of House

Garage Door: Material

Metal

Garage Door: Type

Roll-Up

Garage Door: Opener

Chain

Decks, Balconies, Porches & Steps: Appurtenance

None

Decks, Balconies, Porches & Steps: Material

None

Walkways, Patios & Driveways: Walkway Material

Concrete

Walkways, Patios & Driveways: Patio Material

None

Walkways, Patios & Driveways: Driveway Material

Asphalt

Observations

9.1.1 Siding, Flashing & Trim

PAINT NEEDED

Trim at top of main entrance in need of repainting.



9.3.1 Garage Door

HOLE IN WALL

Hole in bottom left side of garage. Recommend sealing to prevent intrusion of pests.



9.4.1 Decks, Balconies, Porches & Steps

STAIRS - DETERIORATED

Mortar on front stoop deteriorated. Recommend qualified concrete contractor evaluate & repair.



9.6.1 Vegetation, Grading, Drainage & Retaining Walls

OVER GROWN BUSHES OR SHRUBS

Shrub in front right side over grown. Recommend trimming to prevent contact with house.



9.7.1 Wood Borers

NO EVIDENCE PRESENT