



## mid-atlantic inspection services

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ASHI | ICC | MHIC | IESO | NEHA | GCAAR

February 9, 2011

Client Name  
Street Address  
City, ST Zip

Dear Client,

At your request we have performed an inspection of the property at Street Address in Washington, DC on February 9, 2011.

**Mid-Atlantic Inspection Services** is pleased to submit the enclosed report. There are limitations to this inspection, which are spelled-out in the "**Report Limitations**" area, located in the "**General Information**" section of the report. Many components of the building are not visible during the inspection and limited historical information is provided in advance of the inspection. While we can reduce your risk of purchasing the building, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. The inspection, including any cost estimates provided, is not intended to provide you with information regarding the advisability to purchase the subject property, the market value of the subject property, or expected costs to repair or renovate the subject property. Client must obtain quotes from trade specialists for expected costs to repair or renovate the subject property.

The Standards of Practice (SOP) for the American Society of Home Inspectors (ASHI) are the standards by which our inspections are conducted. These standards more specifically explain the scope of the inspection and are available on request or on the web at [www.ashi.org](http://www.ashi.org). The SOP for ASHI prohibits us from making any repairs or referring any contractors. We are not associated with any other party to the transaction of this property, except as may be disclosed to you.

Thank you for selecting our company. We appreciate the opportunity to be of service. Should you have any questions about this report specifically or about the general condition of the home in the future, please feel free to contact us. We hope you will recommend our services to your friends and associates.

Sincerely,

Alan Beal  
*President*

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# PROPERTY INSPECTION REPORT SUMMARY

The following items are extracted from the full report, and presented here as a summary for the reader's convenience only. No representation is made that this is an all inclusive list of conditions that are important for consideration.

It is essential that the report be read in its **entirety** as there may be other facts or conditions that you may find important for review. For instance, *maintenance, recommended upgrades, monitor and consult the seller* recommendations may be noted in the body of the report only.

Each of the following items will likely require further evaluation and repair by appropriate persons; i.e. licensed and/or qualified trades people, contractors, engineers, pest technicians, etc.. We suggest that you obtain competitive estimates for these items. If you have any questions regarding the inspection report or the home, please call us.

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**MAJOR:** Immediate repairs, service, upgrades and/or further evaluation recommended by an appropriate professional prior to settlement or expiration of contingency period.

## ROOF & ATTIC

### Roofing

#### *Condition of Roof Covering Material:*

1. Repair: The roof covering material shows signs of deterioration or damage that needs attention to prevent further deterioration or leakage. Loose or missing shingles/slates/tiles need repair/replacement. The snow catchers are damaged or missing at the front and rear. The roof should be evaluated and repaired as needed by a qualified roofing contractor.

The metal roof at the left side has been painted. The roof needs to be scrapped, primed and painted. The roof should be repainted every 7-10 years.

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**MINOR:** Minor and or potential repairs, service and/or upgrades are now or may soon be required by an appropriate professional.

## ROOF & ATTIC

### Roofing

#### *Ridges:*

1. Replace: The slate roof ridge caulking at the garage is dry and deteriorated. The ridge caulking needs replacement.

#### *Roof Gutter System:*

2. Repair: The gutter system on the roof edge is clogged with leaves and needs cleaning. The gutters should be cleaned at least seasonally.

## STRUCTURAL

### Structural

#### *Condition of Painted Surfaces:*

3. Repair: Portions of the exterior finish or painted surfaces are in a condition that calls for refinishing. Delay will cause further deterioration of the siding material.

## KITCHEN

### Kitchen

#### *Range/Oven:*

4. Repair: The igniter is not working for the range top burners. The range needs service.

## LAUNDRY

### Laundry

#### *Dryer Ventilation:*

5. The dryer vent termination is missing at the rear wall and should be replaced.

## OTHER LIVING SPACES

### Front Entry & Main Hallway:

#### *Guest Closet:*

6. Repair: The guest closet is functional and of average size. The guest closet doors or fixtures need adjustment or repair.

### Living Room:

#### *Windows:*

7. Repair: the front window is stuck shut and has a broken sash cord.

## GARAGE

### Garage

#### *Outside Entry Door:*

8. The passage door from the breezeway does not close.

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**SAFETY and UPGRADES:** Safety hazard or concern. All safety items should be addressed. Upgrades or enhancements are recommended but not required.

## STRUCTURAL

### Structural

#### *Outside Entry Doors:*

1. Recommended Upgrade: Several exterior doors have keyed dead bolt locks. This can limit egress and I recommend that the lock be changed to a thumb latch style.

## ELECTRICAL SYSTEMS

### Main Power Panel & Circuitry

#### *Smoke Detectors:*

2. Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the home and basement level. If a gas/oil furnace or other fuel burning appliance is installed, a carbon monoxide detector should be installed on each level of the home.

## BATHROOMS

### Master Bathroom

#### *Ventilation Fans:*

3. Recommended Upgrade: There is no exhaust fan, you should consider having one installed.

Bathroom #2: Hall

*Ventilation Fans:*

4. Recommended Upgrade: There is no exhaust fan, you should consider having one installed.

Bathroom #3: Basement

*Ventilation Fans:*

5. Recommended Upgrade: There is no exhaust fan, you should consider having one installed.

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**GENERAL NOTES:**

**FOUNDATION**

Walkout Basement:

*Drainage in Area of Walkout:*

1. Monitor: The basement walkout floor drain should be kept clear at all times to prevent flooding.

**ROOF & ATTIC**

Roofing

*Roof Covering Materials:*

2. Slate. Slate roofing materials are very durable; however they do require periodic maintenance. The roof should be evaluated by qualified roofing contractor every 1-2 years.

Attic & Ventilation

*Attic ventilation fan:*

3. Yes - There is an attic ventilation fan installed that it is thermostatically activated but could not be operated due to low ambient temperatures.

**STRUCTURAL**

Structural

*Window Condition:*

4. Repair: There several windows that are stuck or painted shut.

Repair: Sash cords throughout the home are broken or missing. The windows should be repaired as needed.

Recommended Upgrade: The home has older/original single pane windows. These are inherently inefficient. They are often difficult to open and maintain. You should consider replacing the windows as an energy efficient improvement.

**HEATING, VENTILATION & AIR CONDITIONING**

Air Conditioning Unit No. 1

*Unit Tested:*

5. The air conditioning unit was not tested due to low ambient temperatures. The inspector may not activate a unit if the ambient temperature is below 65 degrees or below the temperature recommended by the manufacturer. You should ask your agent about the feasibility of an air conditioning addendum so that the system can be tested when exterior temperatures allow.

**PLUMBING SYSTEM**

Plumbing

*Exterior Hose Bibs Functional:*

6. The winter shutoff valves for the exterior hose bib(s) are located above the water heater. An additional exterior hose connection at the left side of the front door but the winter shut off was not located. You should ask the seller about the location of this valve.

## **KITCHEN**

### Kitchen

#### *Windows:*

7. The right side and left rear window is stuck shut.

## **BEDROOMS**

### Master Bedroom; Front Left

#### *Windows:*

8. Repair. The windows are stuck shut.

## **OTHER LIVING SPACES**

### Family Room; Basement

#### *Heat Source Noted:*

9. There is an electric baseboard heat source to this room. There is no central air supply.

### Study/Den; Left Side

#### *Windows:*

10. Repair: At least one window or associated hardware in this room needs repair. The thermal seal is broken. Although it is keeping the elements out, it has a clouded appearance. This condition will worsen.

#### *Heat Source Noted:*

11. There is an electric baseboard heat source to this room. There is no central air supply.

## **GARAGE**

### Garage

#### *Overhead Door and Hardware Condition:*

12. The garage auto door does not open.

## GENERAL INFORMATION

For your convenience, the following terms have been used in this report along with a suggestion or recommendation for action. All actions indicated should be evaluated by a licensed qualified professional, engineer, tradesman, or service technician.

**Directional Information:** All directional information (i.e. left, right, front, rear) given is from the perspective of facing the home from the street.

**Repair/Replace:** Specific notation is made that the corresponding issue, item or system needs to be reviewed and corrected by competent repair personnel. This notation may indicate a need for immediate repair or replacement.

**Recommended Upgrade:** Specific notation is made that the corresponding issue, item or system should be upgraded to conform with newer safety and/or health standards and/or energy efficient.

**Further Evaluation:** Complete confirmation and/or description of an issue, item or system could not be made by the visual observations of this inspector. We recommend additional evaluation by a qualified person for a thorough understanding of the scope of the repairs that may be needed.

**Safety Concern:** The notation refers to a safety concern evident in an issue, item or system with which immediate correction by competent repair personnel is recommended.

**Satisfactory:** The notation indicates that a component is satisfactory, operational or in generally acceptable condition, that means it appears capable of being used and is considered acceptable for its age and general usefulness. An item which is stated to be satisfactory, may show evidence and/or have additional notations, related to past or present defects. However, the item is considered to be repairable and give generally satisfactory service within the limits of its age.

**Monitor:** The observed item will require periodic ongoing evaluation. Repair or replacement may be necessary in the future.

## Client & Site Information

**Inspection Date:**  
February 9, 2011.



**Client:**

Client Name  
Street Address  
City, ST Zip

**Inspection Site:**

Street Address  
City, ST Zip

**House Occupied?**

Yes.

**People Present:**

Purchasers, Selling agent.

**Building Characteristics**

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**Main Entry Faces:**

South.

**Estimated Age:**

75 years.

**Building Type:**

1 family detached.

**Stories:**

2

**Space Below Grade:**

Basement.

**Climate Conditions**

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**Weather:**

Overcast.

**Soil Conditions:**

Frozen.

**Outside Temperature (F):**

20-30.

**Utility Services:**

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**Water Source:**

Water District.

**Sewage Disposal System:**

Public sewers.

**Utility Status:**

All utilities are on.

**Payment Information**

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**Total Fee:**

000.00.

**Paid By:**

## REPORT LIMITATIONS

**Scope and Limitations.** Mid-Atlantic will perform an inspection at the Inspection Address in accordance with the Standards of Practice of the American Society of Home Inspectors (ASHI); see [www.ashi.org](http://www.ashi.org). Mid-Atlantic will conduct an impartial, non-invasive evaluation of the readily accessible, permanently installed systems and components of the residence. The inspection will be limited in scope and based upon the visible and apparent condition of the systems and components as they exist at the time of the inspection.

Mid-Atlantic's inspection and report express the personal opinions of the inspector, based on his/her visual impressions of the conditions that exist at the time of the inspection only. The inspection and report will not be technically exhaustive, not every component will be inspected, and not every possible defect will be discovered. No disassembly of equipment, opening of walls, or moving of furniture, appliances or stored items, or excavation will be performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components, and no warranty or guaranty is expressed or implied. Client should retain a trade specialist to determine the exact, specific condition of the systems or components at the Inspection Address, or to obtain a warranty or guaranty for those systems or components.

**Exclusions.** Systems and conditions which are not within the scope of the inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation; playground equipment; efficiency measurement of insulation or heating and cooling equipment; internal or underground drainage or plumbing; any systems which are shut down or otherwise secured; water wells (water quality and quantity); zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection will not be a compliance inspection of any government or non-government codes or regulations. The inspection and report do not warrant or guarantee the present or future adequacy or performance of the residence/building or of its systems, or their component parts. No express or implied warranty of any kind, including merchantability or fitness for use, is made regarding the condition of the residence/building and the inspection should not be relied upon as such.

**Time Limitation.** Client must present any claim or complaint arising from Mid-Atlantic's inspection under this Agreement in writing within one year from the date of Mid-Atlantic's first inspection at the Inspection Address; written claims or complaints should be presented to 4605 Windsor Lane, Bethesda, MD 20814, Attention: Alan Beal. In the event that Client pursues any claim or complaint against Mid-Atlantic following one year after the first inspection date, Client agrees to reimburse Mid-Atlantic for all attorneys fees, court costs, litigation costs and other damages incurred.

**Claims or Complaints.** In the event of a claim or complaint, the Client will allow Mid-Atlantic and its designated agents to inspect the claim prior to making any repairs. The Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the claim or complaint, except in the case of an emergency. If Client denies Mid-Atlantic or its agents the opportunity to inspect the claim and all related evidence, Client waives its claims, will hold Mid-Atlantic harmless and release Mid-Atlantic from any claim whatsoever.

It is understood and agreed that Mid-Atlantic is not an insurer and that the inspection and the report are not intended, and are not to be construed, as a guarantee or warranty of the adequacy, performance or condition of any structure, component or system at the Inspection Address. The Client hereby releases and exempts Mid-Atlantic and its employees, inspectors, agents, and insurers of and from all liability and responsibility for the cost of repairing or replacing any defect or deficiency and for any consequential damage, property damage or personal injury of any nature. The Client agrees and accepts that the maximum liability incurred by Mid-Atlantic, its employees, its inspectors, its agents, and its insurers shall be limited to the Inspection Fee. If this is a joint purchase, signee represents actual authority to sign for both purchasers.



# SITE

## SCOPE OF THE SITE INSPECTION

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to the areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including but not limited to, downspout extensions, municipal water and sewer piping, private supply or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

## Paving Condition:

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### ***Driveway Paving Material:***

Concrete.

### ***Driveway Condition:***

Satisfactory: The driveway surface material is in satisfactory condition with only normal deterioration noted.

### ***Walkways and Stoop Materials:***

Flagstone.

### ***Walkway Condition:***

Satisfactory: The walkway surface material is in satisfactory condition with only normal deterioration noted.

### ***Entryway Stoop:***

Satisfactory: The entryway stoop is in functional condition.

## Fences & Gates:

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### ***Fencing Materials:***

Metal fence.

### ***Fence Materials Condition:***

Satisfactory: The fencing materials appear to be in satisfactory condition.

## Retaining Walls:

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### ***Location of Retaining Wall:***

Front, Right side, Driveway.

### ***Materials Used:***

The retaining wall is made of rock and masonry.

### ***Condition of Wall and Materials Used:***

Satisfactory: The retaining wall is in functional condition.

## Utility Services:

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### ***Water Source:***

Water District.

**Water Meter Location:**

Front yard several feet in from the street.

**Electric Service:**

Overhead.

**Cable Television Service:**

Overhead.

**Telephone Service:**

Overhead.

**Fuel Source:**

Natural gas is provided by Washington Gas.

**Sewage Disposal System:**

Public sewers.

## FOUNDATION

### SCOPE OF THE FOUNDATION INSPECTION

The inspection of the foundation components is limited to visible and accessible areas only. Finished or partially finished basements limit access. Moisture in basements and crawlspaces is a common problem and any indication of water penetration should be reviewed. Control of rain and surface water around the home is critical to keeping foundation areas dry. Moisture can cause decay and deterioration to wooden components and excessive water can damage foundations. Regular inspections and constant water management is advised. Foundations may have minor cracks and typically do not represent a structural concern. If major cracks are present along with bowing, we may recommend further evaluation by a qualified structural engineer. All exterior grades should allow water to flow away from the foundation walls. All concrete installations experience some degree of cracking due to shrinkage in the drying process.

**Foundation:**

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**Type of Foundation:**

Utility Basement - Basement with foundation walls below grade tall enough to have living space and a finished floor.

**Foundation Materials:**

Concrete Masonry Unit (CMU) laid in horizontal, interlocking rows.

**Walkout Basement:**

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**Drainage in Area of Walkout:**

Monitor: The basement walkout floor drain should be kept clear at all times to prevent flooding.



**Outside Entry Doors:**

Safety Concern: The basement door has a keyed dead bolt lock. This can limit egress and I recommend that the lock be changed to a thumb latch style.

## ROOF & ATTIC

### SCOPE OF THE ROOF AND ATTIC INSPECTION

The following is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine if a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times this condition is not present during the inspection. Testing of antennae; evaluating the interior of flues or chimneys that are not readily accessible and testing of gutters, downspouts and sub-surface drain piping is beyond the scope of the inspection.

### Roofing

**Type Roof:**

Gable.

**Roof Covering Materials:**

Slate. Slate roofing materials are very durable; however they do require periodic maintenance. The roof should be evaluated by qualified roofing contractor every 1-2 years.



**Condition of Roof Covering Material:**

Repair: The roof covering material shows signs of deterioration or damage that needs attention to prevent further deterioration or leakage. Loose or missing shingles/slates/tiles need repair/replacement. The snow catchers are damaged or missing at the front and rear. The roof should be evaluated and repaired as needed by a qualified roofing contractor.

The metal roof at the left side has been painted. The roof needs to be scrapped, primed and painted. The roof should be repainted every 7-10 years.



**Slope:**

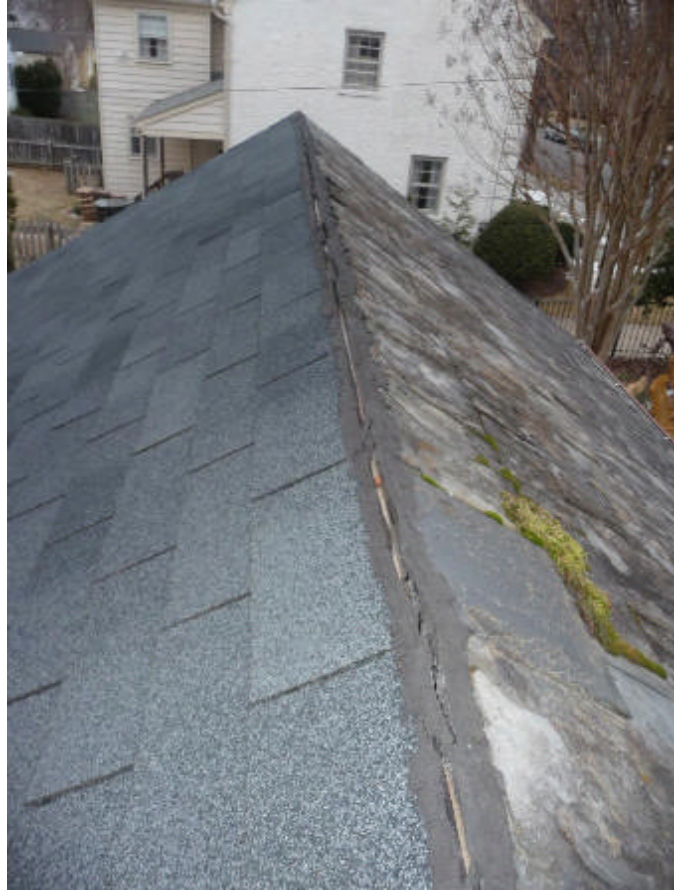
Medium slope is considered to be between 4 in 12 and 6 in 12.

**Means of Roof Inspection:**

The roof was inspected by ladder from the edge.

**F]X[ Yg:**

Replace: The slate roof ridge caulking at the garage is dry and deteriorated. The ridge caulking needs replacement.



**Roof Gutter System:**

Repair: The gutter system on the roof edge is clogged with leaves and needs cleaning. The gutters should be cleaned at least seasonally.

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**Attic & Ventilation**

**Attic Access Location:**

Bedroom closet.

**Attic Accessibility:**

There is a full staircase installed.

**Method of Inspection:**

The attic cavity was inspected by entering the area.

**Attic Cavity Type:**

Expandable - The attic cavity appears large enough and framed so that living space could be expanded. Be sure to contact an engineer or licensed contractor for a thorough evaluation of feasibility.

**Roof Framing:**

A rafter system is installed in the attic cavity to support the roof decking.

**Roof Decking:**

The decking is made of butted one inch nominal boards.

**Insulation Noted:**

The following type of insulation was noted in the attic: Cellulose. Blown in place.

**Attic ventilation fan:**

Yes - There is an attic ventilation fan installed that it is thermostatically activated but could not be operated due to low ambient temperatures.

**Lighting:**

The attic light is switched at the access or hallway below.

## STRUCTURAL

### SCOPE OF THE STRUCTURAL INSPECTION

Areas hidden from view by vegetation or stored items cannot be judged and are not part of this inspection. Foundations may have minor cracks and typically do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete experience some degree of cracking due to shrinkage in the drying process.

Sections of foundation and structural components of the building are inaccessible because they are installed below grade or behind walls. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations. The inspectors evaluation takes into account the age of the building and the typical construction standards of that time, older structures lack many of the modern framing and seismic connections. The inspector shall inspect structural components including the foundation and framing. The inspector will probe a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible or presumed to exist.

### Structural

**Type of Construction:**

Brick/masonry.

**Exterior Siding Materials:**

Brick.

**Siding Condition:**

Satisfactory: The siding is in serviceable condition.

**Trim Condition:**

Satisfactory: The trim is intact and satisfactory.

**Soffit/Eaves:**

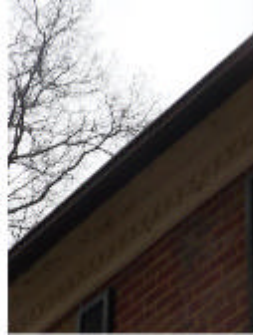
Satisfactory: The soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.

**Fascia & Rake Boards:**

Satisfactory: The fascia and rake boards appear to be in satisfactory condition and show only signs of normal wear.

**Condition of Painted Surfaces:**

Repair: Portions of the exterior finish or painted surfaces are in a condition that calls for refinishing. Delay will cause further deterioration of the siding material.



**Outside Entry Doors:**

Recommended Upgrade: Several exterior doors have keyed dead bolt locks. This can limit egress and I recommend that the lock be changed to a thumb latch style.

**Windows Type:**

Double Hung.

**Window Condition:**

Repair: There several windows that are stuck or painted shut.

Repair: Sash cords throughout the home are broken or missing. The windows should be repaired as needed.

Recommended Upgrade: The home has older/original single pane windows. These are inherently inefficient. They are often difficult to open and maintain. You should consider replacing the windows as an energy efficient improvement.

**Wall Covering Material:**

The predominate wall covering material is plaster.

**Ceiling Covering Material:**

The predominant ceiling covering material is plaster.

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**Fireplace And Chimney**

**Location of Fireplace:**

Living room.

**Type of Fireplace:**

Masonry - There is a masonry-built fireplace installed.

**Fireplace Fuel:**

Wood - The fireplace is designed to burn wood.

**Firebox Condition:**

Satisfactory: The firebox is sound and useable in its current condition.

**Damper Condition:**

Satisfactory: The flue damper is functional and fully adjustable.

**Flue Condition from Firebox:**

Satisfactory: The visible portions of the chimney flue appear to be satisfactory.

**Exterior Stack Material:**

The exterior chimney stack is made of mortar and brick.

**Exterior Stack Condition:**

Satisfactory: The exterior stack is in satisfactory condition.

**Flue Lined:**

Yes - The fireplace flue is lined with metal.

**Chimney Cap or Crown:**

Satisfactory: The chimney cap is made of mortar. Its function is to keep water from entering the brick stack causing deterioration. This cap is functioning as intended.

**Rain Hat:**

There is a metal rain hat installed. It will help keep rain from entering the flue.

## HEATING, VENTILATION & AIR CONDITIONING

### SCOPE OF THE HEATING, VENTILATION AND AIR CONDITIONING INSPECTION

The inspector is not equipped to fully inspect the furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. Some furnaces are designed in such a way that inspection is not possible. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. We do not perform pressure tests on A/C systems; therefore no representation is made regarding coolant or line integrity. Judgment of system capacity is not part of this inspection. Normal service and maintenance is recommended on a yearly basis. Heat exchangers; electric air filters; solar space heating systems; humidifiers and adequacy efficiency or distribution balance of heating and cooling supply is beyond the scope of the inspection.

### Air Conditioning Unit No. 1

**Type:**

Refrigerator/Split System. Electricity-powered.

**Unit/Condenser Location:**

Rear.

**Unit Tested:**

The air conditioning unit was not tested due to low ambient temperatures. The inspector may not activate a unit if the ambient temperature is below 65 degrees or below the temperature recommended by the manufacturer. You should ask your agent about the feasibility of an air conditioning addendum so that the system can be tested when exterior temperatures allow.

**Service Disconnect:**

Satisfactory: The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

**Condensate Line:**

Satisfactory: The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system. There is a condensate pump installed to remove the water from the cabinet.

**Air Handler Location:**

Basement utility closet.

**Blower Condition:**

Satisfactory: The blower assembly is operating.

**Filter Type/Size/Location:**

A 2025x1 inch filter is installed at the right side of the air handler.



**Filter Condition:**

Satisfactory: The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 60 to 90 days for best performance. Many filters have a directional arrow that indicates the intended air flow path. The arrow should point into or toward the air handler.

**Thermostat Location:**

Dining Room.

**Thermostat Condition:**

Satisfactory: The thermostat worked properly when tested.

**Heating Unit #1**

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**Heating System Location:**

Basement utility closet.

**Heating System Type:**

A forced air furnace is installed as the primary source of heat.

**Fuel Source:**

The fuel source is natural gas.

**Age:**

Installed in 1998, the typical service life for a forced air natural gas furnace is 18 - 20 years.

**Flue Type:**

The flue pipe is metal that enters a masonry flue.

**Flue Condition:**

Satisfactory: The furnace/boiler flue as installed appears to be in satisfactory condition.

**Unit Tested:**

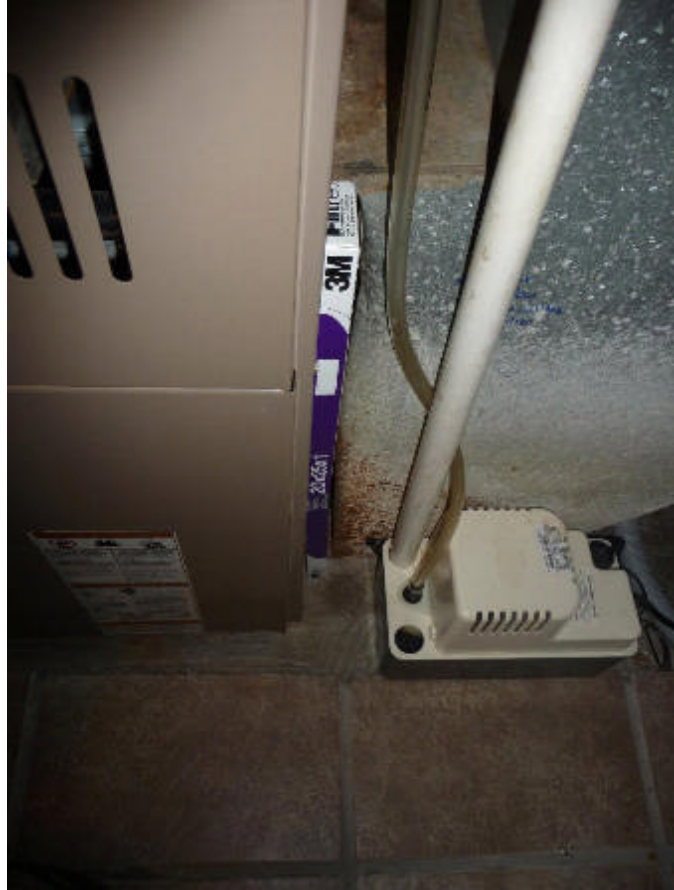
Yes.

**Blower Condition:**

Satisfactory: The blower assembly is operating.

**Filter Type/Size/Location:**

A 2025x1 inch filter is installed at the right side of the air handler.



***Filter Condition:***

Satisfactory: The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 60 to 90 days for best performance. Many filters have a directional arrow that indicates the intended air flow path. The arrow should point into or toward the air handler.

***Ducts Condition:***

Satisfactory: The ductwork appears to be properly installed and supported.

***Thermostat Location:***

Dining Room.

***Thermostat Condition:***

Satisfactory: The thermostat worked properly when tested.

***Age:***

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***AIR CONDITIONING UNIT NO. 1***

Installed in 2005, the typical useful life expectancy for an exterior AC unit is 15-18 years.

# ELECTRICAL SYSTEMS

## SCOPE OF THE ELECTRICAL SYSTEMS INSPECTION

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any major repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Inoperative light fixtures may be caused by lack of bulbs or dead bulbs. Light bulbs are not changed during the inspection. Smoke alarms should be installed in accordance with the manufacturers instructions, and tested regularly. Smoke detector batteries should be replaced annually. The inspector shall inspect service drop; service entrance conductors, cables, and raceways; service equipment and main disconnects; service grounding; interior components of service panels and sub panels; conductors; overcurrent protection devices; a representative number of installed lighting fixtures, switches, and receptacles; and ground fault circuit interrupters. The inspector shall describe amperage and voltage rating of the service; location of main disconnect(s) and sub panels; presence of solid conductor aluminum branch circuit wiring; presence or absence of smoke detectors; and wiring methods. Remote control devices; alarm systems and components; landscape lighting; and measurement of amperage, voltage or impedance are beyond the scope of the inspection.

## Primary Power Source

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### **Service Voltage:**

The incoming electrical service to this structure is 120/240 volts.

### **Service/Entrance/Meter:**

Overhead/Satisfactory - The masthead, supports, meter housing, and cable entrance to the structure appear to be correctly installed.

## Main Power Panel & Circuitry

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### **Main Power Distribution Panel Location:**

Basement.

### **Main Power Panel Size:**

200 amp - The ampacity of the main power panel appears to be adequate for the structure as presently.

### **Service Cable to Panel Type:**

Aluminum.

### **Is Panel Accessible:**

Yes - The electrical panel is in a location that makes it readily accessible.

### **Panel Condition:**

Satisfactory: The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.

### **Main Panel Type:**

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

### **Legend Available:**

Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

### **Panel Cover Removed:**

Yes.

**Condition of Wiring in Panel:**

Satisfactory: Electrical circuitry wiring in the panel appears neatly arranged with no unallowable splices.

**Breaker/Fuse to Wire Compatibility:**

Satisfactory: The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

**Feeder and Circuit Wiring Type:**

Copper - The structure is wired using plastic insulated copper single conductor cables commonly referred to as Romex. BX or armored cables are installed. These are copper wires enclosed in a metallic spiral wrap.

**Circuit Wiring Condition:**

Satisfactory: The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

**Wire Protection/Routing:**

Satisfactory: Visible wiring appears to be installed in an acceptable manner.

**Smoke Detectors:**

Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom and adjoining hallway and on each living level of the home and basement level. If a gas/oil furnace or other fuel burning appliance is installed, a carbon monoxide detector should be installed on each level of the home.

**Doorbell :**

Yes - At least one exterior door has a working doorbell.

**Electric Service Condition:**

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**Utility Services:**

Satisfactory: The overhead electrical service lines are secure at the pole and masthead. Service wires are unobstructed.

**Lighting:**

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**KITCHEN**

Satisfactory: The ceiling lights in the kitchen are in satisfactory condition.

**MASTER BATHROOM**

Satisfactory: The ceiling light and fixture in this bathroom are in satisfactory condition.

**BATHROOM #2: hall**

Satisfactory: The ceiling light and fixture in this bathroom are in satisfactory condition.

**BATHROOM #3: basement**

Satisfactory: The ceiling light and fixture in this bathroom are in satisfactory condition.

**Electrical Outlets:**

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**KITCHEN**

Satisfactory: The outlets tested in the kitchen are correctly wired and grounded. Satisfactory: There is a Ground Fault Circuit Interrupt outlet installed and functional above the kitchen countertop. It is in the area within reach of the sink.

**MASTER BEDROOM; front left**

Satisfactory: 2-prong ungrounded outlets.

**BEDROOM #2: front right**

Satisfactory: 2-prong ungrounded outlets.

**BEDROOM #3: right rear**

Satisfactory: 2-prong ungrounded outlets.

**BEDROOM #4: basement**

Satisfactory: The outlets tested in this room are correctly wired and grounded.

**LIVING ROOM:**

Satisfactory: 2-prong ungrounded outlets.

**DINING ROOM:**

Satisfactory: 2-prong ungrounded outlets.

**FAMILY ROOM: basement**

Satisfactory: The outlets tested in this room are correctly wired and grounded.

**STUDY/DEN: left side**

Satisfactory: The outlets tested in this room are correctly wired and grounded.

**Ground Fault Interrupt Outlets:**

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**MASTER BATHROOM**

Satisfactory: There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

**BATHROOM #2: hall**

Satisfactory: There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

**BATHROOM #3: basement**

Satisfactory: There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

**BATHROOM #4: kitchen**

Satisfactory: There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

**Light Switch:**

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**MASTER BEDROOM; front left**

Satisfactory: The light and light switch were functional at the time of the inspection.

**BEDROOM #2: front right**

Satisfactory: The light and light switch were functional at the time of the inspection.

**BEDROOM #3: right rear**

Satisfactory: The light and light switch were functional at the time of the inspection.

**BEDROOM #4: basement**

Satisfactory: The light and light switch were functional at the time of the inspection.

**LIVING ROOM:**

Satisfactory: The light and light switch were functional at the time of the inspection.

**DINING ROOM:**

Satisfactory: The light and light switch were functional at the time of the inspection.

**STUDY/DEN: left side**

Satisfactory: The light and light switch were functional at the time of the inspection.

## PLUMBING SYSTEM

### SCOPE OF THE PLUMBING SYSTEM INSPECTION

Water quality or hazardous materials (lead) testing is available from local labs and can be coordinated through Mid-Atlantic Inspection Services. The inspector shall inspect interior water supply and distribution systems including all fixtures and faucets; drain, waste, and vent systems including all fixtures; water heating equipment and hot water supply system; vent systems, flues, and chimneys; fuel storage and fuel distribution systems; and drainage sumps, sump pumps, and related piping. The inspector shall describe water supply, drain, waste, and vent piping materials; water heating equipment including energy source(s); and location of main water and fuel shut-off valves. The inspector is NOT required to inspect clothes washing machine connections; interiors of flues or chimneys that are not readily accessible; wells, well pumps, or water storage related equipment; water conditioning systems; solar water heating systems; fire and lawn sprinkler systems; and private waste disposal systems. The inspector is NOT required to determine whether water supply and waste disposal systems are public or private; water supply quantity or quality; and operate automatic safety controls or manual stop valves. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection.

### Plumbing

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**Water Source:**

Water District.

**Plumbing Service Piping Size to Structure:**

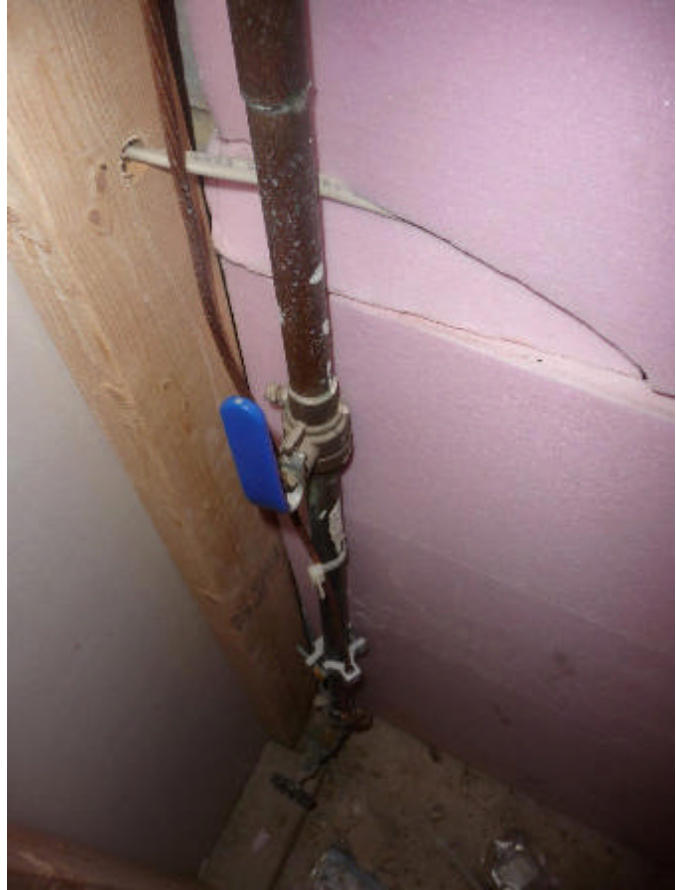
3/4" water service line from the meter to the main cutoff.

**Public Service Piping Material:**

The main service line to the structure is copper.

**Main Water Line Cutoff Location:**

Basement level, front wall.



***Interior Supply Piping Size:***

The interior water supply piping is 3/4" in diameter. It then reduces to 1/2" or 3/8" risers.

***Interior Supply Piping Material:***

The interior supply piping in the structure is predominantly copper.

***Exterior Hose Bibs Functional:***

The winter shutoff valves for the exterior hose bib(s) are located above the water heater. An additional exterior hose connection at the left side of the front door but the winter shut off was not located. You should ask the seller about the location of this valve.



**Functional Supply:**

Satisfactory: By testing multiple fixtures at one time, functional flow of the water supply was verified.

**Sewage Disposal Type:**

Public Sewer System.

**Waste Line Materials**

The predominant waste line material is cast iron. There is also some plastic piping installed.

**Waste Piping Condition:**

Satisfactory: The visible plumbing waste piping appears functional.

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**Water Heater**

**Location:**

Basement utility room.

**Age:**

Installed in 2010, the water heater has a statistical useful life expectancy of 12-15 years.

**Tank Capacity:**

A 50 gallon water heater is installed.

**Fuel Source for Water Heater:**



The water heater is gas-fired.

## KITCHEN

### SCOPE OF THE KITCHEN INSPECTION

Inspection of standalone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

### Kitchen

**Location:**

Main level rear of house.

**Outside Entry Door:**

Recommended Upgrade: The kitchen door has a keyed dead bolt lock. This can limit egress and I recommend that the lock be changed to a thumb latch style.

**Windows:**

The right side and left rear window is stuck shut.

**Walls:**

Satisfactory: The walls in the kitchen appear to be satisfactory.

**Ceiling:**

Satisfactory: The ceiling is functional and as expected.

**Floor:**

Satisfactory: The flooring in the kitchen is satisfactory.

**Countertops:**

Satisfactory: The countertops in the kitchen are satisfactory.

**Cabinets, Drawers, and Doors:**

Satisfactory - The cabinets, doors, and drawers are satisfactory in both appearance and function.

**Faucet and Supply Lines:**

Satisfactory: Faucets and supply lines appear satisfactory with no leaks noted.

**Sink and Drain Lines:**

Satisfactory: The sink and drainage lines appear to be satisfactory.

**Food Waste Disposal:**

Satisfactory: The food waste disposal appears to be functional. No food was ground up in this inspection. The inspector was unable to determine if the unit will grind food waste adequately.

**Dishwasher:**

Satisfactory: The dishwasher was tested on one cycle, and it appeared to function normally. This dishwasher is a multi-cycle unit, but only one cycle was tested. This does not imply that the other cycles also work, nor does it imply that the dishwasher will clean the dishes to your requirements.

**Range Hood:**

Satisfactory: The range hood and exhaust fan appeared to work correctly on one or both speeds. There is a filter installed, and it will require periodic cleaning.

**Range/Oven Fuel Source:**

Gas - There is a gas line installed for a range/oven. Electric - There is a 220-volt hookup for an electric range/oven.

**Range/Oven:**

Repair: The igniter is not working for the range top burners. The range needs service.

**Refrigerator:**

Satisfactory: There is a refrigerator installed. This inspection determines only if the unit is currently keeping foodstuffs cold and/or frozen.

**Water For Refrigerator:**

Satisfactory. There is a water line for the refrigerator.

**Ice maker:**

There is an ice maker installed in the refrigerator. The unit is operating and producing ice.

## LAUNDRY

### SCOPE OF THE LAUNDRY INSPECTION

Washing machines and dryers are checked to make sure they are operational. No opinion is offered as to the adequacy of washer/dryer operation.

### Laundry

**Location:**

Basement utility room.

**Washer & Dryer**

A washer and dryer are installed. The dryer is operational. The washer does not convey and was not tested

Functionality of these dryer is determined by operating the control knobs and observing the cycles of the equipment. The inspection can not determine the quality or effectiveness of the equipment or how well they will perform.

**Dryer Hookup:**

Yes - There is a 220-volt outlet provided for an electric dryer.

**Dryer Ventilation:**

The dryer vent termination is missing at the rear wall and should be replaced.



**Laundry Basin:**

There is a laundry basin or sink installed.

## BATHROOMS

### SCOPE OF THE BATHROOM INSPECTION

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is important to maintain all grouting and caulking in the bath areas. Even minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

### Master Bathroom

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**Basin and Drain Fixture:**

Satisfactory: The basin and drainage fixture are in satisfactory condition. Cosmetic wear to the basin may be present.

**Faucet and Supply Lines:**

Satisfactory: The faucets and supply lines are in satisfactory condition.

**Toilet Condition**

Satisfactory: The toilet in the bathroom is functional.

**Shower/Shower Head and Mixing Valves:**

Satisfactory: The shower, shower head, and mixing valves are all performing as designed.

**Tub & Shower Walls:**

Satisfactory: The walls appear to be in satisfactory condition.

**Tub/Shower Drain:**

Satisfactory: The tub/shower appears to drain at an acceptable rate.

**Entry Door:**

Satisfactory: The entry door to the bathroom is functional.

**Walls:**

Satisfactory: The walls in this bathroom are satisfactory.

**Windows:**

Satisfactory: The windows and associated hardware in the bathroom are all satisfactory.

**Ceiling:**

Satisfactory: The ceiling in this bathroom is satisfactory.

**Floor:**

Satisfactory: The flooring in this bathroom is satisfactory.

**Ventilation Fans:**

Recommended Upgrade: There is no exhaust fan, you should consider having one installed.

### Bathroom #2: Hall

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**Basin and Drain Fixture:**

Satisfactory: The basin and drainage fixture are in satisfactory condition. Cosmetic wear to the basin may be

present.

**Faucet and Supply Lines:**

Satisfactory: The faucets and supply lines are in satisfactory condition.

**Toilet Condition**

Satisfactory: The toilet in the bathroom is functional.

**Tub:**

Satisfactory: The bathtub is steel material and is in satisfactory condition.

**Tub Mixing Valve & Stopper:**

Satisfactory: The tub mixing valve and the tub unit are in satisfactory condition.

**Tub & Shower Walls:**

Satisfactory: The walls appear to be in satisfactory condition.

**Tub/Shower Drain:**

Satisfactory: The tub/shower appears to drain at an acceptable rate.

**Entry Door:**

Satisfactory: The entry door to the bathroom is functional.

**Walls:**

Satisfactory: The walls in this bathroom are satisfactory.

**Windows:**

Satisfactory: The windows and associated hardware in the bathroom are all satisfactory.

**Ceiling:**

Satisfactory: The ceiling in this bathroom is satisfactory.

**Floor:**

Satisfactory: The flooring in this bathroom is satisfactory.

**Ventilation Fans:**

Recommended Upgrade: There is no exhaust fan, you should consider having one installed.

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**Bathroom #3: Basement**

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**Vanity Cabinet:**

Satisfactory: The vanity cabinet and top in this bathroom are in satisfactory condition. Minor cosmetic wear may be present.

**Basin and Drain Fixture:**

Satisfactory: The basin and drainage fixture are in satisfactory condition. Cosmetic wear to the basin may be present.

**Faucet and Supply Lines:**

Satisfactory: The faucets and supply lines are in satisfactory condition.

**Toilet Condition**

Satisfactory: The toilet in the bathroom is functional.

**Shower/Shower Head and Mixing Valves:**

Satisfactory: The shower, shower head, and mixing valves are all performing as designed.

**Shower Pan:**

Fiberglass - The fiberglass shower pan does not appear to leak at this time.

**Tub & Shower Walls:**

Satisfactory: The walls appear to be in satisfactory condition.

**Tub/Shower Drain:**

Satisfactory: The tub/shower appears to drain at an acceptable rate.

**Heat Source:**

Electric Heat - There is an electric heat source in this bathroom.

**Entry Door:**

Satisfactory: The entry door to the bathroom is functional.

**Walls:**

Satisfactory: The walls in this bathroom are satisfactory.

**Ceiling:**

Satisfactory: The ceiling in this bathroom is satisfactory.

**Floor:**

Satisfactory: The flooring in this bathroom is satisfactory.

**Ventilation Fans:**

Recommended Upgrade: There is no exhaust fan, you should consider having one installed.

**Bathroom #4: Kitchen**

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**Basin and Drain Fixture:**

Satisfactory: The basin and drainage fixture are in satisfactory condition. Cosmetic wear to the basin may be present.

**Faucet and Supply Lines:**

Satisfactory: The faucets and supply lines are in satisfactory condition.

**Toilet Condition**

Satisfactory: The toilet in the bathroom is functional.

**Entry Door:**

Satisfactory: The entry door to the bathroom is functional.

**Walls:**

Satisfactory: The walls in this bathroom are satisfactory.

**Windows:**

Satisfactory: The windows and associated hardware in the bathroom are all satisfactory.

**Ceiling:**

Satisfactory: The ceiling in this bathroom is satisfactory.

# BEDROOMS

## SCOPE OF THE BEDROOM INSPECTION

The condition of wall structures behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. Generally, cosmetic deficiencies are considered normal wear and tear and are not reported. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected.

### Master Bedroom; Front Left

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**Entry Door:**

Satisfactory: The entry door is functional.

**Closet:**

Satisfactory: The closet is functional.

**Walls:**

Satisfactory: The walls in the room are in satisfactory condition.

**Ceiling:**

Satisfactory: The ceiling in the room is in satisfactory condition.

**Ceiling Fan:**

Satisfactory: There is an operational ceiling fan installed in this room.

**Floor:**

Satisfactory: The floors are in satisfactory condition.

**Windows:**

Repair. The windows are stuck shut.

**Cable TV:**

There is a television cable installed and lying on the floor. The cable company must activate it. The cable was not tested for quality of performance.

**Heat Source Noted:**

There is a heat source to this room.

**Smoke Detector:**

Recommended Upgrade: There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

### Bedroom #2: Front Right

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**Entry Door:**

Satisfactory: The entry door is functional.

**Closet:**

Satisfactory: The closet is functional.

**Walls:**

Satisfactory: The walls in the room are in satisfactory condition.

**Ceiling:**

Satisfactory: The ceiling in the room is in satisfactory condition.

**Ceiling Fan:**

Satisfactory: There is an operational ceiling fan installed in this room.

**Floor:**

Satisfactory: The floors are in satisfactory condition.

**Windows:**

Satisfactory: The windows and associated hardware in this room are in satisfactory condition.

**Heat Source Noted:**

There is a heat source to this room.

**Smoke Detector:**

Recommended Upgrade: There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

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**Bedroom #3: Right Rear**

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**Entry Door:**

Satisfactory: The entry door is functional.

**Closet:**

Satisfactory: The closet is functional.

**Walls:**

Satisfactory: The walls in the room are in satisfactory condition.

**Ceiling:**

Satisfactory: The ceiling in the room is in satisfactory condition.

**Ceiling Fan:**

Satisfactory: There is an operational ceiling fan installed in this room.

**Floor:**

Satisfactory: The floors are in satisfactory condition.

**Windows:**

Satisfactory: The windows and associated hardware in this room are in satisfactory condition.

**Heat Source Noted:**

There is a heat source to this room.

**Smoke Detector:**

Recommended Upgrade: There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

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**Bedroom #4: Basement**

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**Entry Door:**

Satisfactory: The entry door is functional.

**Closet:**

Satisfactory: The closet is functional.

**Walls:**

Satisfactory: The walls in the room are in satisfactory condition.

**Ceiling:**

Satisfactory: The ceiling in the room is in satisfactory condition.

**Floor:**

Satisfactory: The floors are in satisfactory condition.

**Windows:**

Satisfactory: The windows and associated hardware in this room are in satisfactory condition.

**Cable TV:**

There is a television jack installed in this room. The cable company must activate it. The jack was not tested for quality of performance.

**Heat Source Noted:**

There is an electric baseboard heat source to this room. A window unit AC is also installed but was not tested.

**Smoke Detector:**

Recommended Upgrade: There is no smoke detector installed in this room. For safety considerations, you should consider installation of a battery operated or hardwired smoke detector.

## OTHER LIVING SPACES

### Front Entry & Main Hallway:

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**The Main Entrance Faces:**

North.

**Front Entry Door:**

Recommended Upgrade: The front door has a keyed dead bolt lock. This can limit egress and I recommend that the lock be changed to a thumb latch style.

**Screen/Storm Door:**

There is a combination storm and screen door installed and it is functional.

**Entry Floor:**

Satisfactory - The entry floor material is in satisfactory condition.

**Main Hallway:**

The main hallway walls and floor are in satisfactory condition.

**Guest Closet:**

Repair: The guest closet is functional and of average size. The guest closet doors or fixtures need adjustment or repair.

**Main Staircase:**

Satisfactory - The main staircase is appropriately installed.

**Upper Level Hallway:**

Satisfactory - The upper level hallway walls and floor are in satisfactory condition.



## **Living Room:**

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**Walls:**

Satisfactory: The walls in the room are in satisfactory condition.

**Ceiling:**

Satisfactory: The ceiling in the room is in satisfactory condition.

**Ceiling Fan:**

Satisfactory: There is an operational ceiling fan installed in this room.

**Floor:**

Satisfactory: The floors are in satisfactory condition.

**Windows:**

Repair: the front window is stuck shut and has a broken sash cord.

**Heat Source Noted:**

There is a heat source to this room.

**Fireplace:**

Yes - There is a fireplace in this room.

## **Dining Room:**

---

**Walls:**

Satisfactory: The walls in the room are in satisfactory condition.

**Ceiling:**

Satisfactory: The ceiling in the room is in satisfactory condition.

**Floor:**

Satisfactory: The floors are in satisfactory condition.

**Windows:**

Satisfactory: The windows and associated hardware in this room are in satisfactory condition.

**Heat Source Noted:**

There is a heat source to this room.

## **Family Room: Basement**

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**Walls:**

Satisfactory: The walls in the room are in satisfactory condition.

**Ceiling:**

Satisfactory: The ceiling in the room is in satisfactory condition.

**Floor:**

Satisfactory: The floors are in satisfactory condition.

**Windows:**

Satisfactory: The windows and associated hardware in this room are in satisfactory condition.

**Telephone Access or Jack:**

Yes - There is a telephone jack installed in this room. Testing of the telephone wiring and terminations is beyond the scope of the inspection. There is no way to determine if the home has an active telephone service during the time constraints of the home inspection.

**Cable TV:**

There is a television jack installed in this room. The cable company must activate it. The jack was not tested for quality of performance.

**Heat Source Noted:**

There is an electric baseboard heat source to this room. There is no central air supply.

**Study/Den: Left Side**

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**Patio Door:**

Recommended Upgrade: The patio door has a keyed dead bolt lock. This can limit egress and I recommend that the lock be changed to a thumb latch style.

**Walls:**

Satisfactory: The walls in the room are in satisfactory condition.

**Ceiling:**

Satisfactory: The ceiling in the room is in satisfactory condition.

**Ceiling Fan:**

Satisfactory: There is an operational ceiling fan installed in this room.

**Floor:**

Satisfactory: The floors are in satisfactory condition.

**Windows:**

Repair: At least one window or associated hardware in this room needs repair. The thermal seal is broken. Although it is keeping the elements out, it has a clouded appearance. This condition will worsen.

**Telephone Access or Jack:**

Yes - There is a telephone jack installed in this room. Testing of the telephone wiring and terminations is beyond the scope of the inspection. There is no way to determine if the home has an active telephone service during the time constraints of the home inspection.

**Cable TV:**

There is a television jack installed in this room. The cable company must activate it. The jack was not tested for quality of performance.

**Heat Source Noted:**

There is an electric baseboard heat source to this room. There is no central air supply.

# GARAGE

## SCOPE OF THE GARAGE INSPECTION

Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

### Garage

#### **Garage Type**

The garage is detached and free standing.

#### **Size of Garage:**

One car garage.

#### **Number of Overhead Doors**

There is a single overhead door.

#### **Overhead Door and Hardware Condition:**

The garage auto door does not open.

#### **Outside Entry Door:**

The passage door from the breezeway does not close.

