

# Claxton Walker & Associates

*Inspection and Construction Consulting Service since 1974*  
**301 970 1911**

## Property Inspection Report

**Inspection Site:** 1000 Main St.  
Anywhere MD 12345

**Prepared for:** Harry Homebuyer

**Inspection Date:**



**Inspected by:** *Claxton Walker & Associates*

Mailing address: 626-C Admiral Drive  
Annapolis, Md. 21401

Metro Phone number: 301 970 191 Potomac: 301 299 2755

Fax 410 849 2566

**INSPECTION INFORMATION****CLIENT**

Harry Homebuyer  
500 Main St  
Liberty, USA 12345

**BUILDING TO BE INSPECTED****ADDRESS**

1000 Main St.  
Anywhere , MD 12345

**REPORTED AGE:**

1948.

**BUILDING TYPE:**

1 story, Small, Rambler.

**Building Entry faces:**

South.

**RECENT WEATHER****WEATHER:**

80's, Clear, There has been no rain recently.

**SOIL CONDITIONS:**

Dry.

**UTILITY SERVICES:****Sewage Disposal**

Public.

**Water Source**

Public.

**UTILITIES STATUS:**

All utilities on.

**OTHER INFORMATION:****INSPECTION DATE**

11/16/2005.

**CLIENTS AGENT**

Joe Realtor.

**HOUSE OCCUPIED?**

Yes (noted because furniture and decorations inhibit the inspection)

**CLIENT PRESENT:**

Yes, Other people present: Client's Real Estate Agent,

**PAYMENT INFORMATION:****INSPECTION FEES:**

Home Inspection Fee.

**TOTAL FEE**

\$500.

**PAID BY:**

Check.

## GROUNDS and APPURTENANCES

The primary focus of the grounds inspection is the surface water run off plan. The site must be capable of controlling surface water run off if you expect to keep the building dry and sound. Immediately around the house the optimum design is to have a slope away from the house walls of at least 1 inch per foot for at least 6 feet with a clear continuous run off path from there on to the lot edge. If you have to raise the grade at the house walls make sure you don't get closer than about 6" to any wood. Any masonry you cover with dirt should have a dampproofing membrane applied first.

The second focus is the condition of the appurtenances, retaining walls, vegetation, driveways etc, and how they may affect the building. The third focus is the condition of the specific component listed.

### I.1 SITE GRADING

#### SITE CHARACTERISTICS

The lot is terraced out of the original slope. Back to front. The back yard doesn't have good run off away from the house.

#### GROUND SLOPE at the HOUSE WALLS

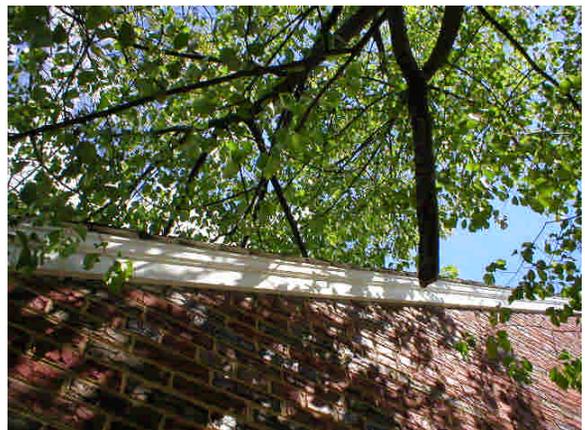
The grades are generally satisfactory but there are some low areas. Ideally you should try to develop a slope in the ground directly around the house of 1 inch per foot for a distance of 6 feet with a clear continuous path for the water from there on. The grade is low along the rear of the house. The grade is low along the right side of the house. Failure to achieve proper grade around the foundation walls is one of the leading causes of basement water problems. It is recommended that you hire a qualified landscaper to correct any low areas or cavities found so that surface water runs away from the house.



### I.2 VEGETATION

#### CONDITION

Limbs touching the roof, should be cut back. Damage is possible.



**I.3 RETAINING WALLS**

**VITAL TO THE HOUSE STRUCTURE?**

NO, AREA SUPPORTED: The yard along the edge of the driveway.



**MATERIAL AND CONDITION**

Brick. Stone. CONDITION: Satisfactory; not in perfect condition but not in danger of failure any time soon. Needs backfill behind the walls to reduce the hydrostatic pressure against the wall.

**I.4 FENCES & GATES**

**TYPE & CONDITION**

Chain Link. The fence is not continuous around the yard. Satisfactory. Normal wear. Some minor deterioration.

**I.5 DRIVEWAY**

**MATERIAL and CONDITION**

Concrete. Still functional but substantially deteriorated.

**I.6 WALKWAYS**

**MATERIAL**

Brick.

**MAIN ENTRY WALK CONDITION**

Satisfactory. The concrete has been spalling. Patching repairs are not permanent but will forestall total replacement. The repairs made may not hold but will forestall more extensive repair.



**WATER RUN OFF**

Satisfactory. The run off doesn't affect the house.

**I.7 ENTRY STOOPS**

**MAIN ENTRY**

At some point the stoop pulled away from the house. No signs of accelerated movement are apparent. Mortar repairs may be warranted from time to time. The railing pockets need cement.

**OTHER ENTRIES**

Satisfactory. Normal wear. No immediate repair.

**I.8 PATIO**

N/A.

**I.9 DECKS**

N/A.

**I.10 WINDOW WELLS****CONDITION**

Generally satisfactory but somewhat overgrown and/or they need to be cleaned out.

**I.11 STAIRWELLS**

N/A.

**ROOFING, GUTTERING, CHIMNEYS.**

Several key factors determine the life expectancy and the degree of trouble a roof will cause over its life. The main factors, in approximate order of importance, are configuration (complex or simple, number of valleys, abutted walls, parapets etc.), workmanship, age, slope (steeper is better), material (must be appropriate for the configuration and slope), number of penetrations (skylights, vents, chimneys, fans, etc.) maintenance, orientation to the sun, color, ventilation, and abuse. Always expect more trouble with a low slope roof or a complicated roof. The inspector is considering all these factors when evaluating the roof to help you understand how problematic the roof may be. Properly functioning gutters are essential to preserving your building. They have to be firmly attached, properly attached, clean, leak free, and the downspout discharge has to run safely away from the house. More basements flood due to bad guttering than any other cause. Gutters in a wooded areas have to be cleaned as often as five times a year. Our conclusions about the condition of the chimney will quite often differ from the opinions of chimney sweeps. We take the position that minor defects in the brick, liners, and mortar are not cause to do major repairs. This is based on 30 years of evaluation and experience. If you are particularly concerned with this then have your favorite chimney sweep do an evaluation.

**3.1 MAIN ROOF****MAIN ROOF CONDITION**

Generally satisfactory but it does need some remedial work.  
Specifics conditions observed : A lot of shingles are missing and or broken.

**ACTION NEEDED (main roof):**

Have a qualified roofer evaluate it and repair as needed. The roof should last at least 10 more years if correctly maintained.

**MATERIAL**

Slate. VIEWED FROM: Ladder at the roof edge. Window, Ground.

**SLOPE and CONFIGURATION**

Steep.

**3.5 FLASHING AND PLUMBING VENTS****FLASHING**

The flashing is loose and probably not weatherproof at the chimney. Have a qualified roofer evaluate it and repair as needed.

**VENTS**

Number of plumbing vents noted: 1 Satisfactory condition.

**3.6 GUTTERS****GUTTER CONDITION**

The gutters need repairs now. All the gutters are clogged with leaves and need cleaning now. Loose guttering was observed that should be re-attached. Some gutter sections slope wrong which is allowing overflow. The joints are leaking and need to be repaired and caulked. Extensions are needed on some downspouts to divert discharge away from the house.

**MATERIAL**

Copper.

**3.7 CHIMNEYS AND COMBUSTION VENTS****CHIMNEY CONDITION**

See the fireplace section of this report also. Satisfactory. A complete liner inspection often requires specialized investigation with a drop down camera which is beyond the scope of this inspection.

**MATERIAL**

Masonry. Lined, There are no rain caps.

**EXTERIOR**

This section of the report follows the house components down from the cornice line through the visible portions of the outside of the foundation. Your attention should first go to the structural comments and overall integrity of the foundation and wall structure. When evaluating the structure of older buildings all conditions are a matter of degree since no building more than 20 years old is completely free of structural distortion. Secondly, wall covering, i.e stucco, siding, EIFS, and brick mortar are all wear items that can be very expensive to improve so you should try to anticipate your potential financial liability. Windows and doors can command the next largest expense if they are in too much disrepair. Rotted wood, particularly in hard to reach areas such as cornice lines should be your next priority. Painting is normally not considered a major repair unless the house is large or has substantially deteriorated paint, or has hard to reach areas. Finally, vent covers and accessories need to be considered.

**4.1 CORNICE AND SOFFITS****CORNICE CONDITION**

Satisfactory. No critical repair needs.

**TYPE and MATERIAL**

Standard design, fascia, soffit, bed mold, frieze. Wood.

**GABLE VENTS**

Satisfactory, no repair needs observed from outside (see attic).

## 4.2 EXTERIOR WALL STRUCTURE

### VISIBLE STRUCTURAL CONDITIONS (exterior walls)

Some masonry wear was noted. The steel lintels have rusted and expanded opening a crack. An effort is needed to prevent further expansion.



### PRIMARY WALL TYPE

Solid masonry, brick over brick.

## 4.3 WALL COVERING

### WALL COVERING CONDITION

Generally satisfactory. No major defects, Normal weathering. Should need maintenance only.

### PRIMARY MATERIAL

The wood siding is Clapboard.

## 4.4 WINDOWS

### WINDOW CONDITION

The window inspection is done based on a representative sampling. Generally satisfactory, no significant problems were found. Paint and glazing repairs are needed. Some windows are hard to operate or painted closed.

### PRIMARY TYPE

Wood. The glass is single thickness (uninsulated). Double hung.

### STORM WINDOWS AND SCREENS

STORM WINDOWS: Most of the primary windows have storms. SCREENS: Most but not all of the primary windows have screens.

## 4.5 EXTERIOR DOORS

### MAIN ENTRY DOOR

The front door operated normally.

### STORM OR SCREEN DOORS

It works adequately.

### DOOR BELL

Worked normally.

## 4.6 PORCHES, PORTICO, BALCONIES, GAZEBOS

### OPEN PORCHES

Satisfactory condition, sound but has normal weathering.

## 4.7 WINDOW, DOOR, CORNER, AND MISC. EXTERIOR TRIM

### EXTERIOR TRIM CONDITION

The trim material is in satisfactory condition. You might expect some minor repairs/maintenance but nothing excessive.

### MATERIAL

Wood.

## 4.8 PAINTING

### EXTERIOR PAINT CONDITION

The paint is flaking in the high exposure areas.

## BASEMENT, FOUNDATION, FLOOR STRUCTURE, WATER PENETRATION

This section discusses the key structural components, i.e. the foundation walls and the floor framing. Normally the floor observations noted refer to the first floor. Basement water problems are discussed here too. The vast majority of basement water problems are related to surface control problems i.e. gutters, grading, patios, and walks. Water sinks in from around the surface and forces its way through walls, floors, and window wells. In most cases you can just fix the surface controls. Surface control problems are a distinctly different problem from subsurface water which is an inherent characteristic of the site and much more difficult to control. Subsurface water mandates the presence of a battery backed sump pump system and an effective interior perimeter drain. Very old basements just were never built with the intention of being completely waterproof and it is difficult to keep them completely dry unless you have a naturally dry site with good surface controls also. You should ask the occupants of the house about any water penetration signs noted in this report.

## 5.1 FOUNDATION

### FOUNDATION WALL CONDITION

Satisfactory. No evidence of any significant distress. Cracks were noted but were not considered structurally threatening.

### CONFIGURATION

TYPE OF FOUNDATION: A walkout basement.

### MATERIAL

PRIMARY FOUNDATION WALL: Brick. Block.



### BASEMENT FLOOR SLABS

The basement floor is, concrete. It shows no sign of subsidence or heaving.

## 5.2 FLOOR STRUCTURE

### MAIN FLOOR FRAMING CONDITION

Satisfactory, It is a common floor specification and no significant defects were found. Some relatively minor termite damage was visible. The damage seems to be adequately repaired.

### MAIN FLOOR FRAMING DESCRIPTION

The floor structure of the upper floors is almost never visible and all assessments are based on manifested conditions.

### COLUMNS

COLUMN CONDITION: There is no evidence of any column or bearing wall problems. COLUMN TYPE: There are steel support columns.

### BEAMS

BEAM CONDITION: No problems were found with the beams or bearing walls. BEAM TYPE: There are steel I beams for floor support.

### 5.3 BASEMENT FINISH, MOLD, WATER PENETRATION

#### BASEMENT FINISH

FINISH CONDITION: Fair. Dated, dark, minimal damage.

#### MOLD

VISIBLE MOLD: No mold was visibly growing. It needs to be made clear that all houses have measurable amounts of mold in the air and on materials. If you are sensitive to mold issues than you should order a mold test.

#### EVIDENCE OF WATER FROM OUTSIDE

The rear corner is stained. Stains on the woodwork and finish were observed.

#### CAUSES of the WATER PROBLEMS

Outside surface water controls. Refer to the following sections: Gutters, Grades,

#### SEVERITY of the BASEMENT PROBLEMS

There has been regular saturation.

### 5.4 CRAWLSPACES

#### CRAWLSPACE GENERAL CONDITION

The crawlspace is wet and insulation is falling. It needs to be cleaned out, dried out, and a vapor barrier put down.



#### CRAWLSPACE VENTING, INSULATION, VAPOR BARRIER

VAPOR BARRIER: Put 6 mil plastic on the ground with overlapping joints and weigh down the edges.

VENTILATION: Inadequate. Ventilation modifications are recommended to prevent mold and fungus growth.

INSULATION: Pieces have fallen out and need to be replaced. Recommend reinsulating. Generally perimeter insulation works better than floor insulation.

### 5.5 SUMP PUMP and FLOOR DRAINS

#### FLOOR DRAIN

There is no floor drain. There is a sump pump instead.

#### SUMP PUMPS

Installed with the house as a routine part of construction.

#### SUMP PUMP OPERATION

The sump pump does not work correctly. Recommend a plumber come and evaluate components and make repairs as needed.



**5.6 INSECT DAMAGE****INFESTATION SIGNS**

Hidden areas can't be assessed and insect infestation inspections are a specialty unto themselves. Damage was observed. The damage is in structural components. (see 5.2), The visible damage is relatively minor. The damage appears to be from an old infestation. Previous treatment was seen•

**RECOMMENDATION**

Get a full wood boring insect inspection from a pest control company.

**ELECTRIC SYSTEM**

There are five things you need to know about the electric system in your house: 1. Is the total available power enough to meet the load demand on the house? 2. What is the condition of the service equipment? 3. Is the distribution thorough enough (are there enough circuits) to keep you from routinely overloading any given circuit and to allow you to run a household in the manner in which you would like? 4. What is the workmanship like? 5. And finally, are there enough, and what is the condition of the outlets, switches and light fixtures. Any two prong outlets should be upgraded to three prong (with ground) and wet areas should have Ground Fault interrupters on them. If you don't know what GFIs are ask your inspector.

All houses with fuel burning appliances should have Carbon Monoxide (CO) detectors. They can be bought as combination detectors with smoke detectors. Smoke detectors have to be upgraded regularly. They apparently go bad just sitting. The test button on a smoke alarm only tests the buzzer not the ability to detect smoke. New houses now have smoke alarms inside every bedroom as well as outside sleeping areas and on every floor. This reportedly has provided a dramatic improvement in their effectiveness. Re-sale houses are typically only required to have one on each floor and outside the sleeping areas. The more you have the better. We will automatically recommend replacement of the detectors if they look old.

**6.1 SERVICE CAPACITY****TOTAL POWER AVAILABLE**

200 AMPS @ 120/240 VOLTS.

**ADEQUACY of ELECTRICAL POWER AVAILABLE**

Satisfactory. There is enough power available for the existing load plus enough power for limited expansion.

**6.2 SERVICE EQUIPMENT, WIRE TYPES, DESCRIPTION AND CONDITION****ENTRY WIRES and METER BOX**

The meter stack is located outside in front of the building. NUMBER OF METERS: One. ESTIMATED SIZE AND AMPACITY OF THE SERVICE ENTRY CABLE: 4/0 aluminum rated @ 200 amps. The lines come in overhead.

**CONDITION OF THE ENTRY WIRES AND METER BOX**

No problems observed.

**ELECTRIC SERVICE PANELS, TYPE AND AMPACITY**

NUMBER OF MAIN PANELS: One. MAIN PANEL LOCATION: Basement. TYPE OF MAIN PANEL: Circuit breakers. AMPACITY: 200 Amps.

**CONDITION OF THE MAIN PANEL(S)**

The system is grounded. Satisfactory, No problems found.

**WIRE TYPES AND CONDITION**

Non-metallic sheathed cable (modern cable). The small wires are copper.

**6.3 DISTRIBUTION****NUMBER OF CIRCUITS**

240 VOLT: 3 110 VOLT: 11.

**ADEQUACY of the ELECTRIC DISTRIBUTION.**

Satisfactory, the panel is not fully modernized but it will serve adequately under the most common circumstances.

**6.4 WIRING TECHNIQUES AND MISCELLANEOUS WORKMANSHIP**

Satisfactory. The work is adequately done and with a few small repairs it will serve you adequately.

**6.5 OUTLETS, SWITCHES, LIGHTS****GENERAL CONDITION**

We test a representative sample of outlets, switches, and lights, not every one. Make your repairs when the house is empty if possible so every outlet can be reached.

**OUTLETS**

**SPACING:** Satisfactory. Not fully modernized but adequate for simple purposes. **TYPE:** There is a mix of 2 and three prong. It is recommended that you replace the old ones with new grounded outlets both to get the ground and to get fresh connections. Ground fault interrupter outlets (GFIs) are now recommended for all damp areas. GFIs are extra sensitive and fast circuit breakers, usually built right into the outlet, that are located in areas where people might mix electric devices and water. They are a helpful safety device and a recommended modernization. In new construction they are required in all bathrooms, kitchens, outside, in the garage, and one in the basement. You should add them to any of those places that don't have them.

**SWITCHES and LIGHTS**

There is a mix of old and new switches and lights. We always recommend updating the old switches. Broken dimmers: Missing coverplates were found, A licensed electrician should be called to make further evaluation and repairs as needed.

**6.6 SMOKE ALARMS and CARBON MONOXIDE DETECTORS****SMOKE ALARMS**

There are some smoke alarms but not one on every floor or near all the sleeping areas. Your smoke alarms appeared to be fairly old. Since smoke detector reliability decreases rapidly as they age we recommend you modernize them. Install all new smoke detectors. Put one on every floor and at least one outside every sleeping area. In new houses every bedroom has one in the bedroom.

**CARBON MONOXIDE DETECTORS**

Add CO detectors. All houses with fuel burning appliances should have CO detectors.

**ALARM, CABLE, DISH, DATA, PHONE & INTERCOM SYSTEMS****CABLE TV**

"jacks" were seen in several rooms.

**PHONE SYSTEM**

Several modular style phone jacks were observed.

**PLUMBING SYSTEM****7.1 MAIN WATER SUPPLY PIPE****MATERIAL TYPE AND SIZE**

1". Lead.

**SHUT OFF LOCATION**

On the front wall of the basement.

**MAIN WATER PIPE CONDITION**

There is no evidence of any water main problems. Lead. Lead water mains last a very long time but of course there is a potential for getting lead in the water. You should consider changing the pipe. Until then there is filtering available and, if the presence of lead concerns you, you should consult with a water treatment company for advice.

**7.2 INTERIOR SUPPLY PIPES****MATERIAL TYPE**

Type "M" copper.

**INTERIOR SUPPLY PIPE CONDITION**

Satisfactory. No major problems or systemic conditions were found. Expect normal miscellaneous repairs.

**7.3 HOSE BIBBS, EXTERIOR FIXTURES****HOSE BIBBS**

The hose bibbs operated normally.

**7.4 DRAINS AND VENTS****MATERIAL TYPE**

Cast Iron. Galvanized steel. Copper.

**PLUMBING DRAIN AND VENT CONDITION**

Satisfactory. No major problems or systemic conditions were found. Should only need normal miscellaneous repairs.

**7.5 WATER HEATER****TYPE AND SIZE AND ADEQUACY**

TYPE: Gas. SIZE: 50 Gallons, WATER HEATER ADEQUACY: Standard.

**AGE, AVERAGE LIFE EXPECTANCY**

AVERAGE LIFE: 15-18 years for most of the better grade units on city water. ESTIMATED AGE: 1990.

**WATER HEATER CONDITION**

The unit is near the end of its useful life. **GAS WATER HEATER:** The draft hood is not secured correctly. It is too easily knocked loose. The vent does not have the recommended slope on it that is needed to assure good exhaust gas flow. It should slope continuously at 1/4" per foot. A licensed plumber should be called to make further evaluation and repairs as needed.

**7.6 LAUNDRY EQUIPMENT****LAUNDRY SINK**

The sink is cracked and leaking.

**CLOTHES WASHERS**

The machine did not run normally. The washer leaked during the test. You need a repairman.

**DRYERS**

**TYPE:** Electric. It ran normally and was heating in the mode in which it was tested. The venting isn't right, It is not vented. Dryers should be vented to control dust, and air quality.

**7.7 FUEL PIPES, OIL TANKS****GAS**

**NUMBER OF METERS:** One. **LOCATION OF METER(S):** On the outside front of the house. No leaking was detected.

**HEATING SYSTEMS**

To understand your heating system you should know how many zones you have, what type of heat it is (forced air or hot water), what the fuel is, how old it is and what the average life for this type of unit is, and finally the specific condition at the time of the inspection. If you have a heat pump it will be tested in the mode corresponding to the season. All houses with fuel burning appliances should be equipped with Carbon Monoxide (CO) detectors. It is important to know the limitations when inspecting heat systems within the constraints of a home inspection. The only way to know absolutely if the heat exchanger is sound is to take the furnace completely apart and spray oil or water on the metal to see if it bleeds through any hidden cracks or holes. Not all heating contractors know these techniques and it is beyond the scope of this inspection. It is also beyond the scope of any normal service call. The inspector may use direct or mirror observation, flame observation, soot observation, sometimes match tests, and carbon monoxide (CO) tests but those tests are not 100% reliable. Further testing is a choice you have to make. It is very difficult to determine how well balanced a heating system is based on a limited home inspection but we do try to make basic observations.

**8. ZONES****NUMBER OF ZONES**

One.

**8.1 HEATING SYSTEM #1****LOCATION and AREA SERVED**

**LOCATION:** Basement. **THERMOSTAT LOCATION:** The first floor hall. **AREAS SERVED:** All the main areas of the house.

**BRAND and CAPACITY**

BRAND: Bryant. APPROXIMATE CAPACITY (input):  
100,000 Btuh.

**TYPE of HEAT**

TYPE OF HEAT: Conventional boiler 60-78% efficient. FUEL: Natural gas. DISTRIBUTION METHOD: Forced hot water. Radiators.

**AGE and NORMAL EXPECTED LIFE**

APPROXIMATE AGE: 20+ years. STATISTICAL AVERAGE EXPECTED LIFE: Cast iron boilers, 40 years +.

**GENERAL CONDITION (Unit #1)**

The unit is working but it is fairly old. (See "Age")

**SPECIFIC REPAIR NEEDS (Unit #1)**

None. Based on the tests and observations made, all the components, functions, and conditions listed above were found to be satisfactory.

**BOILER SPECIFIC REPAIR NEEDS (Unit #1)**

Set up a typical maintenance contract with a HVAC company.

**DISTRIBUTION REPAIR NEEDS (Unit #1)**

The radiator did not get hot in: Have a qualified HVAC tech come and make repairs as needed.

**COMPONENTS AND CONDITIONS EVALUATED**

Thermostat, Draft and/or Draft fan, Circulator(s), System Sequencing, Pilot/Ignitor, Flame Pattern, Visible portions of the Boiler Core, Water Pressure, Water Temperature, Expansion Tank, Fill Valve, Pressure Relief Valve, Visible water piping, radiators/convectors, Visible Wiring, Cleaning, General Installation.

**AIR CONDITIONING****9. ZONES and TYPE****NUMBER OF ZONES**

One.

**UNTREATED AREAS**

None.

**TYPE OF A/C**

Standard electric split system.

**9.1 AIR CONDITIONER #1****LOCATION and AREA SERVED**

LOCATION of BLOWER: Attic. THERMOSTAT LOCATION: The 2nd floor hall. AREAS SERVED: All the main areas of the house.

**BRAND and CAPACITY**

BRAND: Carrier. APPROXIMATE CAPACITY : 30,000 Btuh.

**AGE and NORMAL EXPECTED LIFE**

APPROXIMATE AGE: YEARS: 10 STATISTICAL AVERAGE EXPECTED LIFE: Top Grade, up to 20 years.

**GENERAL CONDITION A/C #1**

Satisfactory. The unit is operating normally but it is not new.

**SPECIFIC REPAIR NEEDS A/C #1**

None. Based on the tests and observations made, all the components, functions, and conditions listed above were found to be satisfactory.

**ATTIC****10.1 GENERAL DESCRIPTION****NUMBER OF ATTICS**

There is one main attic.

**ACCESS**

You enter through a scuttle hole.

**VISIBILITY**

Typical. Not totally visible but enough to be comfortable with the conclusions.

**STORAGE**

There is some storage space available.

**10.2 FRAMING STRUCTURE****ATTIC STRUCTURE CONDITION**

Good. Materials and workmanship are above average.

**TYPE OF FRAMING**

Common trusses.

**ROOF SHEATHING**

No significant defects found.

**10.3 LEAKS, CONDENSATION SIGNS****LEAK SIGNS in the ATTIC**

Active leaking was observed. There are stains around the chimney flashing.

**CONDENSATION SIGNS in the ATTIC**

Nothing significant.

**10.4 INSULATION****TYPE**

Batts. Fiberglass.

**THICKNESS**

4-6".

**ATTIC INSULATION ADEQUACY**

Satisfactory. Not optimum but adequate.

**10.5 VENTILATION****TYPE**

Gable Vents. ADEQUACY: Satisfactory.

**BATHROOMS**

Bathrooms become one focus of the interior part of the inspection because we spend so much money fixing up bathrooms. Systemic pipe conditions are discussed in the plumbing section. The bathroom section discusses the bath fixtures and tile. Water Flow is a primary concern because poor water flow can indicate bad or old piping or other systemic problems that can be expensive. The miscellaneous repairs that fixtures need usually are not expensive despite the aggravation. Tile can be expensive to repair if it is more than just caulking. All bathrooms should have either a fan or a window to ventilate, preferably both. Modern bathrooms should have GFI protected outlets.

**11.1 MASTER BATH****GENERAL CONDITION**

This bath needs several repairs.

**TILE and CAULKING**

Loose tile was observed that needs to be repaired.

**SINKS**

The faucet leaks.

**TOILET**

Satisfactory, the toilet worked normally, is firmly attached, and is not leaking.

**TUB/SHOWER**

Satisfactory, working adequately.

**VENTILATION**

Window.

**ACCESSORIES**

There is no outlet.

**11.2 POWDER ROOM****GENERAL CONDITION**

This bathroom needs renovation.

**TILE**

There is no tile.

**SINKS**

Satisfactory.

**TOILET**

The flush mechanism didn't work smoothly and normally.

**VENTILATION**

Window.

**ACCESSORIES**

There is no outlet.

## KITCHEN

No opinion is offered as to the adequacy of the dishwasher cleaning. Ovens, self or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection.

**12.0 KITCHEN****GENERAL KITCHEN CONDITION**

Everything is currently working, the kitchen is functional, but most of the components are at an age that most homeowners would start to consider remodeling for design improvements and increasing frequency of repair.

**12.1 CABINETS, COUNTERS, FLOORS****KITCHEN CABINETS**

The cabinets are old but they work adequately.

**COUNTERTOPS**

It has some delaminating pieces that should be repaired.

**KITCHEN FLOORS**

The floor covering is vinyl tile.

**12.2 KITCHEN SINK(S)****KITCHEN SINK**

It is in satisfactory condition. There were no leaks and the flow was functional.

**12.3 COOKING APPLIANCES****RANGE/COOK TOP**

Electric, It operated normally in this short test.

**OVEN**

Electric, It operated normally in this short test.

**12.4 KITCHEN VENTILATION****TYPE of KITCHEN VENTILATION**

There is no fan/hood present. You will probably want to add one.

**12.5 REFRIGERATOR(s)****REFRIGERATOR**

The refrigerator appears to be working normally.

**12.6 DISHWASHER(s)****DISHWASHER**

The dishwasher cycled normally.

**12.7 GARBAGE DISPOSAL(s)****GARBAGE DISPOSAL**

None installed.

**12.8 MISCELLANEOUS KITCHEN APPLIANCES****ICE MAKER**

Ice trays only.

**INTERIOR**

The General Interior inspection focuses on evidence of water stains from outside sources or interior plumbing sources that haven't already been discussed in the other sections of the report. We are also looking at the degree of interior structural distortion from forces such as structural creep, deflection, differential shrinkage, settlement, truss heave, and rafter thrust. Since almost all houses evidence these distortions to some degree based on their age and type of construction the inspector has to use experienced judgement to determine their significance. Cosmetic issues such as wallpaper, decoration, and style choices are not a focus. Fireplaces

**13.1 INTERIOR WATER SIGNS****EVIDENCE OF LEAKS COMING FROM OUTSIDE**

Water marks at the chimney.

**EVIDENCE OF LEAKS COMING FROM INSIDE**

None found.

**13.2 FLOORS****STRUCTURAL DEFORMATIONS IN THE FLOORS**

There is a normal level of sag, shrinkage, and deflection.

**PREDOMINANT MATERIALS**

Oak,

**GENERAL CONDITION OF THE FLOORING**

Satisfactory, normal wear and tear.

**13.3 WALLS****STRUCTURAL DEFORMATIONS OF INTERIOR WALLS**

Floor sags have created some cracks at corners and doors. This is normal.

**PREDOMINANT MATERIALS**

Plaster,

**GENERAL CONDITION OF THE INTERIOR WALLS**

Satisfactory, normal wear and tear.

### **13.4 CEILINGS**

#### **STRUCTURAL DEFORMATIONS**

The framing has sagged a little. This is normal.

#### **PREDOMINANT MATERIALS**

Plaster,

#### **GENERAL CONDITION OF THE CEILINGS**

Satisfactory, normal wear and tear.

### **13.5 STAIRWAYS**

#### **TREADS AND RISERS**

Satisfactory, no significant problems found.

#### **BALUSTRADES AND RAILINGS**

Satisfactory, normal wear and tear.

### **13.6 INTERIOR DOORS**

#### **INTERIOR DOOR CONDITION**

Doors need to be adjusted to the sags in the building. Missing knobs:

### **13.7 FIREPLACES see 3.7 also**

#### **TYPE**

Conventional masonry fireplace.

#### **FIREPLACE FIREBOX**

Loose bricks observed in the firebox should be repaired.

#### **THROAT, FLUE, DAMPER**

The damper doesn't work correctly.

#### **HEARTH, MANTLE & SURROUND**

Satisfactory.

# *Claxton Walker & Associates*

301 970 1911

## **Repair list:**

November 16, 2005

Harry Homebuyer

RE: 1000 Main St.  
Anywhere, MD 12345

November 16, 2005.

Thank you for using our inspection service. I hope you find it helpful. I have extracted the following items from the report and had the computer list them here because they are conditions that I believe you will have to repair

## **GROUPS and APPURTENANCES**

### **I.1 SITE GRADING**

#### **SITE CHARACTERISTICS**

The lot is terraced out of the original slope. Back to front. The back yard doesn't have good run off away from the house.

#### **GROUND SLOPE at the HOUSE WALLS**

The grades are generally satisfactory but there are some low areas. Ideally you should try to develop a slope in the ground directly around the house of 1 inch per foot for a distance of 6 feet with a clear continuous path for the water from there on. The grade is low along the rear of the house. The grade is low along the right side of the house. Failure to achieve proper grade around the foundation walls is one of the leading causes of basement water problems. It is recommended that you hire a qualified landscaper to correct any low areas or cavities found so that surface water runs away from the house.

### **I.2 VEGETATION**

#### **CONDITION**

Limbs touching the roof, should be cut back. Damage is possible.

## **ROOFING, GUTTERING, CHIMNEYS.**

### **3.1 MAIN ROOF**

#### **MAIN ROOF CONDITION**

Generally satisfactory but it does need some remedial work. Specifics conditions observed : A lot of shingles are missing and or broken.

#### **ACTION NEEDED (main roof):**

Have a qualified roofer evaluate it and repair as needed. The roof should last at least 10 more years if correctly maintained.

### **3.5 FLASHING AND PLUMBING VENTS**

#### **FLASHING**

The flashing is loose and probably not weatherproof at the chimney. Have a qualified roofer evaluate it and repair as needed.

### **3.6 GUTTERS**

#### **GUTTER CONDITION**

The gutters need repairs now. All the gutters are clogged with leaves and need cleaning now. Loose guttering was observed that should be re-attached. Some gutter sections slope wrong which is allowing overflow. The joints are leaking and need to be repaired and caulked. Extensions are needed on some downspouts to divert discharge away from the house.

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## EXTERIOR

### 4.2 EXTERIOR WALL STRUCTURE

#### VISIBLE STRUCTURAL CONDITIONS (exterior walls)

Some masonry wear was noted. The steel lintels have rusted and expanded opening a crack. An effort is needed to prevent further expansion.

## BASEMENT, FOUNDATION, FLOOR STRUCTURE, WATER PENETRATION

### 5.2 FLOOR STRUCTURE

#### MAIN FLOOR FRAMING CONDITION

Satisfactory, It is a common floor specification and no significant defects were found. Some relatively minor termite damage was visible. The damage seems to be adequately repaired.

### 5.4 CRAWLSPACES

#### CRAWLSPACE GENERAL CONDITION

The crawlspace is wet and insulation is falling. It needs to be cleaned out, dried out, and a vapor barrier put down.

#### CRAWLSPACE VENTING, INSULATION, VAPOR BARRIER

VAPOR BARRIER: Put 6 mil plastic on the ground with overlapping joints and weigh down the edges. VENTILATION: Inadequate. Ventilation modifications are recommended to prevent mold and fungus growth. INSULATION: Pieces have fallen out and need to be replaced. Recommend reinsulating. Generally perimeter insulation works better than floor insulation.

### 5.5 SUMP PUMP and FLOOR DRAINS

#### SUMP PUMP OPERATION

The sump pump does not work correctly. Recommend a plumber come and evaluate components and make repairs as needed.

### 5.6 INSECT DAMAGE

#### INFESTATION SIGNS

Hidden areas can't be assessed and insect infestation inspections are a specialty unto themselves. Damage was observed. The damage is in structural components. (see 5.2), The visible damage is relatively minor. The damage appears to be from an old infestation. Previous treatment was seen

## ELECTRIC SYSTEM

### 6.5 OUTLETS, SWITCHES, LIGHTS

#### OUTLETS

SPACING: Satisfactory. Not fully modernized but adequate for simple purposes. TYPE: There is a mix of 2 and three prong. It is recommended that you replace the old ones with new grounded outlets both to get the ground and to get fresh connections. Ground fault interrupter outlets (GFIs) are now recommended for all damp areas. GFIs are extra sensitive and fast circuit breakers, usually built right into the outlet, that are located in areas where people might mix electric devices and water. They are a helpful safety device and a recommended modernization. In new construction they are required in all bathrooms, kitchens, outside, in the garage, and one in the basement. You should add them to any of those places that don't have them.

#### SWITCHES and LIGHTS

There is a mix of old and new switches and lights. We always recommend updating the old switches. Broken dimmers: Missing coverplates were found, A licensed electrician should be called to make further evaluation and repairs as needed.

### 6.6 SMOKE ALARMS and CARBON MONOXIDE DETECTORS

#### SMOKE ALARMS

There are some smoke alarms but not one on every floor or near all the sleeping areas. Your smoke alarms appeared to be fairly old. Since smoke detector reliability decreases rapidly as they age we recommend you modernize them. Install all new smoke detectors. Put one on every floor and at least one outside every sleeping area. In new houses every bedroom has one in the bedroom.

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301 970 1911

## CARBON MONOXIDE DETECTORS

Add CO detectors. All houses with fuel burning appliances should have CO detectors.

## PLUMBING SYSTEM

### 7.5 WATER HEATER

#### WATER HEATER CONDITION

The unit is near the end of its useful life. GAS WATER HEATER: The draft hood is not secured correctly. It is too easily knocked loose. The vent does not have the recommended slope on it that is needed to assure good exhaust gas flow. It should slope continuously at 1/4" per foot. A licensed plumber should be called to make further evaluation and repairs as needed.

### 7.6 LAUNDRY EQUIPMENT

#### LAUNDRY SINK

The sink is cracked and leaking.

#### CLOTHES WASHERS

The machine did not run normally. The washer leaked during the test. You need a repairman.

#### DRYERS

TYPE: Electric. It ran normally and was heating in the mode in which it was tested. The venting isn't right, It is not vented. Dryers should be vented to control dust, and air quality.

## HEATING SYSTEMS

### 8.1 HEATING SYSTEM #1

#### DISTRIBUTION REPAIR NEEDS (Unit #1)

The radiator did not get hot in: Have a qualified HVAC tech come and make repairs as needed.

## ATTIC

### 10.3 LEAKS, CONDENSATION SIGNS

#### LEAK SIGNS in the ATTIC

Active leaking was observed. There are stains around the chimney flashing.

## BATHROOMS

### 11.1 MASTER BATH

#### TILE and CAULKING

Loose tile was observed that needs to be repaired.

#### SINKS

The faucet leaks.

### 11.2 POWDER ROOM

#### TOILET

The flush mechanism didn't work smoothly and normally.

If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

*Claxton Walker and Associates*