

INSPECTION REPORT



For the Property at:
1234 SAMPLE STREET
CENTREVILLE, MD 21617

Prepared for: JOSH SAMPLE and SAMPLE INSPECTION
Inspection Date: Wednesday, April 6, 2016
Prepared by: Bobby Davidson, 31062



HomePro Chesapeake Inc
204 Long Creek Crt
Stevensville, MD 21666
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homeprochesapeake.com

SUMMARY

1234 Sample Street, Centreville, MD April 6, 2016

Report No. 1452, v.6

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Structure

FLOORS \ Beams (Girders)

Condition: • Weak connection to column

The metal column for the beam above the garage was bumped and has shifted off of the beam center. Recenter and properly attach with lags.

Implication(s): Weakened structure

Task: Repair

Cost: Minor

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • GFCI/GFI needed (Ground Fault Circuit Interrupter)

Implication(s): Electric shock

Location: laundry counter outlet.

Task: Repair by licensed expert

Time: Immediate

Cost: Minor

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

Condition: • Add on every level that does not have one.

Task: Repair

Cost: Minor

Plumbing

SUPPLY PLUMBING \ Water supply piping in building

Condition: • Leak

Leaking joint at the right rear corner of the crawlspace.

Implication(s): Chance of water damage to structure, finishes and contents

Task: Repair

Cost: Minor

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Interior

APPLIANCES \ Dryer

Condition: • Dryer vent disconnected

Implication(s): Chance of damage to finishes and structure | Equipment not operating properly | Fire hazard | Odors, molds, etc.

Location: Attic at the attachment to the roof vent.

Task: Repair

Cost: Minor

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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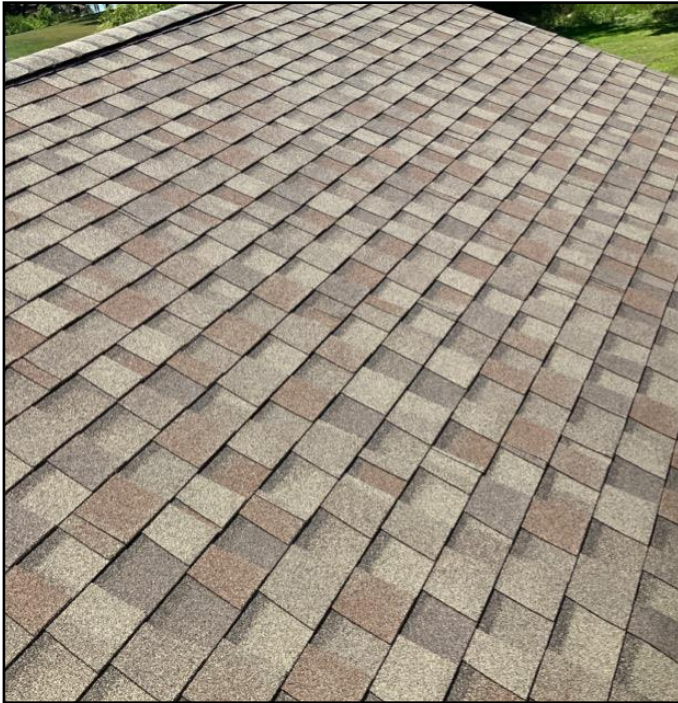
INTERIOR

REFERENCE

Description

Sloped roofing material:

- Architectural asphalt shingles. General life expectancy of material 30+- years
- 14 year old architectural shingle.



1.



2.

Sloped roof flashing material: • Aluminum

Probability of leakage: • Low

Roof Shape: • Gable

Limitations

Inspection performed: • By walking on roof • From the ground • With binoculars

EXTERIOR

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Description

General: • Detached garage.

Gutter & downspout material: • Aluminum

Gutter & downspout discharge: • Below grade

Lot slope: • Flat

Wall surfaces and trim: • Vinyl siding

Driveway: • Gravel

Porch: • Wood

Garage:

• General

Attached. And a detached.

Recommendations/ Defects

WALLS \ Vinyl siding

1. Condition: • Mechanical damage

There is a chip out of the siding to the right of the front porch and a small missing piece on the left rear side dormer.

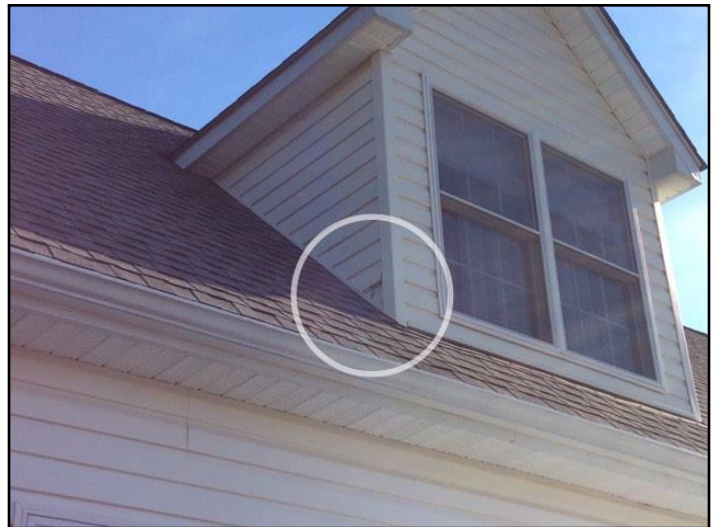
Implication(s): Chance of water damage to structure, finishes and contents

Task: Repair

Cost: Minor



3. Mechanical damage



4. Mechanical damage

EXTERIOR GLASS/WINDOWS \ Storms and screens

2. Condition: • Missing

Various screens are missing.

Implication(s): Increased heating and cooling costs | Reduced comfort

Task: Provide

EXTERIOR

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Cost: Minor

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Floors

3. Condition: • Paint or stain needed

Implication(s): Shortened life expectancy of material

Location: Porch Front

Cost: Minor



5. *Paint or stain needed*

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

4. Condition: • Missing

Implication(s): Fall hazard

Location: front porch steps



6. *Missing*

STRUCTURE

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Description

Configuration: • Crawlspace • Slab-on-grade

Foundation material: • Masonry block

Floor construction: • Wood I-joists • Masonry columns • Steel beams (girders)

Exterior wall construction: • Wood frame

Roof and ceiling framing: • Trusses • Oriented Strand Board (OSB) sheathing • Rafters/roof joists

Limitations

Attic/roof space: • Entered but access was limited

Knee wall areas:

• No access

Upstairs side knee walls.

Crawlspace: • Entered but access was limited

Recommendations/ Defects

FOUNDATIONS \ General notes

5. Condition: • Typical minor cracks

Seal varies minor cracks.

Implication(s): Chance of water entering building

Task: Repair

Cost: Minor



7. Typical minor cracks



8. Typical minor cracks

FLOORS \ Beams (Girders)

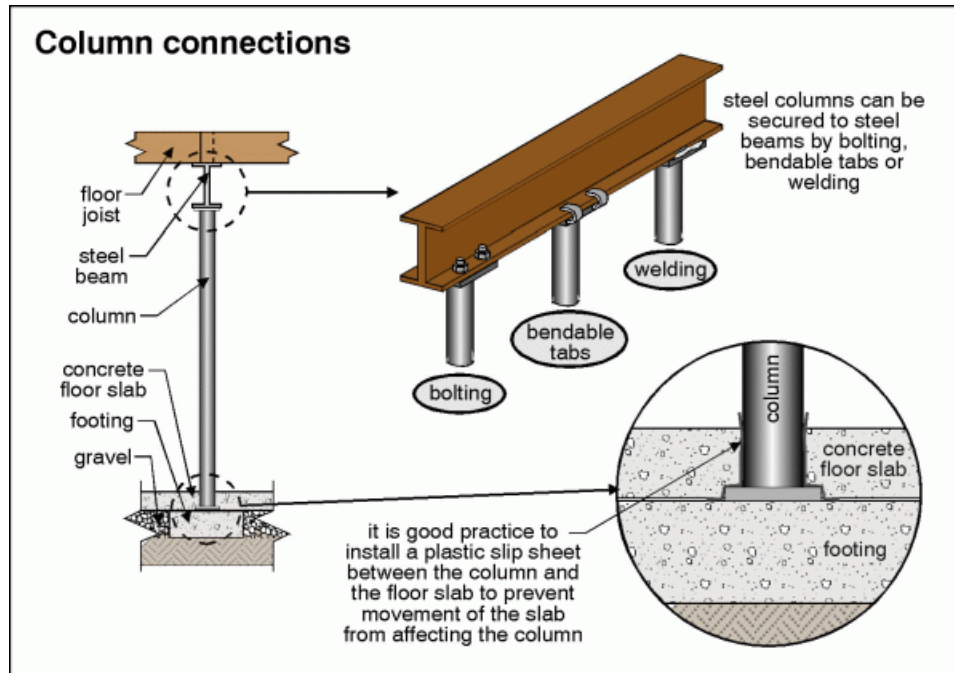
6. Condition: • Weak connection to column

The metal column for the beam above the garage was bumped and has shifted off of the beam center. Recenter and properly attach with lags.

Implication(s): Weakened structure

Task: Repair

Cost: Minor



9.

Description

Service entrance cable and location: • Underground aluminum

Service size: • 200 Amps (240 Volts)

Main disconnect/service box rating: • 200 Amps

Main disconnect/service box type and location: • Breakers - garage

System grounding material and type: • Copper - ground rods

Distribution wire (conductor) material and type: • Copper - non-metallic sheathed • Aluminum to major appliances

Type and number of outlets (receptacles): • Grounded - typical

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCI - bathroom • GFCI - exterior • GFCI - garage • GFCI - kitchen

Smoke alarms (detectors): • Present

Carbon monoxide (CO) alarms (detectors): • None noted

Recommendations/ Defects

DISTRIBUTION SYSTEM \ Outlets (receptacles)

7. Condition: • GFCI/GFI needed (Ground Fault Circuit Interrupter)

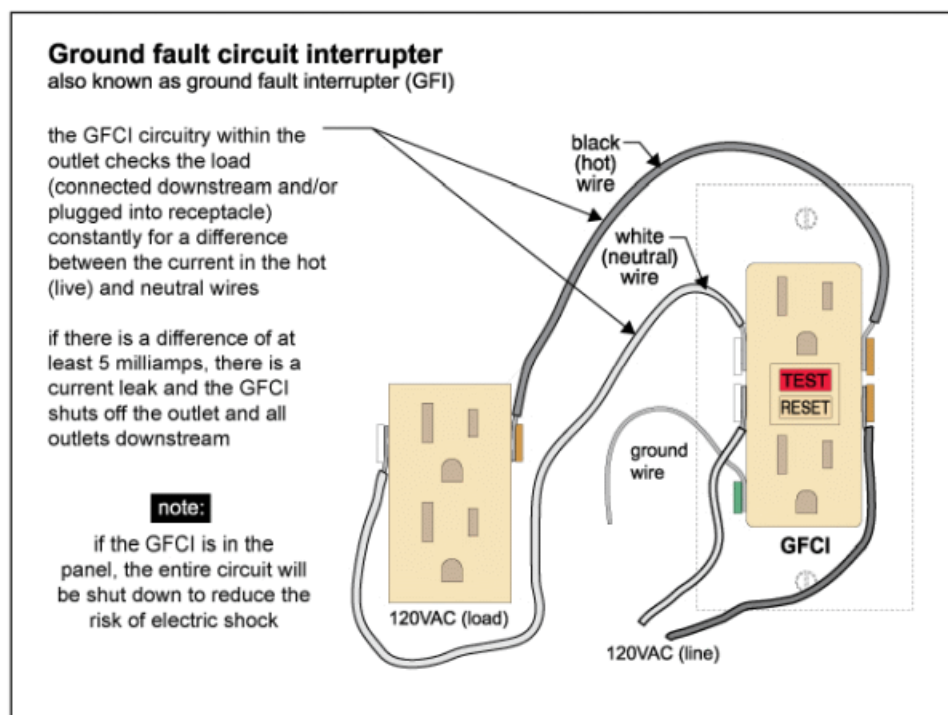
Implication(s): Electric shock

Location: laundry counter outlet.

Task: Repair by licensed expert

Time: Immediate

Cost: Minor





10. Ground Fault Circuit Interrupter (GFCI)...

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) alarms (detectors)

8. Condition: • Add on every level that does not have one.

Task: Repair

Cost: Minor

HEATING

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Description

Heating system type:

- Furnace (high efficiency) 15 to 20 year average life expectancy, induced draft, PVC plastic vent, heat distributed via ducts and registers



11.

- Furnace(s) are operating as back up heat for heat pumps. This is referred to as "dual fuel" and is very efficient.

Fuel/energy source: • Propane

Heat distribution: • Ducts and registers

Approximate capacity:

- 110,000 BTU/hr

Main house unit.

- 60,000 BTU/hr

Upstairs.

Efficiency: • High-efficiency • High-efficiency

Exhaust venting method: • Induced draft • Induced draft

Combustion air source: • Interior of building

Approximate age:

- 7 years

Main house unit.

- 14 years

Upstairs

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Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Failure probability: • Medium • Medium

Fireplace/stove:

- Gas fireplace
- Office unit is unvented.

Chimney/vent: • PVC plastic

Limitations

Heat exchanger: • Not visible

COOLING & HEAT PUMP

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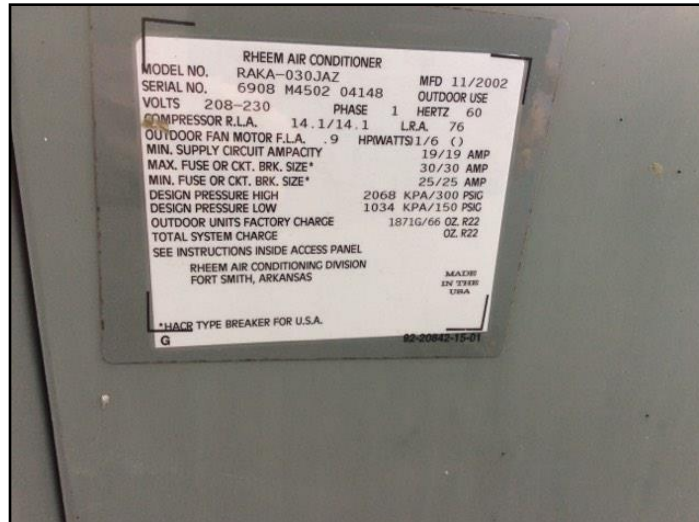
Air conditioning type: • Air cooled. 15-20 year average life expectancy.

Heat pump type: • Air source. 12-15 year average life expectancy.

Manufacturer:

• Rheem

Upstairs has a 14 year old 2.5 ton.



12. Rheem

Manufacturer: • 7 year old 5 ton.



13.

Typical life expectancy: • Heat pumps: 12 to 15 years

Failure probability:

• High

COOLING & HEAT PUMP

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Upstairs

• Low

Main

Air filter: • Disposable • Disposable

Limitations

Inspection limited/prevented by: • AC not tested: Low outdoor temperature.

Heat pump only tested in: • Heating mode

INSULATION AND VENTILATION

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Attic/roof insulation material: • Glass fiber

Attic/roof insulation amount/value: • R-32

Attic/roof ventilation: • Soffit vent • Ridge vent

Floor above basement/crawlspace insulation material: • Glass fiber

Recommendations/ Defects

FOUNDATION \ Crawlspace ventilation

9. Condition: • The crawlspace is average for the age although consider encapsulation long term as it is the new standard for crawlspaces.

Implication(s): Possible condensation moisture damage.

Task: Upgrade



14.



15.

Description

Water supply source (based on observed evidence): • Private. Well test recommended.

Service piping into building: • PE (polyethylene)

Supply piping in building: • CPVC (Chlorinated PolyVinylChloride)

Main water shut off valve at the: • Crawlspace

Water heater fuel/energy source:

• Electric

7 year old 19 gallon electric water heater in crawl.



16.

• Propane

Propane tankless/indirect water heater. This needs to be serviced and de-scaled regularly.

PLUMBING

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Water heater approximate age: • 14 years

Water heater typical life expectancy: • 15 years.

Water heater failure probability: • High

Waste disposal system: • Septic system. Full septic inspection recommended.

Waste and vent piping in building: • Plastic

Pumps: • Sump pump

Gas piping material: • Steel • CSST (Corrugated Stainless Steel Tubing)

Exterior hose bibb (outdoor faucet): • Present

Recommendations/ Defects

SUPPLY PLUMBING \ Water supply piping in building

10. Condition: • Leak

Leaking joint at the right rear corner of the crawlspace.

Implication(s): Chance of water damage to structure, finishes and contents

Task: Repair

Cost: Minor

PLUMBING

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18.



19.

FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

11. Condition: • Damage

The right side hose bib anti siphon is damaged.

Implication(s): Leakage | Equipment inoperative

Task: Repair by licensed expert

Cost: Minor



20. Damage

FIXTURES AND FAUCETS \ Faucet

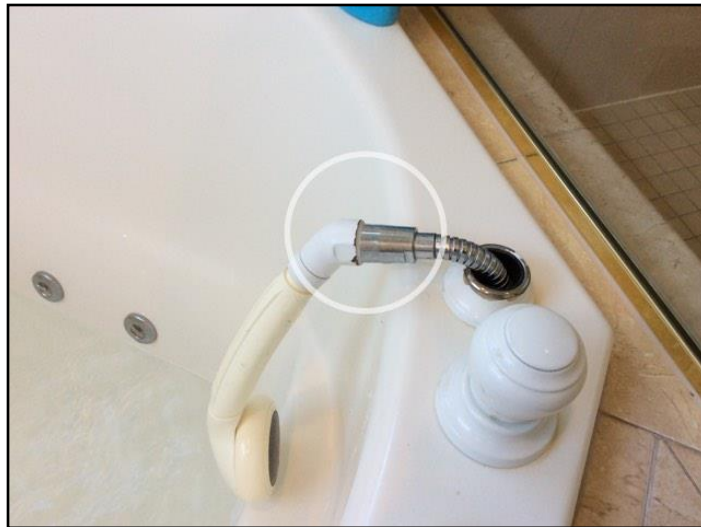
12. Condition: • Drip, leak

The master tub shower faucet leaks.

Implication(s): Chance of water damage to structure, finishes and contents

Task: Repair

Cost: Minor



21. *Drip, leak*

INTERIOR

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Description

Major floor finishes: • Hardwood • Carpet • Tile

Major wall and ceiling finishes: • Plaster/drywall

Windows: • Single/double hung • Wood

Glazing: • Double

Exterior doors - type/material: • Hinged • Sliding glass • Plastic/fiberglass • Vinyl-clad

Oven fuel: • Electricity

Range fuel:

• Propane

Stove top.

Appliances: • Refrigerator • Range hood • Dishwasher • Waste disposal • Door bell

Laundry facilities: • Washer • Dryer • Gas piping

Kitchen ventilation: • Exhaust fan • Discharges to exterior

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Limitations

Inspection limited/prevented by: • Storage/furnishings • Storage in closets and cabinets / cupboards

Recommendations/ Defects

GARAGE \ Door between garage and living space

13. Condition: • No self closer

Implication(s): Reduced fire and hazardous gas safety.

Task: Not required at the time of construction but a good upgrade.

Cost: Minor

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22.

APPLIANCES \ Dishwasher

14. Condition: • Poor slope of drain hose. Strap the drain hose up so that it slopes down into the disposal to prevent back-flow into the drain or dishwasher.

Task: Repair

Cost: Minor



23. Backflow prevention defective

APPLIANCES \ Dryer

15. Condition: • Dryer vent disconnected

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Implication(s): Chance of damage to finishes and structure | Equipment not operating properly | Fire hazard | Odors, molds, etc.

Location: Attic at the attachment to the roof vent.

Task: Repair

Cost: Minor



24.

END OF REPORT

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS