PRW Home Inspections
Office
Silver Spring, Maryland 20905

Property Inspection Report

10006 Sample House Place
Silver Spring, Maryland 20901

Table of Contents

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

F	Functional	Performing in the manner intended at the time of the inspection within reason.
M	Marginal	Performing, but with significantly reduced performance or signs indicating imminent failure or unacceptable effect on other components of the building. Repair or replacement in the near future is needed or advisable.
NF	Non-Functional	Not performing in the manner intended. In the case of structural elements, structural defects visibly observed, or high probability of substantial structural problems occurring. In the case of mechanical or electrical devices or equipment, apparatus not operating, or high probability of failure or of causing substantial problems. The item needs repair or replacement.
NI	Not Inspected	Item unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.

General Information

PROPERTY INFORMATION

Property Address: 10006 Sample House Place
City: Silver Spring State: Maryland Zip: 20901
Contact Name: Buyer's agent
Phone: 301-101-2233 Email Agent@yahoo.com

CLIENT INFORMATION

Client Name: Home Buyer (Client)
Client Address: 7002 Silver Spring Court
City: Rockville State: Maryland Zip: 20850
Phone: 202-345-6789
E-Mail: Client@yahoo.com

INSPECTION COMPANY

Inspector Name Paul Wehrli
Company Name PRW Home Inspections
Address: Office
City: Silver Spring State: Maryland Zip: 20905
Phone: 301-792-3697 Email prwehrli@gmail.com
File Number: WO# 12112001
Amount Received: $ 300.00

CONDITIONS

Others Present: Buyer's Agent and Buyer Property Occupied: Staged, Vacant
Estimated Age: 1973 - 39 YEARS OLD Entrance Faces: South
Inspection Date: 11/01/2012
Start Time: 5:00 PM End Time: 8:00PM
Electric On ◉ Yes ○ No ○ Not Applicable
Gas/Oil On ○ Yes ○ No ◉ Not Applicable
Water On ◉ Yes ○ No ○ Not Applicable
Temperature: 50 degrees
Weather: Partly sunny + DARK Soil Conditions Damp
Space Below Grade: Finished basement.
Building Type: Townhouse Garage NONE
Sewage Disposal: City How Verified: Visual Inspection
Water Source: City How Verified: Visual Inspection

Roof

F M NF NI

Main Roof Surface

1. Method of Inspection: Ladder at eaves
2. ☐ ☐ ☐ ☒ Unable to Inspect: 30%
3. ☒ ☐ ☐ ☐ Roof Covering Material: Rolled roof material, Painted Modified Bitumen




4. Approximate Age: Unknown

5. ☒ ☐ ☐ ☐ Flashing: *
6. ☒ ☐ ☐ ☐ Roof Penetrations *



7. ☐ ☒ ☐ ☐ Downspouts: * Extend and slope the front downspout drains to move storm water, at least 4 to 5 feet away from foundation.

NONE Chimney

Grounds

NOTE: Exterior or detached features of the property that are not included in this agreed to inspection: Subsurface soil conditions; wells; outdoor antennas; retaining walls; utility lines and sewage systems; swimming pools (in or above ground), swimming pool accessories; hot tubs and spas; underground lawn sprinkler systems; pest infestation; underground oil storage tanks; electromagnetic radiation; lead paint; asbestos or other exterior environmental contaminants; exterior lighting systems and electric lines; sump pumps and discharge lines; drywells; landscaping and trees; grading and surface drainage; fences; and all detached buildings on the property.

	F	M	NF	NI	
1.	☐	☐	☐	☒	Driveway NONE
2.	☒	☐	☐	☐	Walkways *
3.	☒	☐	☐	☐	Steps, Stoops & Railings: *
4.	☒	☐	☐	☐	Porch:
5.	☐	☒	☐	☐	Patio: Concrete The rear concrete patio surface is high in the center and low on the side edges next to the foundation, water flows to the edges, where some water pools against the foundation. Recommend sealing the joint between the patio and the foundation and if water intrusion into the basement is a problem a new patio will have to installed with a improved drainage slope.


6.	☐	☒	☐	☐	Basement Window Well * Recommend installing a new plastic window well cover on the rear basement window well to prevent water collecting in the bottom of the well.


7.	☐	☒	☐	☐	Grading @ Foundation Negative slope, Flat drainage around house foundation The rear yard drainage slope appears to slope up higher than the patio and the rear window well, the drainage path for storm water out of the rear yard could not be determined. Monitor the yard drainage across the rear yard and make grading improvements if rain water collects next to the foundation or stands for more than 24 hours.

8.	☒	☐	☐	☐	Vegetation *

Exterior

NOTE: Windows and storm windows are examined visually for adequacy of weather protection and fuel conservation. They are not inspected for ease of operation.

F M NF NI

Exterior Surface

1. ☒ ☐ ☐ ☐ Exterior Wall Covering `Brick veneer`

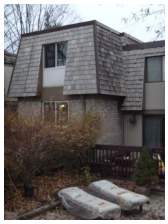
Exterior Surface

2. ☒ ☐ ☐ ☐ Type: `Wood - plywood T1-11`

Exterior Surface

3. ☒ ☐ ☐ ☐ Type: `Wood Shingles`





4. ☒ ☐ ☐ ☐ Trim-Fascias, Soffits, Rakes: *
5. ☒ ☐ ☐ ☐ Exterior Flashing: *
6. ☒ ☐ ☐ ☐ Exterior Doors: `Sliding Glass Doors`

7. ☒ ☐ ☐ ☐ Windows: `Vinyl slider, Insulated glass.`
8. ☐ ☒ ☐ ☐ Exterior Lighting, Outlets: Recommend replacing the rear exterior outlet with a GFI

Exterior (Continued)

Exterior Lighting, Outlets: (continued)
protected outlet.

9. ☒ ☐ ☐ ☐ Hose Bibs:

Attic

NOTE: Where walls, floor structures, roof structures, and load bearing partitions are finished on both sides, and no means exist to inspect behind these finished, they will be rated on the opinion of the inspector. These will carry the Not Inspected rating. It should be noted that the determination of the presence of insulation in the exterior walls is by means of very limited availability of access to the interior of the exterior wall structure. Although the presence warrants a satisfactory rating, there is no assurance that the insulation is of adequate thickness, that it is present in all spaces, and that the material is of any standard quality. No inferences are made as to the R factor of said insulation.

F M NF NI

NONE Attic

1. Method of Inspection: NOT INSPECTED
2. ☐ ☐ ☐ ☒ Unable to Inspect: 90% No access or entry.

3. ☐ ☐ ☐ ☒ Roof Framing: *
4. ☐ ☐ ☐ ☒ Sheathing:
5. ☐ ☐ ☐ ☒ Ventilation: *
6. ☐ ☐ ☐ ☒ Insulation: *
7. ☐ ☐ ☐ ☒ Insulation Depth:
8. ☐ ☐ ☐ ☒ Wiring, Lighting:
9. ☐ ☐ ☐ ☒ Moisture Penetration:
10. ☐ ☐ ☐ ☒ Bathroom Fan Venting:

Structure

NOTE: Due to the constant state of physical change and weather conditions, it is not possible to ascertain the degree of any future water penetration. Buyer uncertainty should be resolved prior to the purchase of this property.

F M NF NI

1. ☒ ☐ ☐ ☐ Structure Type: Wood frame
2. ☒ ☐ ☐ ☐ Foundation Walls: Poured concrete., Concrete Block
3. ☒ ☐ ☐ ☐ Wall Structure Wood Frame
4. ☒ ☐ ☐ ☐ Floor Joists, Trusses: 2x10
5. ☒ ☐ ☐ ☐ Subfloor: Plywood
6. ☒ ☐ ☐ ☐ Ceiling Joists : Not visible, finished area.
7. ☒ ☐ ☐ ☐ Beams: Steel I-Beam
8. ☒ ☐ ☐ ☐ Piers, Posts: Steel posts
9. ☒ ☐ ☐ ☐ Floor, Slab: Poured concrete slab.
10. Were any areas of the property obstructed or inaccessible?
    Obstructions may include, but are not limited to, wall covering, fixed ceilings, floor coverings, furniture or stored articles. ☒ Yes ☐ No

Finished Basement

NOTE: Due to the constant state of physical change and weather conditions, it is not possible to ascertain the degree of any future water penetration. Buyer uncertainty should be resolved prior to the purchase of this property.

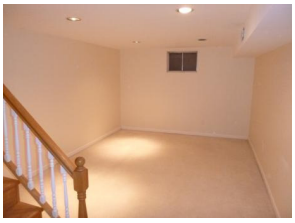
F M NF NI

Basement

1. ☐ ☐ ☐ ☒ Insulation: Not visible, finished area.

2. ☐ ☐ ☐ ☒ Sump Pump: Not Present.
3. ☒ ☐ ☐ ☐ Electrical:
4. ☐ ☐ ☐ ☒ Smoke Detector: Not Present.
5. ☒ ☐ ☐ ☐ Moisture Penetration: No visible water stains were observed.
6. ☐ ☐ ☐ ☒ Floor Drain: Test and verify that the basement floor drain is open and free of blockages that could cause water to flood the basement.

7. ☒ ☐ ☐ ☐ Ceiling:
8. ☒ ☐ ☐ ☐ Walls:



9. ☒ ☐ ☐ ☐ Floor:

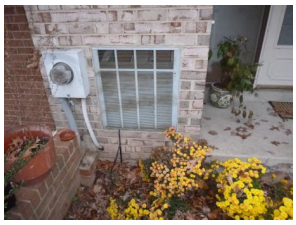
10. ☒ ☐ ☐ ☐ Doors:
11. ☒ ☐ ☐ ☐ Windows:
12. ☐ ☒ ☐ ☐ HVAC Supply, Return: **Recommend installing a return air vent in the basement for improved air circulation for heating and cooling.**
13. Were any areas of the property obstructed or inaccessible?
    Obstructions may include, but are not limited to, wall covering, fixed ceilings, floor coverings, furniture or stored articles. ☒ Yes ☐ No

Electrical

NOTE: Electricity is inspected for fire and shock hazard only. Any comments regarding insufficient plugs, lights, switches, or other devices is solely the opinion of the inspector and is not based on any measure of standards. The buyer should determine as to the adequacy of these devices.

F M NF NI

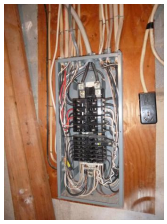
1. Service Size Amps: 200 Volts: * 110-240 VAC
2. ☒ ☐ ☐ ☐ Service: Underground service.



3. ☒ ☐ ☐ ☐ Main Disconnect Location Distribution panel
4. ☐ ☐ ☐ ☒ Sub panel Location NONE
5. ☐ ☐ ☐ ☒ Aluminum Wiring: No solid aluminum wire branch circuits were present.
6. ☒ ☐ ☐ ☐ Conductor Type: copper romex cable
7. ☒ ☐ ☐ ☐ Ground: Plumbing ground only
8. ☐ ☒ ☐ ☐ Smoke Detectors: Battery operated Recommend installing a smoke detector in all bedrooms and sleeping areas. Recommend changing smoke detector batteries at move in.
   Recommend replacing old smoke detectors (replace every ten years).
   Recommend installing smoke detectors on each living level.

Basement Electric Panel

9. ☒ ☐ ☐ ☐ Manufacturer: Square D
10. Maximum Capacity: 200 Amps
11. ☒ ☐ ☐ ☐ Main Breaker Size: 200 Amps
12. ☒ ☐ ☐ ☐ Breakers: *


13. ☐ ☐ ☐ ☒ Fuses: Not Present
14. ☐ ☐ ☐ ☒ AFCI: Not present
15. ☒ ☐ ☐ ☐ GFCI:

16. Is the panel bonded? ○ Yes ◉ No

Heating System: Forced Air

NOTE: Heat exchangers on hot air systems are not generally visible and as such are excluded from this report.

F M NF NI

Basement utility room Heating System

1. Type of Heating System: Heat Pump
2. ☐ ☐ ☒ ☐ Heating System Operation: NOT FUNCTIONAL The heat pump system could not be activated using normal operating controls.

   The heat pump system was not operational at the time of the inspection, the thermostat was set to the heat mode and the temperature increased by 3 to 4 degrees, the exterior compressor did not start and the emergency electric back up heat switched on to heat the house, the back up electric heating mode is the most expensive way to heat the house, and is not intended as a permanent and continuous method of heating the house. Have a licensed HVAC service contractor evaluate the heating system equipment and make any necessary repairs to ensure that the heat pump system will properly and safely start heating the house using normal operating controls.

3. Manufacturer: Bryant

4. Type: Forced air
5. Area Served: Whole building Approximate Age: Air Handler - 2003 - 9 YEARS OLD
6. Fuel Type: Electric

7. ☐ ☒ ☐ ☐ Blower Fan, Filter: Direct drive with disposable filter Install a metal reusable and removable furnace filter cover.

   Recommend having a licensed HVAC contractor clean the interior coils in the basement air handler for improved efficiency and air quality.

8. ☐ ☐ ☐ ☒ Vent Systems, Flues and Chimneys: NONE
9. ☒ ☐ ☐ ☐ Distribution: Metal duct
10. ☐ ☐ ☐ ☒ Humidifier: Not Present.
11. ☒ ☐ ☐ ☐ Thermostat:

Heating System: Forced Air (Continued)

12. ☒ ☐ ☐ ☐ Electric Heating Elements

13. Tank Location: NONE
14. Suspected Asbestos: No

Air Conditioning

NOTE: No assurance can be given that ductwork used for air conditioning that is not visible, is insulated. Warm, moist air hitting cold metal ducts can cause condensation and possible staining on interior surfaces. Air conditioners will not be started when they have been idle after the cooling season, and the supply of electricity to the compressor unit has been turned off.

F M NF NI

Basement, Heat Pump AC System

1. ☒ ☒ ☐ ☐ A/C System Operation: Functional Life expectancy for air conditioning compressor is 15 to18 years, therefore plan and budget for maintenance repairs or replacement of the air conditioning compressor in the near future.

   To avoid possible compressor damage due to outside temperature below 60 degrees, the air conditioning unit was not tested for an extended period, the exterior compressor was switched on to check if it would start only. Recommend having a HVAC service contractor check the AC system when the weather is above 65 degrees.

2. ☒ ☐ ☐ ☐ Exterior Unit:

3. Manufacturer: Bryant
4. Area Served: Whole building Approximate Age: 1993 - 19 YEARS OLD
5. Fuel Type: * 220-240 VAC
6. Type: Heat pump, Central A/C Capacity: 2.5 Ton
7. ☒ ☐ ☐ ☐ Distribution Ductwork: Shares the heating system blower and duct work.
8. ☒ ☐ ☐ ☐ Blower Fan, Filters: Shares the heating system fan and filter.
9. ☒ ☐ ☐ ☐ Condensate Removal: PVC piping
10. ☒ ☐ ☐ ☐ Refrigerant Lines:
11. ☒ ☐ ☐ ☐ Electrical Disconnect:

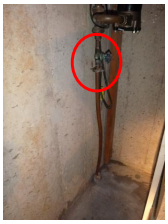
12. ☒ ☐ ☐ ☐ Thermostats: Shares the heating system thermostat

Plumbing

F M NF NI

1. ☒ ☐ ☐ ☐ Water Service Line: Copper

2. ☒ ☐ ☐ ☐ Main Water Shut Off Location: Basement, Front of house



3. ☒ ☐ ☐ ☐ Water Distribution Lines: Copper
4. ☒ ☐ ☐ ☐ Waste Drain/Vent Pipes: PVC Plastic
5. ☒ ☐ ☐ ☐ Waste Line Service Caps: Accessible
6. ☐ ☐ ☐ ☒ Gas Service Lines: Not present.
7. ☐ ☐ ☐ ☒ Gas Meter Location: NOT PRESENT
8. ☐ ☐ ☐ ☒ Gas Service Shut Off: Not present.

Basement Water Heater

9. ☒ ☐ ☐ ☐ Water Heater Operation: Functional at time of inspection

10. Manufacturer: General Electric
11. Energy Source Electric Capacity: 50 Gal.
12. Approximate Age: 2003 - 9 YEARS OLD Area Served: Whole building
13. ☐ ☐ ☐ ☒ Vents Systems, Flues & Chimneys NONE
14. ☐ ☐ ☒ ☐ TPRV and Drain Tube: NONE Install a drain pipe for the temperature-pressure relief valve from the top of the water heater tank down to within 6 inches of the floor.

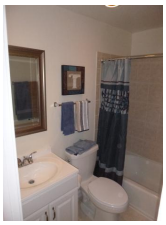
Bathroom

NOTE: Ratings of interior surfaces are based on the serviceability of the surfaces inspected. No subjective judgements are made concerning cosmetic or aesthetic approvals or disapprovals.

F M NF NI

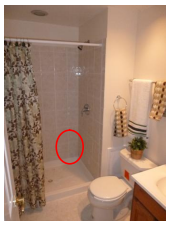
Bathroom

1. ☒ ☐ ☐ ☐ Ventilation: *
2. ☒ ☐ ☐ ☐ Sink, Basin, Cabinet: *



3. ☐ ☒ ☐ ☐ Toilets: * Secure all of the loose toilets (3)to the floor and seal the bases to the floor to prevent the toilets from rocking and twisting.
4. ☐ ☒ ☐ ☐ Tub/Shower Surround: * Secure the loose hall bathroom tub spout and caulk the spout to the wall tile.

5. ☐ ☒ ☐ ☐ Shower Shall, Surround: * Seal the cracked ceramic wall tile in the bottom corner of the master bathroom shower.



6. ☐ ☒ ☐ ☐ Electrical: * Recommend installing a GFI protected electrical outlet in the half bathroom.

Replace the burnt out light bulbs in the bathrooms.

7. ☐ ☐ ☒ ☐ Walls, Ceiling, Floor: * Re install the 8 to 10 loose ceramic floor tiles in the master bathroom and re grout the floor.

8. ☒ ☐ ☐ ☐ Doors, Windows: *
9. ☒ ☐ ☐ ☐ HVAC Source:

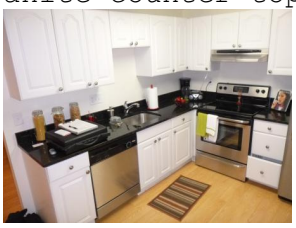
Kitchen

NOTE: Ratings of interior surfaces are based on the serviceability of the surfaces inspected. No subjective judgements are made concerning cosmetic or aesthetic approvals or disapprovals.

F M NF NI

Kitchen

1. ☒ ☐ ☐ ☐ Cabinets, Counters: Granite counter tops.


2. ☒ ☐ ☐ ☐ Ventilator: Not vented to the exterior. Install two light bulbs in the hood fan.
3. ☒ ☐ ☐ ☐ Kitchen Sink:
4. ☒ ☐ ☐ ☐ Garbage Disposal:
5. ☐ ☒ ☐ ☐ Dishwasher: Loop the dishwasher drain hose up to the bottom of the counter top and secure it there to prevent dirty sink water from draining down the hose from the disposal and into the dishwasher.

   Properly secure the dishwasher to the countertop or base cabinets.


6. ☐ ☒ ☐ ☐ Electrical: No GFI protected outlets in the kitchen. Recommend installing a GFI protected electrical outlet between the kitchen sink and the kitchen range for improved safety.

   Recommend installing a GFIC wall outlet at the basement wet bar counter top.

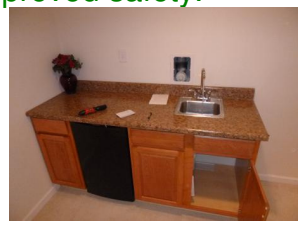
   Install a cover plate at the ceiling junction box above the wet bar.

7. ☐ ☒ ☐ ☐ Range, Stove, Oven: Install an anti tip bracket on the back of the range, as per the manufacture's directions.

Kitchen (Continued)

8. ☐ ☒ ☐ ☐ Refrigerator: Install the refrigerator ice maker.


9. ☐ ☒ ☐ ☐ Microwave: Not Present.
10. ☐ ☒ ☐ ☐ Bar Sink: The hot and cold water supply lines are reversed at the basement wet bar sink faucet, correct for improved safety.

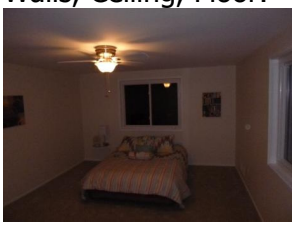
Bedroom

NOTE: Ratings of interior surfaces are based on the serviceability of the surfaces inspected. No subjective judgements are made concerning cosmetic or aesthetic approvals or disapprovals.

F M NF NI

Bedroom

1. ☒ ☐ ☐ ☐ Walls, Ceiling, Floor:



2. ☒ ☐ ☐ ☐ Doors, Windows:
3. ☐ ☒ ☐ ☐ Electrical: Replace all electrical wall outlets that have been painted over and resist inserting 3 pronged, appliance cords.
4. ☒ ☐ ☐ ☐ HVAC Source:
5. ☐ ☒ ☐ ☐ Smoke Detector:

Living Space

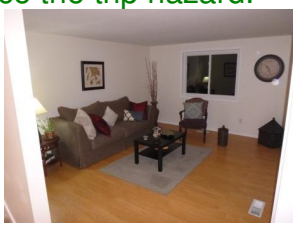
NOTE: Ratings of interior surfaces are based on the serviceability of the surfaces inspected. No subjective judgements are made concerning cosmetic or aesthetic approvals or disapprovals.

F M NF NI

Living Space

1. ☐ ☒ ☐ ☐ Walls, Ceiling, Floor: * Recommend installing a wider wood transition strip between the foyer and dining room wood floors to reduce the trip hazard.





2. ☒ ☐ ☐ ☐ Doors, Windows: *
3. ☒ ☐ ☐ ☐ Stairs, Handrails: *
4. ☐ ☒ ☐ ☐ Electrical: Replace all electrical wall outlets that have been painted over and resist inserting 3 pronged, appliance cords.
5. ☒ ☐ ☐ ☐ HVAC Source:
6. ☐ ☒ ☐ ☐ Smoke Detector:

Laundry Room/Area

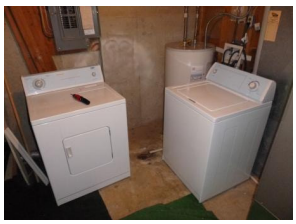
NOTE: Ratings of interior surfaces are based on the serviceability of the surfaces inspected. No subjective judgements are made concerning cosmetic or aesthetic approvals or disapprovals.

F M NF NI

Basement Laundry Room/Area

1. ☒ ☐ ☐ ☐ Electrical:
2. ☐ ☐ ☐ ☒ Laundry Tub: Not Present
3. ☒ ☐ ☐ ☐ Clothes Washer:

4. ☐ ☐ ☒ ☐ Clothes Dryer: Electric The electric clothes dryer was not functional at the time of the inspection, repair or replace.



5. ☐ ☒ ☐ ☐ Dryer Vent: Remove the cage over the front dryer vent wall cap to prevent lint from catching and clogging the cage.

   Seal the dryer vent wall cap to the brick.

Laundry Room/Area (Continued)

Dryer Vent: (continued)

Marginal Summary

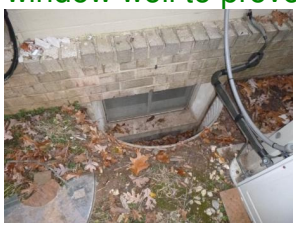
Roof

1. Downspouts: * Extend and slope the front downspout drains to move storm water, at least 4 to 5 feet away from foundation.

Grounds

2. Patio: Concrete The rear concrete patio surface is high in the center and low on the side edges next to the foundation, water flows to the edges, where some water pools against the foundation. Recommend sealing the joint between the patio and the foundation and if water intrusion into the basement is a problem a new patio will have to installed with a improved drainage slope.


3. Basement Window Well * Recommend installing a new plastic window well cover on the rear basement window well to prevent water collecting in the bottom of the well.




4. Grading @ Foundation Negative slope, Flat drainage around house foundation The rear yard drainage slope appears to slope up higher than the patio and the rear window well, the drainage path for storm water out of the rear yard could not be determined.

   Monitor the yard drainage across the rear yard and make grading improvements if rain water collects next to the foundation or stands for more than 24 hours.

Exterior

5. Exterior Lighting, Outlets: Recommend replacing the rear exterior outlet with a GFI protected outlet.

Marginal Summary (Continued)

Finished Basement

6. Basement HVAC Supply, Return: **Recommend installing a return air vent in the basement for improved air circulation for heating and cooling.**

Electrical

7. Smoke Detectors: Battery operated Recommend installing a smoke detector in all bedrooms and sleeping areas. Recommend changing smoke detector batteries at move in.
Recommend replacing old smoke detectors (replace every ten years).
Recommend installing smoke detectors on each living level.

Heating System: Forced Air

8. Basement utility room Heating System Blower Fan, Filter: Direct drive with disposable filter
Install a metal reusable and removable furnace filter cover.

Recommend having a licensed HVAC contractor clean the interior coils in the basement air handler for improved efficiency and air quality.

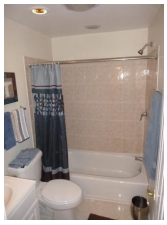
Air Conditioning

9. Basement, Heat Pump AC System A/C System Operation: Functional Life expectancy for air conditioning compressor is 15 to18 years, therefore plan and budget for maintenance repairs or replacement of the air conditioning compressor in the near future.

To avoid possible compressor damage due to outside temperature below 60 degrees, the air conditioning unit was not tested for an extended period, the exterior compressor was switched on to check if it would start only. Recommend having a HVAC service contractor check the AC system when the weather is above 65 degrees.

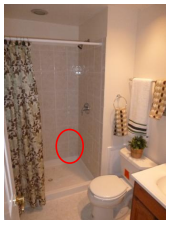
Bathroom

10. Bathroom Toilets: * Secure all of the loose toilets (3)to the floor and seal the bases to the floor to prevent the toilets from rocking and twisting.
11. Bathroom Tub/Shower Surround: * Secure the loose hall bathroom tub spout and caulk the spout to the wall tile.



Marginal Summary (Continued)

12. Bathroom Shower Shall, Surround: * Seal the cracked ceramic wall tile in the bottom corner of the master bathroom shower.



13. Bathroom Electrical: * Recommend installing a GFI protected electrical outlet in the half bathroom.

    Replace the burnt out light bulbs in the bathrooms.

Kitchen

14. Kitchen Dishwasher: Loop the dishwasher drain hose up to the bottom of the counter top and secure it there to prevent dirty sink water from draining down the hose from the disposal and into the dishwasher.

    Properly secure the dishwasher to the countertop or base cabinets.

15. Kitchen Electrical: No GFI protected outlets in the kitchen. Recommend installing a GFI protected electrical outlet between the kitchen sink and the kitchen range for improved safety.

    Recommend installing a GFIC wall outlet at the basement wet bar counter top.

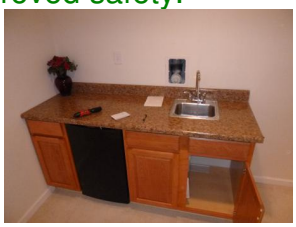
    Install a cover plate at the ceiling junction box above the wet bar.

16. Kitchen Range, Stove, Oven: Install an anti tip bracket on the back of the range, as per the manufacture's directions.

17. Kitchen Refrigerator: Install the refrigerator ice maker.

Marginal Summary (Continued)

18. Kitchen Microwave: Not Present.
19. Kitchen Bar Sink: The hot and cold water supply lines are reversed at the basement wet bar sink faucet, correct for improved safety.

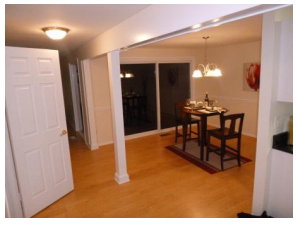
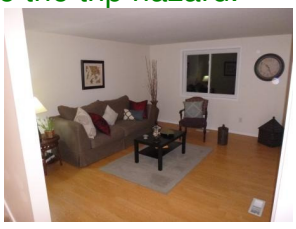



Bedroom

20. Bedroom Electrical: Replace all electrical wall outlets that have been painted over and resist inserting 3 pronged, appliance cords.
21. Bedroom Smoke Detector:

Living Space

22. Living Space Walls, Ceiling, Floor: * Recommend installing a wider wood transition strip between the foyer and dining room wood floors to reduce the trip hazard.

23. Living Space Electrical: Replace all electrical wall outlets that have been painted over and resist inserting 3 pronged, appliance cords.
24. Living Space Smoke Detector:

Laundry Room/Area

25. Basement Laundry Room/Area Dryer Vent: Remove the cage over the front dryer vent wall cap to prevent lint from catching and clogging the cage.

    Seal the dryer vent wall cap to the brick.


Non-Functional Summary

Heating System: Forced Air

1. Basement utility room Heating System Heating System Operation: NOT FUNCTIONAL The heat pump system could not be activated using normal operating controls.

   The heat pump system was not operational at the time of the inspection, the thermostat was set to the heat mode and the temperature increased by 3 to 4 degrees, the exterior compressor did not start and the emergency electric back up heat switched on to heat the house, the back up electric heating mode is the most expensive way to heat the house, and is not intended as a permanent and continuous method of heating the house.
   Have a licensed HVAC service contractor evaluate the heating system equipment and make any necessary repairs to ensure that the heat pump system will properly and safely start heating the house using normal operating controls.

Plumbing

2. Basement Water Heater TPRV and Drain Tube: NONE Install a drain pipe for the temperature-pressure relief valve from the top of the water heater tank down to within 6 inches of the floor.

Bathroom

3. Bathroom Walls, Ceiling, Floor: * Re install the 8 to 10 loose ceramic floor tiles in the master bathroom and re grout the floor.


Laundry Room/Area

4. Basement Laundry Room/Area Clothes Dryer: Electric The electric clothes dryer was not functional at the time of the inspection, repair or replace.