



Confidential Inspection Report

LOCATED AT:
1 Sample Ln
Sample, Maryland

PREPARED EXCLUSIVELY FOR:
Mr. & Mrs. Sample Report

INSPECTED ON:
Sunday, November 18, 2018



Inspector, David "Fuzzy" Moersen Md #29854 VA #3380000291
Homecheckit 202-498-9765



Homecheckit Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

BASIC INFORMATION

AIR CONDITIONING

AGED s-4: - Estimated to be approximately 27 years old and in working condition



BRANCH CIRCUITRY

ELECTRICAL SYSTEM

ATTN s-18: - Improper wiring methods have been employed in numerous instances throughout the system. We recommend all wiring be attached correctly.



**CLEANOUT
PLUMBING**

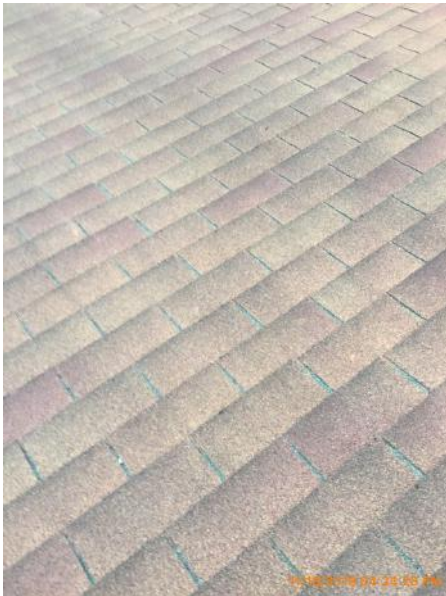
MINR s-19: - The cleanout cap at the laundry sink is damaged. We recommend it be replaced.



**BASIC INFORMATION
COMPOSITION SHINGLE ROOFING**

AGED s-20: - Location: Covers whole building





AGED s-24: - Age: Approximately 26 years old, no leaks found in attic.



GUTTERS

COMPOSITION SHINGLE ROOFING

ATTN s-26: - Debris was present in the gutters, which limited our visual inspection. We recommend all debris be removed to ensure proper drainage. The condition of the gutters can be better assessed at that time.



ATTN s-27: - Portions of the gutters were filled with water at the time of this inspection. We recommend all debris be removed and the downspouts be flushed to ensure proper drainage. The condition of the gutters can be better assessed at that time.



OUTDOOR RECEPTACLES

EXTERIOR/SITE/GROUND

ATTN s-39: - GFCI protection was not found where this feature is now required. We recommend GFCI protection be installed front and back of house



ALUMINUM SIDING
EXTERIOR/SITE/GROUND

MINR s-40: - The aluminum siding appears to be properly installed and generally in good condition, with exceptions noted below.
Right side has a dented area.
Siding needs filling in with plumbers putty where electric sec cable enters house to keep mice out.



DOORS
EXTERIOR/SITE/GROUND

ATTN s-41: - The deck screen door is damaged. We recommend it be repaired or replaced.



WINDOWS
EXTERIOR/SITE/GROUND

MINR s-42: - Window shutter is loose



DOWNSPOUTS

EXTERIOR/SITE/GROUND

ATTN s-43: - Runoff water from the roof discharges next to the house. We recommend the downspouts be routed sufficiently away from the structure to prevent puddling, pooling, and saturation of the soil around the building.



ATTN s-44: - The lower section of the downspout, or elbow is missing at the right side front. We recommend it be replaced to help direct water away from the foundation.



WIRING BASEMENT

ATTN s-46: - Running splices, which are improper connections outside a junction box, were observed. We recommend connections be joined with approved connectors inside a junction box to prevent accidental contact or mechanical damage. Several found in basement



TOILET GUEST HALLWAY BATHROOM

ATTN s-47: - The toilet is loose at the floor. While no damage was evident, this condition should be taken care of so that leakage does not develop and cause damage. We recommend that the toilet be removed and rebolted with a new wax seal.



WATER BASIN

GUEST HALLWAY BATHROOM

ATTN **s-48:** - The wash basin is sagging at its attachment on the wall. We recommend the wash basin be securely fastened.



FIXTURES

LOWER FLOOR CENTER BATHROOM

MINR **s-49:** - The shower head is leaking. We recommend the shower head be repaired or replaced.



RECEPTACLES

LOWER FLOOR CENTER BATHROOM

ATTN s-50: - The receptacles in this bathroom are loose. For maximum safety we recommend that they be resecured.



VENTILATION

LOWER FLOOR CENTER BATHROOM

MINR s-51: - The exhaust fan is very noisy and is not likely to be used in its present condition. We recommend that it be serviced or replaced to restore quite operation.



DOORS
BEDROOM

MINR s-52: - The door doesn't latch. We recommend minor adjustments to the hardware to restore proper function.



RECEPTACLES
KITCHEN

ATTN s-53: - There is no GFCI (ground fault circuit interrupter) protection for the countertop receptacle(s) within six feet of the sink. For an increased margin of safety, we recommend the installation of a GFCI receptacle(s).



LIGHTS
KITCHEN

ATTN s-54: - The kitchen light fixture is damaged. We recommend it be repaired or replaced.



WIRING
LAUNDRY AREA

ATTN s-56: - We found exposed wiring at the dryer vent. Installed on top of 2x4
Install correctly



Sunday, November 18, 2018
Mr. & Mrs. Sample Report
1 Sample Ln
Sample, Maryland




Dear Mr. & Mrs. Sample Report,

We have enclosed the report for the property inspection we conducted for you on Sunday, November 18, 2018 at:

1 Sample Ln
Sample, Maryland

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

-  = Repair or replacement needed
-  = Reached the end of its intended service life
-  = Minor repair needed

We thank you for the opportunity to be of service to you.

Sincerely,



Inspector, David "Fuzzy" Moersen
Homecheckit 202-498-9765



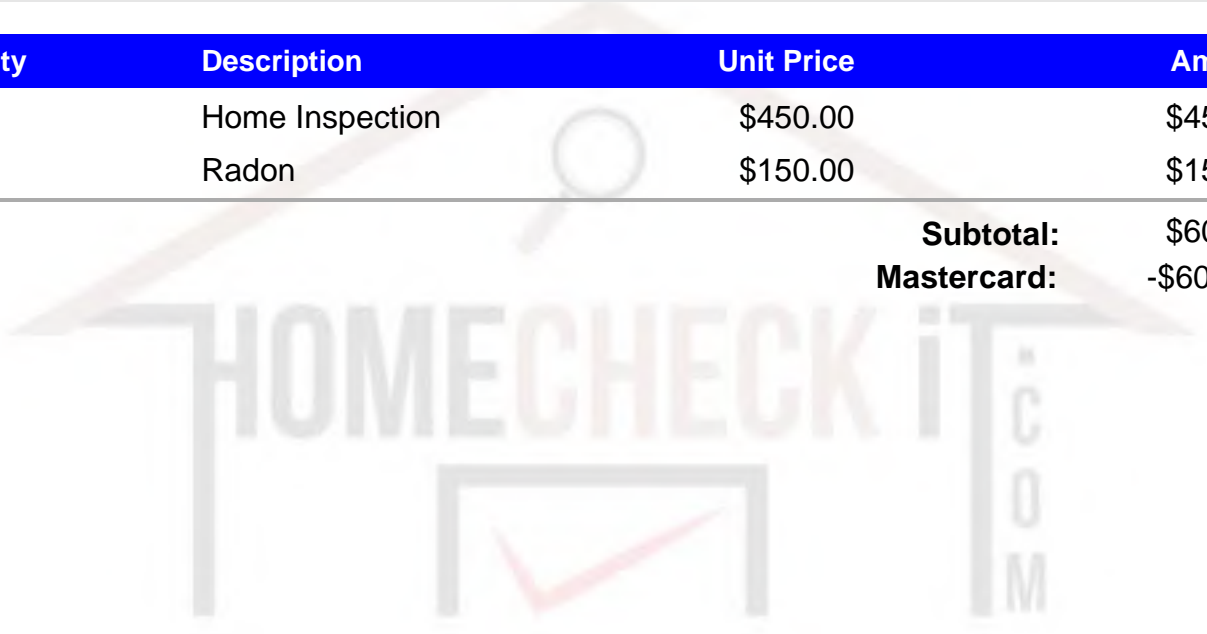


Receipt
1 Sample Ln
Sample, Maryland
(444) 444-4444
samplereport@gmail. om

Client: Mr. & Mrs. Sample Report
Receipt Number: 198916916
Receipt Date: Sunday, November 18, 2018

Quantity	Description	Unit Price	Amount
1	Home Inspection	\$450.00	\$450.00
1	Radon	\$150.00	\$150.00

Subtotal: \$600.00
Mastercard: -\$600.00



Change Due
Homecheckit 202-498-9765 • (202) 498-9765 • inspectormoersen@gmail. om \$0.00

Thank you for your business!

Table of Contents

Homecheckit Summary.....	2
Introduction.....	16
Air Conditioning.....	16
Heat.....	17
Electrical System.....	17
Plumbing.....	18
Roofing.....	19
Water Heater.....	22
Exterior/Site/Ground.....	22
Attic.....	25
Basement.....	25
Bathroom.....	25
Bedroom.....	28
Kitchen.....	28
Laundry Area.....	29
Environmental Concerns.....	30



Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard contract provided by the inspector who prepared this report.

Air Conditioning

An air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of air conditioning equipment is encouraged.

BASIC INFORMATION

- 1: - Method of cooling: Gas compression
- 2: - Number of units: 1
- 3: - Location of equipment: Single package system
- AGED** 4: - Estimated to be approximately 27 years old and in working condition



- 5: - Manufacturer: Bryant

Heat

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Forced Hot Air

BASIC INFORMATION

- 6: - Furnace location: Basement
- 7: - Energy source: Electricity
- 8: - Furnace btu input rating: 100,000 btu's
- 9: - Age: 11 years old
- 10: - Filter size: 16 x 25 x 1 inch
- 11: - Manufacturer: Bryant

Heat Pump

BASIC INFORMATION

- 12: - Energy source: Electricity
- 13: - Manufacturer: Bryant

Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of

wire.

BASIC INFORMATION

14: - Service entry into building: Underground service lateral

15: - Voltage supplied by utility: 120/240 volts

16: - Capacity (available amperage): 200 amperes

17: - Branch circuit protection: Circuit breakers

BRANCH CIRCUITRY

ATTN 18: - Improper wiring methods have been employed in numerous instances throughout the system. We recommend all wiring be attached correctly.



Plumbing

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

CLEANOUT

MNR 19: - The cleanout cap at the laundry sink is damaged. We recommend it be replaced.



Roofing

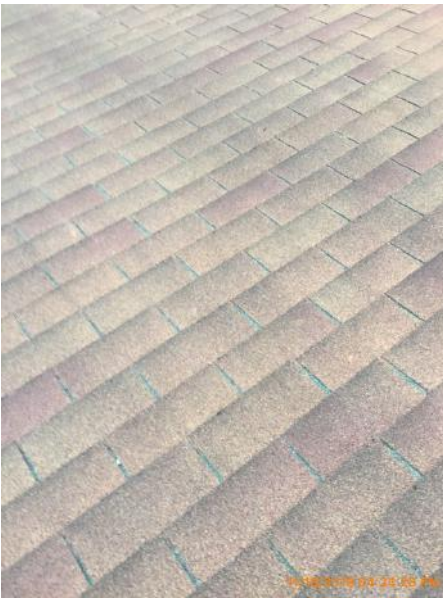
A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

Composition Shingle

BASIC INFORMATION

AGED 20: - Location: Covers whole building





21: - Location: Covers garage

22: - Roof slope: Medium

23: - Material: Asphalt composition shingle

AGED **24:** - Age: Approximately 26 years old, no leaks found in attic.



25: - Roof drainage system: Gutters and downspouts

GUTTERS

ATTN **26:** - Debris was present in the gutters, which limited our visual inspection. We recommend all debris be removed to ensure proper drainage. The condition of the gutters can be better assessed at that time.



ATTN 27: - Portions of the gutters were filled with water at the time of this inspection. We recommend all debris be removed and the downspouts be flushed to ensure proper drainage. The condition of the gutters can be better assessed at that time.



Water Heater

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

BASIC INFORMATION

- 28:** - Location: In the basement
- 29:** - Location: In the utility room
- 30:** - Energy source: Electricity
- 31:** - Capacity: 50 gallons
- 32:** - Age: Estimated to be 11 years old

Exterior/Site/Ground

BASIC INFORMATION

- 33:** - Site grading: Sloped away from structure
- 34:** - General lot topography: Flat lot
- 35:** - Driveway: Concrete on grade
- 36:** - Walkways: Concrete
- 37:** - Primary exterior wall covering: Metal siding
- 38:** - Primary exterior window material: Vinyl/plastic or vinyl clad

OUTDOOR RECEPTACLES

ATTN 39: - GFCI protection was not found where this feature is now required. We recommend GFCI protection be installed front and back of house



ALUMINUM SIDING

MINR 40: - The aluminum siding appears to be properly installed and generally in good condition, with exceptions noted below. Right side has a dented area. Siding needs filling in with plumbers putty where electric sec cable enters house to keep mice out.



DOORS

ATTN 41: - The deck screen door is damaged. We recommend it be repaired or replaced.



WINDOWS

MINR 42: - Window shutter is loose



DOWNSPOUTS

ATTN 43: - Runoff water from the roof discharges next to the house. We recommend the downspouts be routed sufficiently away from the structure to prevent puddling, pooling, and saturation of the soil around the building.



ATTN 44: - The lower section of the downspout, or elbow is missing at the right side front. We recommend it be replaced to help direct water away from the foundation.



Attic

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

ACCESS/ENTRY

45: - The attic access is located in the garage.

Basement

The basement is where much of the building's structural elements and many of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible component and system is examined for proper function, excessive, or unusual wear and general state of repair. It is not unusual to find occasional moisture in basements. Substantial and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the basement, some items will be reported under the individual systems to which they belong.

WIRING

ATTN 46: - Running splices, which are improper connections outside a junction box, were observed. We recommend connections be joined with approved connectors inside a junction box to prevent accidental contact or mechanical damage. Several found in basement



Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to

finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

Guest Hallway Bathroom

TOILET

ATTN 47: - The toilet is loose at the floor. While no damage was evident, this condition should be taken care of so that leakage does not develop and cause damage. We recommend that the toilet be removed and rebolted with a new wax seal.



WATER BASIN

ATTN 48: - The wash basin is sagging at its attachment on the wall. We recommend the wash basin be securely fastened.



Lower Floor Center Bathroom

FIXTURES

MINR 49: - The shower head is leaking. We recommend the shower head be repaired or replaced.



RECEPTACLES

ATTN 50: - The receptacles in this bathroom are loose. For maximum safety we recommend that they be resecured.



VENTILATION

MINR 51: - The exhaust fan is very noisy and is not likely to be used in its present condition. We recommend that it be serviced or replaced to restore quite operation.



Bedroom

DOORS

MINR 52: - The door doesn't latch. We recommend minor adjustments to the hardware to restore proper function.



Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal

operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

RECEPTACLES

ATTN 53: - There is no GFCI (ground fault circuit interrupter) protection for the countertop receptacle(s) within six feet of the sink. For an increased margin of safety, we recommend the installation of a GFCI receptacle(s).



LIGHTS

ATTN 54: - The kitchen light fixture is damaged. We recommend it be repaired or replaced.



Laundry Area

Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, we do not review appliances, connections, hookups, or venting.

FIXTURES

ATTN 55: - The laundry faucets are leaking. We recommend they be repaired or replaced.



WIRING

ATTN 56: - We found exposed wiring at the dryer vent. Installed on top of 2x4
Install correctly



Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the

advice and services of the appropriate specialists are advised.

