MAURY HOME INSPECTIONS
443-375-8353 Fax 410-799-2555 www.scottmaury.com

Property Inspection Report

Inspection Site: 1208 D Street SE Washington, DC 20003

Prepared For: Sharon Harrelson / Jonathan Lottman

Inspection Date: 10/7/2013

Inspected by: **Maury Home Inspections**
8107 Arbor View Way
Elkridge, Maryland 21075

Inspector's Name: Scott Maury

Inspection Fee $750.00 Paid by check Thank you

Inspection Agreement

This agreement is a contract between you, the client, and Maury Home Inspections (MHI) and is made with the express agreement that you understand the conditions stated. MHI agrees to perform a Home Inspection . This inspection is provided for your confidential and exclusive use and is subject to the conditions set forth in this agreement. This report is an expression of the opinions of the inspector and is limited to the components listed in the "Scope and Exclusions" paragraph below. No disassembly of equipment, opening of walls, floors, or ceilings, or excavation is performed. We do not test for pollutants or hazardous materials and this is not a code compliance inspection. We do not wish to imply that every component is inspected or that every defect will be found. That is not the purpose of this inspection. Should additional information become available we reserve the right to determine the impact, if any, of the new information on our opinions and conclusions, and to revise our opinions and conclusions if necessary as warranted by the discovery of the new information

An Inspection is intended to assist in the evaluation of the overall condition of a building. The inspection is based on observation of the visible and apparent condition of the building and its components at the time of the inspection. The results of the Home Inspection are not intended to make any representation regarding latent or concealed defects that may exist, and no warranty is expressed or implied. If your Home Inspector is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building, or the condition of its components or systems, you may wish to seek the professional opinion of a licensed structural engineer or other professional regarding any possible defects or other observations set forth in this report. In the State of Maryland, Only Home Inspections performed by Maryland Licensed Home Inspectors will be recognized by the buyer as a valid Home Inspection under a real estate contract.

The Inspector's credentials are attached to this report. The general information sections printed on the report are an integral part of the report. Our service includes follow up telephone consulting to help you solve any problems that will arise. You are encouraged to take advantage of this free service since contractors often propose self serving advice.

Scope and Exclusions: This inspection will be conducted in accordance with the Code of Ethics and Standards of Practice of The American Society of Home Inspectors and/or the Maryland Commission of Real Estate Appraisers and Home Inspectors. A copy of those ethics and standards are available upon request.

Arbitration and Limit of Liability: Any controversy or claim arising out of, or relating to this Inspection and Inspection Agreement shall be settled by arbitration in accordance with the Commercial Rules of the American Arbitration Association. However, in the event that MHI, and/or its agents or employees are found liable due to breach of contract, negligence, negligent misrepresentation, negligent hiring, or any other theory of liability, then the liability of MHI, and its agent and employees, shall be limited to a sum equal to the amount of the inspection fee below. Subject to the foregoing limitation of liability, the judgment rendered in the arbitration may be entered into any court having jurisdiction.

Inspection Report

Report Index

INSPECTION INFORMATION

PHOTOGRAPHS: The photographs included in this report are representative of the conditions found and are not necessarily the only instance of a given condition. The defects found and discussed are based on a sampling and there may be more than one instance of the specific defect. When repairs are done the repair person should check all similar components for similar defects.

ESTIMATES: Any estimates provided during this inspection are meant to provide you with a sense of the general magnitude of a specific problem. Actual cost can be higher or lower. The estimates are based on the Inspector's perception of an adequate repair or improvement which can easily vary from the final fix depending on many factors including but not limited to the final scope of work, methods and materials chosen, the contractor chosen, how much other work is done at the same time, and your demands.

Condominiums, Co-ops, and HOAs: Inspection of condominium and Co-ops units, or a home in an HOA, is limited to the unit itself unless you have special arrangements to the contrary in advance. Common and Limited Coomon areas are not part of the inspection. While the inspector may make some comments about other areas, that is done gratuitously, and should not be interpreted to have expanded the responsibility of MHI. A proper inspection of common areas takes many hours if not days. In some cases we will make arrangements at the time the appointment is made to observe some specific common elements due to their direct relevance to a particular unit. But unless you have been specifically told that a common element is included you should assume that it isn't. We can inspect common elements but that is not included in normal condominium inspections.

UNDERSTANDING RATING COLUMNS: The report contains a column of check boxes in front of certain components and commentary. The check boxes are provided to give you some quick reference and guidance in following up on the commentary provided in the inspection report in case it is not self evident. We don't consider this an optimum reporting method, and it must be used in conjunction with the commentary provided, but it is required in certain legal jurisdictions and by certain certifying agencies.

The five rating columns are:

"Satis", Satisfactory. This is the general comment for a component that needs no major or immediate action to perform its intended function or prevent a safety hazard. It does not mean the item is in perfect condition although it may be. The inspector, at his option, may not include any commentary beyond this if he thinks it won't add information that adds to the purpose of the inspection.

"Repair" Repair/correction recommended. This is the general comment used when the inspector has detected a condition that is adversely affecting the normal function or use of a component, or a potential safety hazard exists or may develop. Any item marked for repair should be repaired by a skilled and licensed technician.

"FurEval" Further Evaluation Needed. This is the standard comment used when further evaluation is needed. The Inspector uses this comment alone, or in conjunction with other comments, when the exact nature of a condition is not immediately known. Sometimes determining all that is needed to fully evaluate a condition is beyond the scope of the Home Inspection. This does not mean that it is beyond the ability of the Inspector it only means it is beyond the current scope. Some examples for the use of this would be a water stain from an unknown source, an abnormal structural distortion of hidden components, a mechanical device that is not working normally and needs disassembly or a technician to find out why, or a component that couldn't be accessed for some reason and in the Inspector's opinion it should be.

"Monitor" Monitor. This is the standard comment an inspector would use when a condition is observed that is potentially problematic but, in the inspector's opinion, no specific impetus for immediate action exists. This may also be used when an item is suspected of being near the end of its useful life but is functioning now. Examples may be, a leak spot that is dry and suspected to be from an old condition or a rare occurrence, a piece of mechanical equipment that is statistically at or near normal useful life, a crack that is not suspected to be an indication of anything more than tolerable distortion.

N/A **Not Applicable**, means the component didn't exist at this house or was not inspected as part of this inspection.

UNDERSTANDING the INSPECTION

FINDINGS

Our report is based on the information gathered at the time of the inspection and can't always be complete because it is done under the inherent constraints of a pre-purchase environment. Those constraints include but are not limited to a property not owned by our client, time limitations, a responsibility to provide a broad range of information, no opportunity to interview owners, agents, or contractors involved with the property, no furniture can be moved, and nothing can be damaged to do an investigation. Should additional information become available we reserve the right to determine the impact, if any, of the new information on our opinions and conclusions, and to revise our opinions and conclusions if necessary as warranted by the discovery of the new information.

BUILDING TO BE INSPECTED

BUILDING TYPE:

2 story, Brick, detached, Townhouse

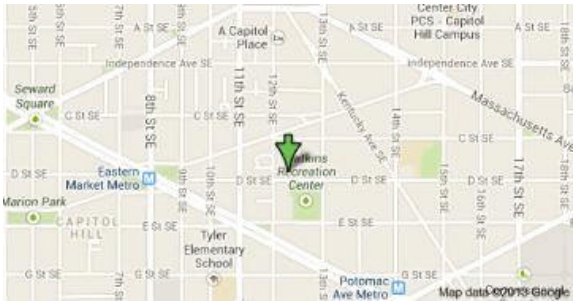
REPORTED AGE:

1900

FRONT DOOR FACES

South

GOOGLE MAP



REAR VIEW

GENERAL INFORMATION

CLIENT PRESENT:

Yes

CLIENTS AGENT

Jon Rudick
Long and Foster Realty

LISTING AGENT

UTILITIES STATUS:

Public sewer and water.
All utilities on

WEATHER:

It rained hard during the inspection. 60's There has been no rain recently until today

CONDITION OVERVIEW

OVERVIEW BY SEGMENT

The **purpose** of this section is to provide you our perspective on the overall condition of this home. We have the advantage of the perspective gained from building and inspecting thousands of houses throughout the region and we think this may be valuable to you. No specific defects are listed here, they are all in the body of the report. This is just to give you perspective based on a comparison to other houses. All homes have defects, it is just the number, cost, and combination of defects that varies. It is also important to have perspective on the overall material and methods standards used at the home so we try to provide that.

Overview by Segment:
Grounds: More than the normal amount of grounds work needed
Roofing: Standard materials.
Envelope, i.e wall covering, windows and doors etc.: Typical repair level. Typical amount of wear and tear, deterioration, deferred maintenance, etc.
Basement/crawlspace Water Problems: Unknown?
Structure: Typical structural distortions given age.
Electric system: No systemic defects found, normal miscellaneous conditions.
Plumbing System: Normal level of miscellaneous repairs needed.
HVAC: Mixed ages so replacement of some components is a certainty. Typical.
Kitchens and baths: Better than normal overall conditions Above average quality materials and methods generally.
Finishes: Standard quality materials and methods.

GENERAL CONDITION COMMENTS AND OBSERVATIONS

The house appears to have been renovated in the mid-80's, with now some further improvements recently such as the kitchen. Anticipate cost associated with increased maintenance of the components nearing the end of their useful life.

GROUNDS, 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 dampproofing applied first.
The second focus is the condition of the appurtenances, retaining walls, vegetation, driveways etc, as to how they may affect the building. The third focus is the condition of the specific component listed. On large lots we only inspect the fencing around the house unless you have specifically requested more at the appointment time. Vegetation is assessed only as far as it is affecting the structure or overhead wiring. On occasion a safety threat may be observed.

I.1 SITE GRADING

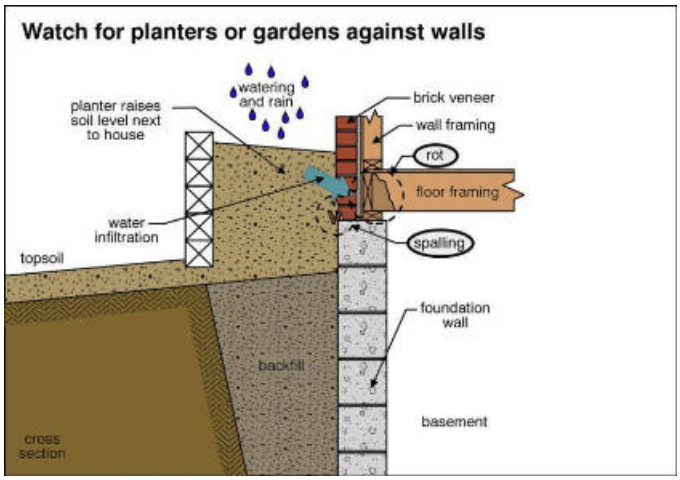
SITE CHARACTERISTICS

Typical in-city lot, surface run off is controlled by patios and walks. It is essential to keep the drains and water pathways open. The lot is terraced out of the original slope. Back to front.
An underground drain system is integrated into the surface water control plan. Good maintenance is very important. The drain(s) are not in the lowest point of the walks and patios. The side yard patio doesn't have good run off away from the house.

The current run off plan does not control surface water correctly. The site plan allows the potential for developing good run off but work is needed to develop it.

GROUND SLOPE at the HOUSE WALLS

Failure to achieve and maintain proper grade around the foundation walls is one of the leading causes of basement water problems. The patios don't drain away from the house. This can lead to foundation leakage. There are areas around the house with inverted grades that are draining water into the house. Alter the grades to create slope away from the foundation. Slope should fall away from the foundation at a rate of 1 inch per foot for 6 feet with a continuous path for the water from there on.
The grade is too high on the brick at the front garden planter. This exposes the wood interior to moisture and potential decay.



I.2 VEGETATION

CONDITION

No apparent direct effects on the structure. Tree limbs are touching the house, they should be cut back. Vines should be cut back at least from the woodwork and gutters, preferably off all the masonry.

I.3 RETAINING WALLS

MATERIALS

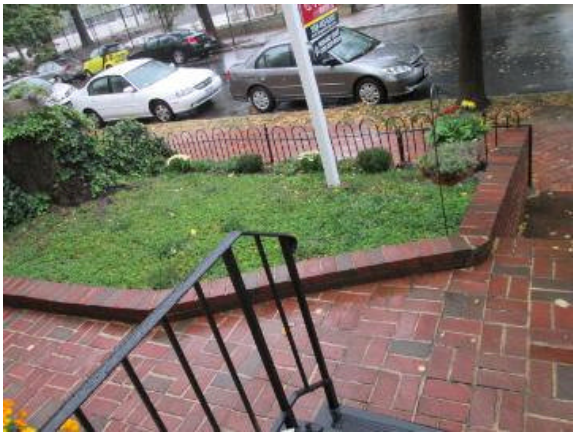
Brick. Precast segment wall stones.

VITAL TO THE HOUSE STRUCTURE?

NO AREAS SUPPORTED: Front yard. Garden beds.

CONDITION

Satisfactory; not in perfect condition but not in danger of failure any time soon.



I.4 FENCES & GATES

TYPES

Wrought iron.
Wood Stockade

CONDITION

Satisfactory. Normal wear. Some minor deterioration.

I.5 DRIVEWAY

MATERIALS

There is no driveway. Access to the garage is by an alley.

CONDITION

Substantial cracking has occurred at the apron of the garage. Portions missing. Still functional but substantially deteriorated.

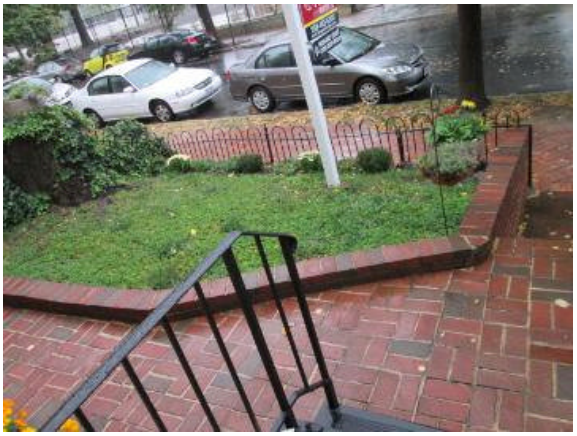
I.6 WALKWAYS

MATERIALS

Brick.

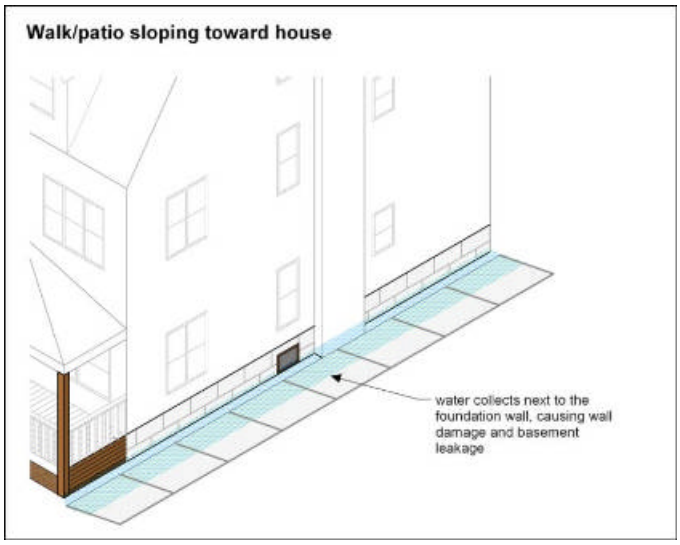
MAIN ENTRY WALK CONDITION

Satisfactory, no major or immediate problems, normal wear and tear. Minor Settlement. Not affecting function.



SECONDARY WALKWAYS CONDITION

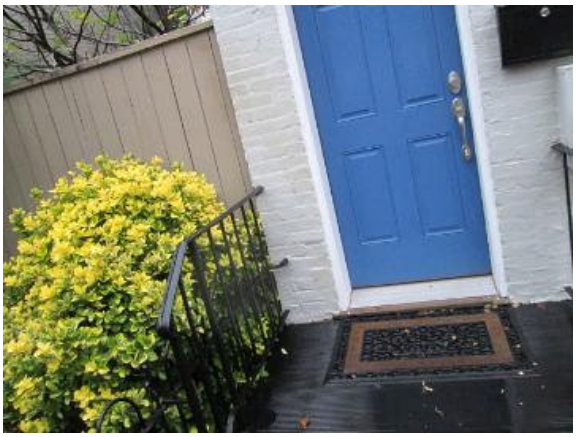
WATER RUN OFF: At present they do not provide a clear and definitive run off away from the building. Water may collect against the house during wet conditions. (See the basement section for visible signs of water problems)
Tree roots have disrupted the walk. This could be a potential trip hazard.
RAILING OBSERVATIONS: There is no railing. Typically if you have three steps or 24" height you install a railing.



I.7 ENTRY STOOPS

MAIN ENTRY STOOP

Steel- Appears sound. No problems were found.



SECONDARY ENTRIES

Satisfactory.

I.8 PATIO

MATERIALS

Brick.

PATIO WATER RUN OFF

The patios are an integral part of the site run off plan. At present the patio is diverting water against the building. This is a common cause of many interior and exterior water problems.

AREA DRAINS: The area drain is not in the lowest point of the run off. It is not draining the water on the patio. recent patch work at the patio / house corner may indicate some water problems (stucco decay)

PATIO CONDITION

The patio has settled toward the house. It should be corrected. The patio has a substantially irregular and uneven surface. Irregularities represent a potential tripping hazard. Correction Recommended.

I.9 DECKS

DECK CONDITIONS

N/A

I.10 WINDOW WELLS

CONDITION

N/A

I.11 STAIRWELLS

CONDITION

N/A

GARAGE, CARPORT

Minor cracks are typical in most garage floors and most do not represent a structural problem. If major cracks are present along with vertical displacement or subsidence we have to make a judgment call based on overall conditions. Garage slabs are typically built over loose fill and often settle (subside). Garage doors with automatic closers should stop and reverse under a reasonable amount of force if they strike an object while closing. Floors should slope out, and there should be a step up at the house door to prevent fumes and spills from flowing in. The walls and ceiling adjacent to the house, and the door to the house, should have some fire resistance. We can't measure the actual resistance to fire but we are looking for a continuous covering either drywall, plaster, or masonry separating the garage from living areas. Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection.

2.1 TYPE

TYPE OF BUILDING

Detached garage. Two car

2.2 GARAGE DOORS

OVERHEAD DOOR

CONDITION

The door panels show some decay. The overhead door is bent from a lack of horizontal support. Correction Recommended. Additional bracing is recommended at the closer / door connection.

GARAGE OPENER

OPERATION

We do not typically check remote controls. You should have these available from the owner on the day of your walk through at which time you can check them.

AUTOMATIC OPENERS: The eye is working correctly. The garage door openers all worked correctly. They responded to controls, they operated with reasonable smoothness, the auto reverse safety mechanism responded correctly, and the infrared eyes sensed objects in the way and stopped the door. The overhead door is not permanently wired. It runs on an extension cord. It should have permanent wires. The door closer mounting brackets are not strong enough. Reinforcement is recommended.

OTHER DOORS

Satisfactory.

2.3 SAFE CONSTRUCTION FEATURES

GENERAL CONDITION

The garage has adequate fire separation with the living areas at the door, walls, ceiling, etc.

The floor has the recommended slope toward the door to allow spills to flow out.

The house has all the recommended fume and spill protection at the doors, floors, walls, etc.

2.4 GARAGE FLOORS

GARAGE FLOOR CONDITION

Cracks were noted. The cracking is more than normal but still not likely a threat to the integrity of the floor. Monitor for continued movement, particularly vertical movement. The floor shows evidence of subsidence caused by lack of support underneath. The amount is more than normal and the stability is hard to predict without destructive investigation. There are cavities underneath and the drainage pattern is starting to be affected. The condition is not alarming but should at least be monitored. The occupants possessions are blocking full view of the floor.

2.5 GARAGE WALLS

PRIMARY WALL TYPE (Garage)

Solid masonry.

CONDITION

The walls are bowed, The walls have racked and the building is not plumb and square. Monitor.
The inside of the brick walls need mortar "point up" Not a priority but should be done sometime.

2.6 GARAGE WALL and CEILING COVERING

GARAGE WALL COVERING TYPE (exterior)

T-111 plywood.

CONDITION

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

2.7 GARAGE ATTIC

STORAGE

The attic is only capable of holding light weight objects.

VISIBILITY

Partial.

IMPEDIMENTS TO VISIBILITY: The occupants stored items.

TYPE OF CONSTRUCTION

Common rafters.

GARAGE ATTIC CONDITION

Satisfactory. No major problems noted. Materials and methods are commensurate with expected standards.

LEAK SIGNS (GARAGE)

No active roof leak signs were noted.

2.8 GARAGE ROOFING

TYPE

Modified Bitumen membrane.

CONDITION

The roof needs a new coat of alumination. Usually you spot repair the roof at the same time. Water is ponding on the roof which accelerates wear and increases the leak potential.

GARAGE FLASHING

Satisfactory, no visible deficiencies.

2.9 GARAGE GUTTERS

MATERIAL TYPE

Aluminum. Refer to the house gutter section for full comments.

CONDITION

Generally satisfactory, should only need cleaning and routine maintenance.

2.10 GARAGE FOUNDATION

GARAGE FOUNDATION TYPE

Brick.

CONDITION

Water is getting in through at the foundation wall at the wood section.

2.12 GARAGE TRIM

GARAGE TRIM CONDITION

Satisfactory.

2.13 GARAGE ELECTRIC

GARAGE OUTLETS

The outlets are not GFIC protected

One Dead Outlet(s) found. on the east wall? Correction Recommended.

GARAGE LIGHTS AND FIXTURES

Operated normally.

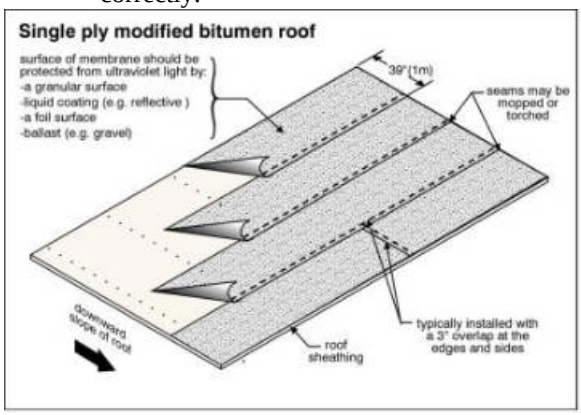
ROOFING, GUTTERING, CHIMNEYS.

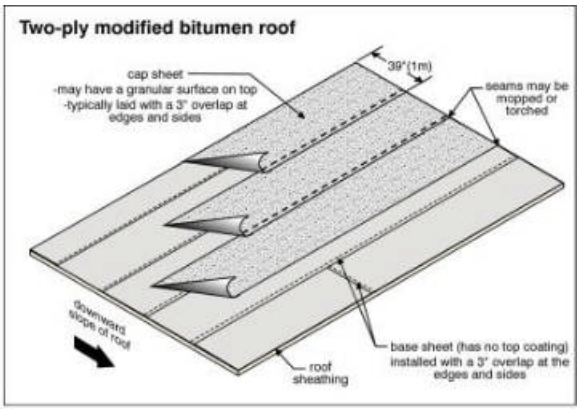
Several factors determine the life expectancy of a roof and the degree of trouble it may cause you. The main factors, in approximate order of importance are: 1. configuration (complex or simple, number of valleys, abutted walls, parapets etc.), 2. workmanship, 3. age, 4. slope (steeper the better), 5. material (must be appropriate for the configuration and slope), 6. number of penetrations (skylights, vents, chimneys, fans, etc.) 7. maintenance, 8. orientation to the sun, 9. color, 10. ventilation, and 11. 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. The critical part of flashing is usually not visible so the inspector has to judge it from inside by the presence or absence of leaks. The second most important component on the outside of your house is the guttering. Properly functioning gutters are essential to preserving your building. They have to be firmly attached, correctly sized, 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 wooded areas have to be cleaned as often as five times a year. Our conclusions about the condition of the chimneys 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 COVERING TYPE

Modified bitumen. A bituminous membrane modified with plastics to form rolls. 20 year material if the seams are done correctly.





SLOPE and CONFIGURATION

Low slope. Less than 4 feet of fall over 12 feet. This is a simple roof design with relatively few complicated lines, valleys, penetrations, dormers etc. Simple roofs tend to have less trouble.

MAIN ROOF CONDITION

Generally satisfactory, normal wear,
Projected Life Expectancy: The roof should last at least 10-15 more years if correctly maintained. There are Multiple layers. There is not supposed to be more than two because of weight considerations. You need a roofer who is qualified to work on low slope roofs to fix the problems noted. The roof needs a newer coat of aluminum roof coat. Patch any open seams, holes or cracks before applying the alumination. This is not an eminent need, I say in the next two years you should have the roof painted. Typical commercial roofing last about 20 to 25 years if correctly maintained.

METHODS USED TO INSPECT the ROOFING

VIEWED FROM: Rooftop Viewed all ceilings. From the attic.

3.5 FLASHING AND PLUMBING VENTS

FLASHING

Satisfactory, normal wear, needs no repair at this time.

VENTS and COLLARS

Satisfactory.

3.6 GUTTERS

MATERIAL TYPE and CONDITION

Aluminum. The house has 6" gutters and 3x5 downspouts. This is good.
CONDITION: Generally satisfactory, should only need cleaning and routine maintenance.

3.7 CHIMNEYS AND COMBUSTION VENTS

CHIMNEY TYPE and CONDITION

two chimneys- Number of Flues: Two. Brick Masonry.
VISIBLE CONDITIONS: Satisfactory condition, normal weathering. both chimneys appear to have been serviced and upgraded (IE: caps and "crown wash" cement)
A complete liner inspection often requires specialized investigation with a drop down camera which is beyond the scope of this inspection. See the fireplace section of this report also.

3.8 SKYLIGHTS

SKYLIGHT TYPE and CONDITION

Manufactured. Plexiglas, prone to discoloration and crazing.
CONDITION: Satisfactory, there are no visible defects in the glass, or flashings. The curb of the skylight is too low to effectively prevent leaks especially during snow events. The plexiglas is crazed from age. The crazing at first affects the aesthetics and then starts leaking. No active leaks seen today.

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 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. The window inspection is done based on a representative sampling. 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, SOFFITS, FASCIA, RAKES & MISC. EXTERIOR TRIM

CORNICE TYPE and CONDITION

TYPE: Exceptionally ornate such that the repair is more expensive than normal. Metal.
CONDITION: Satisfactory. No critical repair needs.
Birds and/or squirrels are getting into the cornice line down the west side. There are gaps between the frieze and the walls that need to be sealed up.

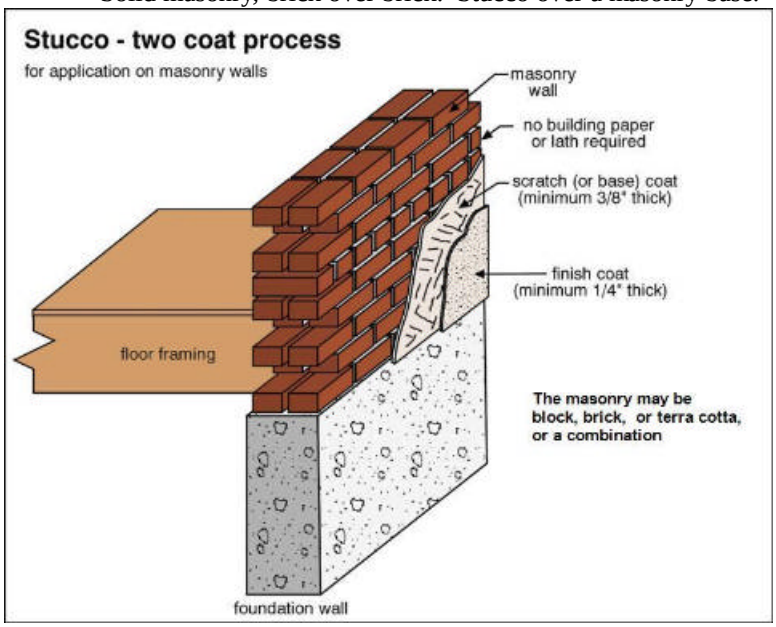
MISCELLANEOUS TRIM CONDITION

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

4.2 EXTERIOR WALL STRUCTURE

PRIMARY WALL TYPE

Solid masonry, brick over brick. Stucco over a masonry base.



SECONDARY WALL TYPE

Stucco over a masonry base.

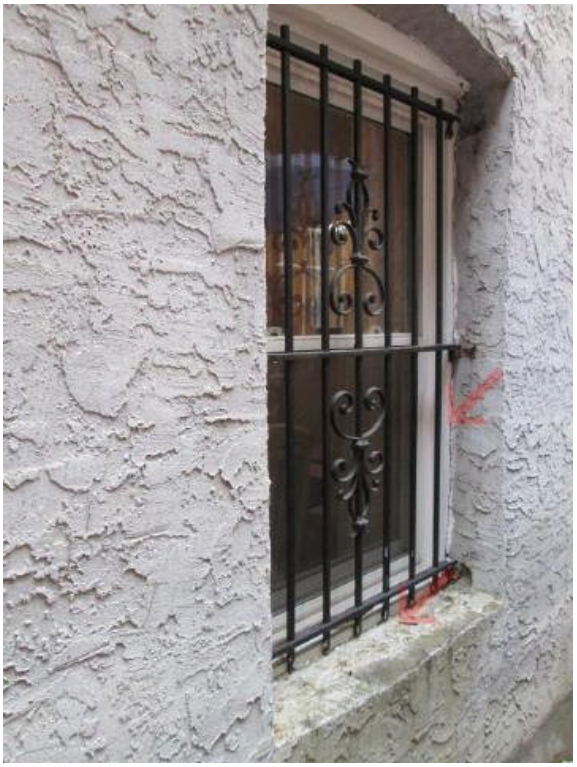
VISIBLE STRUCTURAL CONDITIONS (exterior walls)

There is some structural distortion but it was not considered threatening or abnormal.
Masonry conditions observed: The walls do have some bows from the outward force exerted by the arches. The arches have distorted but need no immediate repair. The slope of the window sills is not the prescribed 1/8th inch plus. Water may be able to get in.

4.3 PAINTING

EXTERIOR PAINT CONDITION

The house has a moderate volume of surface area to paint. Generally satisfactory. The paint is adequate for a while. Some wear was noted in the high exposure areas. The windows need to be caulked around the perimeters.



4.4 WALL COVERING

PRIMARY MATERIAL

Brick. Stucco.

SIDING CONDITION

N/A Solid masonry building. See 4.1.

4.5 EXTERIOR DOORS

MAIN ENTRY DOOR

Good condition. (I do not check the keys for operation)

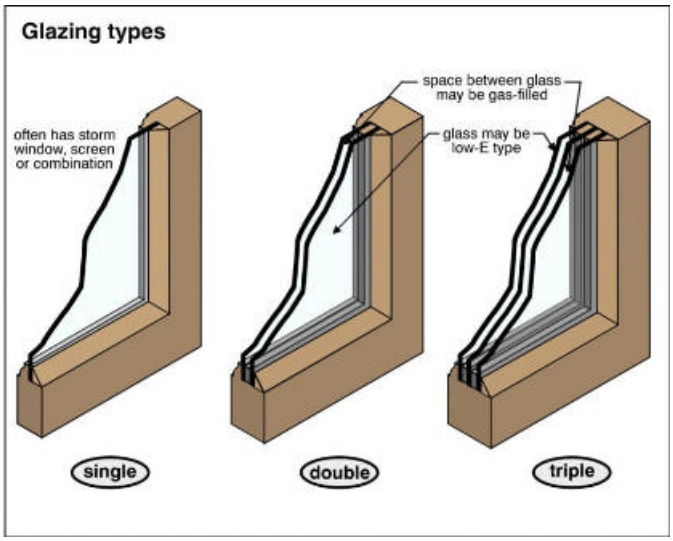
PATIO DOORS

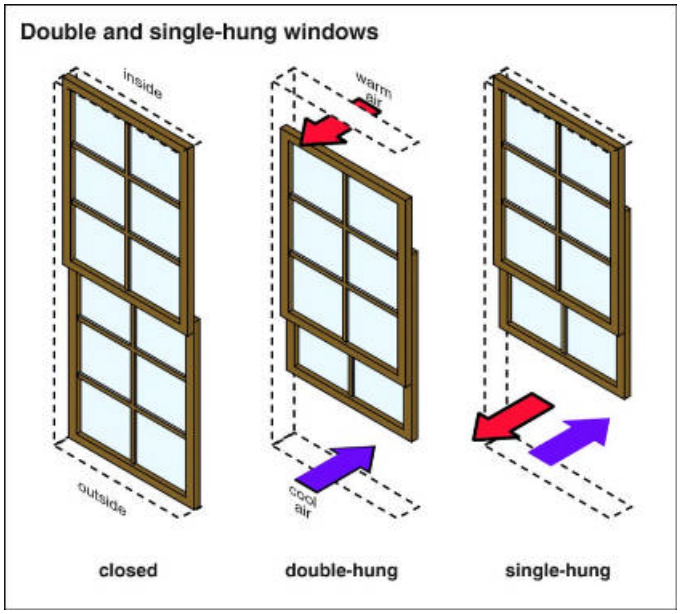
Satisfactory. The doors operated normally.

4.6 WINDOWS

PRIMARY TYPE

The windows are all, or mostly, replacements of the original windows. Fiberglass Vinyl. Insulated glass (double glass). Double hung.





WINDOW CONDITION

Good condition. Good quality windows and all in decent operating condition.

STORM WINDOWS AND SCREENS

SCREENS: All the primary windows have screens.

4.7 VENT COVERS, SHUTTERS, HOUSE #S, MISC.

SHUTTERS / SECURITY BARS

Satisfactory. Security bars do not allow occupants out of a building during an emergency. (FIRE) Somewhat frowned upon by the fire department. The 2nd floor window bars should be removed.

VENT COVERS

See dryer comments. No air is found at the louver for the dryer. The vent covers outside need caulking.

HOUSE NUMBERS, MAILBOX

OK

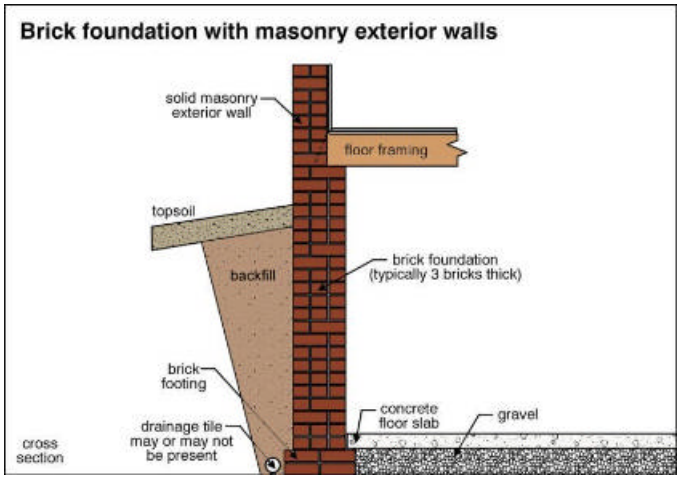
BASEMENT, FOUNDATION, FLOOR STRUCTURE, WATER PENETRATION

This section discusses the key interior structural components, i.e. the foundation walls and the floor framing. Conclusions about hidden areas are based on external manifestations such as the conditions of the interior finishes, conditions of exterior walls, floor surfaces, and water problem signs. These conclusions could change if surfaces are uncovered. Normally the floor type description noted refers to the first floor because second floor joists are always covered. We judge those floors by the conditions above them. Basement water problems are discussed in this section and are a primary focus. Minor problems can be easily hidden from us but chronic problems almost always leave evidence. 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. So even if we don't find any interior water problems do not minimize the recommendations made outside. Surface control problems are a distinctly different problem from subsurface water, that is water flowing through or rising up from the ground that didn't necessarily originate on your lot. This 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. We make a diligent effort to find any termite damage but it is only one of many conditions we are looking for. Termite inspections are a specialty unto themselves but we of course look for damage from termites and other wood boring inspects. Nobody can find hidden termite damage.

5.1 FOUNDATION

MATERIAL & TYPE

AMOUNT VISIBLE: 20% or less. PRIMARY FOUNDATION WALL: Brick. It is a Crawlspace.



FOUNDATION WALL CONDITION

Satisfactory. No evidence of any major distress. See crawlspace comments

5.2 FLOOR STRUCTURE

MAIN FLOOR FRAMING DESCRIPTION

AMOUNT VISIBLE: None. All floor judgments were deduced from the external manifestations.
PREDOMINANT MATERIAL TYPE: Conventional floor joists.
SPAN: 12 to 14',

MAIN FLOOR FRAMING CONDITION

Not Inspected. The crawlspace was not assessable.
There are some undulations in the floor structure due to uneven loading and slow deformation. It did not appear to be beyond normal.

SECONDARY FLOOR FRAMING CONDITION

Second floor. Satisfactory, normal floor specification for this era.

COLUMN TYPE AND CONDITION

CONDITION: The columns are hidden in the finish. Not Inspected

BEAMS

BEAM TYPE: The beams are hidden in the finish.

5.3 BASEMENT FINISH, MOLD, WATER PENETRATION, HAZARDS

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

None. Appears to have been dry. Do not minimize the recommendations made in the exterior sections.

5.4 UNDER FLOOR CRAWLSPACES

CRAWLSPACE GENERAL CONDITION

ACCESS AND VISIBILITY: The crawlspace was not accessible. It is recommended that you try and create some access to the crawlspace for inspection and possible improvements.

CRAWLSPACE VENTING, INSULATION, VAPOR BARRIER

Not Inspected. Further evaluation needed.
VAPOR BARRIER:?
VENTILATION: The crawlspace is not vented.
INSULATION:?

METHOD OF INSPECTION

METHOD OF INSPECTION: The crawlspace was not accessible. It is recommended that you try and create some access to the crawlspace for inspection and possible improvements.

5.5 SUMP PUMP and FLOOR DRAINS

FLOOR DRAIN

Not Inspected

SUMP PUMP

N/A

5.6 INSECT DAMAGE

INFESTATION SIGNS

Hidden areas can't be assessed and insect infestation inspections are a specialty unto themselves. Many structural components are hidden in the finish so it is never possible to be 100% sure about termite conditions. None found.

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. What type of wires do you have and is the distribution of those wires 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. We call this "POINT REPAIRS". Any two prong outlets should be upgraded to three prong (with ground) and wet areas should have Ground Fault interrupters on them. Old wires should have AFCIs and if you want to be completely cautious add them to all circuits. If you don't know what GFIs and AFCIs are ask your inspector or check our website.

All houses with fuel burning appliances should have Carbon Monoxide (CO) detectors. They can be bought as combination detectors with smoke detectors. CO detectors should be placed where they will catch the rising air similar to smoke detectors. Since most CO is in warmed air, such as from a furnace, fireplace, or cooking device, it tends to rise. In garages it may sink as it cools and can go under doors. Smoke detectors have to be upgraded regularly. They apparently go bad just sitting. The test button on a smoke alarm only tests the buzzer and battery not the ability to detect smoke. We don't push that test button for that and other reasons (the fire department might come if its tied into the phones!). 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. Our inspection doesn't include the low voltage systems like phone, TV, and security system.

6.1 SERVICE CAPACITY

TOTAL POWER AVAILABLE

200 AMPS @ 120/240 volt

ADEQUACY of ELECTRICAL POWER AVAILABLE

Good. There is an ample amount of power for the existing load plus power available for expansion.

6.2 SERVICE EQUIPMENT, SERVICE ENTRY WIRES

ENTRY WIRES and METER BOX

Satisfactory. No problems were found. **METER STACK LOCATION:** 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 underground.

REPAIR NEEDS AT THE ENTRY WIRES AND METER BOX

Good.

ELECTRIC SERVICE PANELS, TYPE AND AMPACITY

NUMBER OF MAIN PANELS: One.
MAIN PANEL LOCATION: Foyer.
TYPE OF MAIN PANEL: Circuit breakers. This is a normal modern panel type.
AMPACITY: 200 Amps.
GROUNDED TO: Water main.

REPAIR NEEDS IN THE MAIN PANEL(S)

Satisfactory. No problems were found.
There are a few spare breakers

6.3 DISTRIBUTION and WIRE TYPES

WIRE TYPES FOUND

Non-metallic sheathed cable (modern cable). The large wires are a mix of aluminum and copper. Aluminum wires in this category are not considered hazardous. The small wires are copper.

NUMBER OF CIRCUITS

240 VOLT: 3
110 VOLT: 14 approx.

ADEQUACY of the ELECTRIC DISTRIBUTION.

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

6.4 GENERAL WORKMANSHIP

GENERAL WORKMANSHIP

See 6.5 for specifics Satisfactory. The work is adequately done and with a few small repairs it will serve you adequately.

6.5 OUTLETS, SWITCHES, LIGHTS,

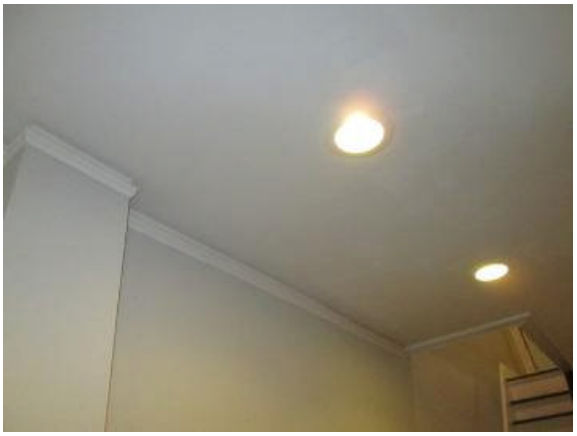
GENERAL CONDITION

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.

The outlets, switches, and lights have been well modernized.

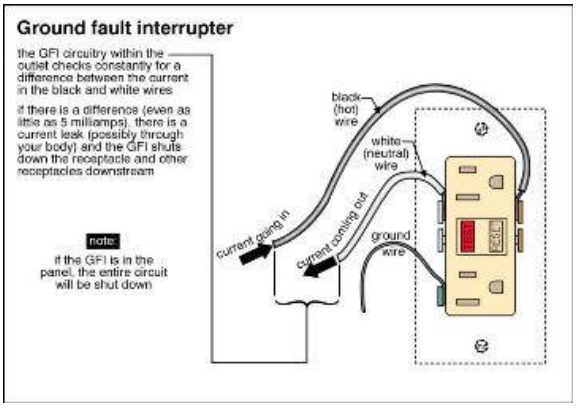
LIGHT & SWITCH REPAIR NEEDS

LIGHTS & SWITCHES OVERVIEW: The recessed lights need to be updated. Modern recessed lights have much better fire protection and can be insulated. The inside "trim rings" are missing.
All the switches and lights that we tested worked correctly. That is unusual.



OUTLETS

Normal modern 3 prong grounded outlets. **OUTLET SPACING:** Satisfactory. Not fully modernized but adequate for simple purposes. The house does not have the normal array of GFICs. Ground fault interrupter circuits (GFICs) 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.



MISCELLANEOUS ELECTRIC REPAIR NEEDS

Missing cover plates: Garage opener outlet
One outlet in the garage was "dead" Have a qualified electrician evaluate the conditions noted and repair as needed.

6.6 SMOKE ALARMS and CARBON MONOXIDE DETECTORS

SMOKE ALARMS

There are smoke alarms in place.

CARBON MONOXIDE DETECTORS

We observed CO detectors in place.

PLUMBING SYSTEM

Key things you need to know about your plumbing system include: 1. Functional (supply) flow through the house. This means that there are no systemic conditions such as old clogged galvanized steel supply pipes, undersized pipes, or disconnected pipes. The inspector's primary focus in this plumbing section is the piping system. Individual fixtures are addressed in the bath, kitchen and laundry sections. Functional flow is defined as "Sufficient water flow to provide uninterrupted supply to the highest unrestricted tap or faucet farthest from the source when a single intermediate unrestricted tap or faucet is operated simultaneously with uninterrupted flow" (State of Maryland Definition). This can only be judged by conditions at the time of inspection. You also want to know that your pipes will last and that you are free of problems like unpredictable polybutylene pipe systems, pinholing copper pipes, or deteriorated galvanized pipes. 2. Functional drainage. Functional drainage is defined as: A drain is (a) able to empty in a reasonable amount of time, and, (b) Not subject to overflow when one of its supply faucets is left on (State of Maryland Definition). However many modern sinks don't have overflow drains. Again, in the plumbing section the inspector is looking for systemic problems with the drains in the house such as broken pipes, sags, leaks etc. Individual fixtures are addressed in the appropriate sections to follow. 3. Water main location and type. You need to know where your water main shut off is in case of an emergency. You need to know what it is made of in order to be sure it will serve its purpose. There are several pitfalls here such as old galvanized pipe, polybutylene pipe, and lead pipe. 4. Water heater type, size, operation, and life expectancy. Water heaters are not expensive in relation to the cost of a house but malfunction is a nuisance at the least and potentially hazardous at its worst. The hazards are our first focus. 5. Functional plumbing vent system. The plumbing vents are those pipes you see sticking up out of the roof. The purpose of those vents is to allow air into the drain system so water can go down the drains without sucking traps dry. The traps are those U shaped drains under your sinks. Traps keep sewer gas from coming back up in the house. If you hear gurgling sinks, tubs or showers then there is something wrong with the venting causing undue suction on the trap. The problem is usually out of sight so you have to listen. Use your ears and nose to inspect vents. 6. Laundry equipment may or may not be tested as part of an inspection. We will usually run it just to see if it turns on and cycles, but its a short simple test. Appliances are personal property, not real property. 7. If you have well and/or septic you have probably already been advised to bring in specialists for those items. The standard home inspection does not cover water quality. Some limited equipment evaluation can be done. Septic systems have to be excavated along with test holes in the drain field or pit. That is beyond the scope of the home inspection. Dye tests tell you very little. Don't settle for a dye test.

7.1 MAIN WATER SUPPLY PIPE

MATERIAL TYPE AND SIZE

1". Copper.

SHUT OFF LOCATION

On the side wall of the entry foyer

MAIN WATER PIPE CONDITION

There is no evidence of any water main problems.

7.2 INTERIOR SUPPLY PIPES

MATERIAL TYPE

Type "M" copper.

INTERIOR SUPPLY PIPE CONDITION

The supply pipes provided functional flow as defined above. Satisfactory general condition. No major problems or systemic conditions were found. Expect normal miscellaneous repairs.

7.3 HOSE BIBS, EXTERIOR FIXTURES

HOSE BIBS

The hose bibs operated normally. There is no handle for an outside hose bib. (front)

7.4 DRAINS AND VENTS

MATERIAL TYPE

PVC.

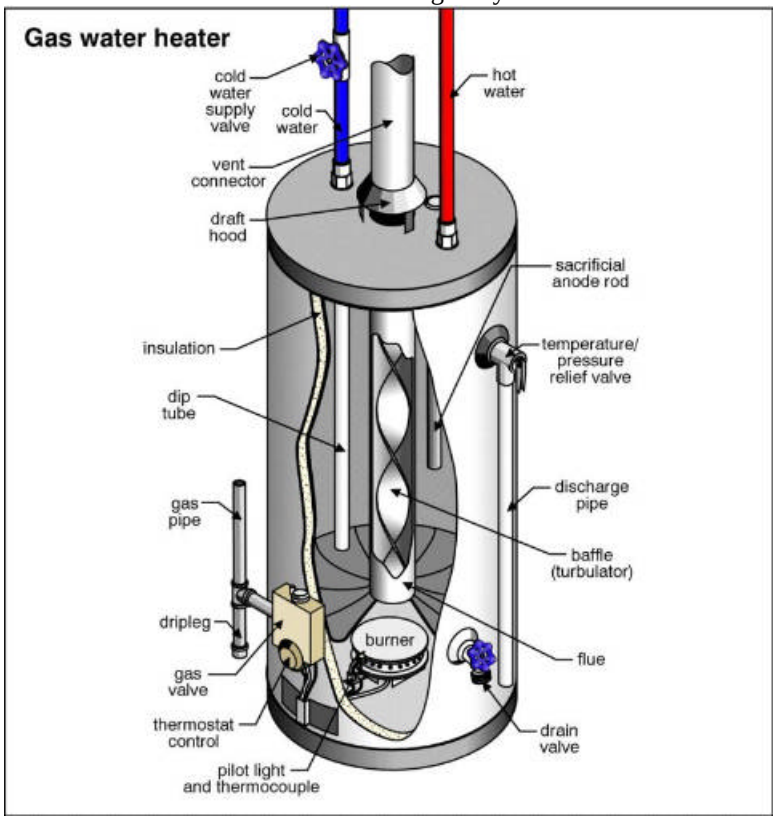
PLUMBING DRAIN AND VENT CONDITION

The main drains functioned as designed during this inspection. No major problems or systemic conditions were found. Should only need normal miscellaneous repairs. No whole house backups experienced during this inspection

7.5 WATER HEATER

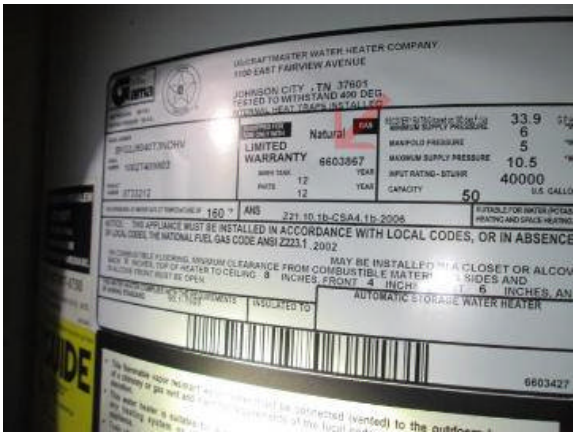
TYPE AND SIZE AND ADEQUACY

TYPE: Gas with conventional gravity draft vent. **SIZE:** 50 Gallons **WATER HEATER ADEQUACY:** Standard.



AGE, AVERAGE LIFE EXPECTANCY

ESTIMATED AGE: 2004
AVERAGE LIFE: 15-18 years for most of the better grade units on city water.



WATER HEATER CONDITION

The unit operated normally. There is no safe pan under the water heater to protect the finishes if you have a leak. That is not good practice.

7.6 LAUNDRY EQUIPMENT

LAUNDRY SINK

N/A

CLOTHES WASHER

The machine ran through the cycle normally. We do not check every cycle. There is no safe pan under the washer. Normally when a washer is located on a finished floor there is a safe pan under it with a drain in case something leaks. You should have one added.

DRYER

TYPE: Gas. It ran normally and was heating in the mode in which it was tested.
Venting Problem: Gas dryers have to be vented because the exhaust carries the gas fumes out. No air came out of the vent cover outside when the dryer was run. This needs further investigation to find the full extent of the problem.

7.7 FUEL PIPES, OIL TANKS

GAS

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

OIL TANKS and LINES

N/A

7.9 EJECTOR PUMP

EJECTOR PUMP OPERATION

N/A

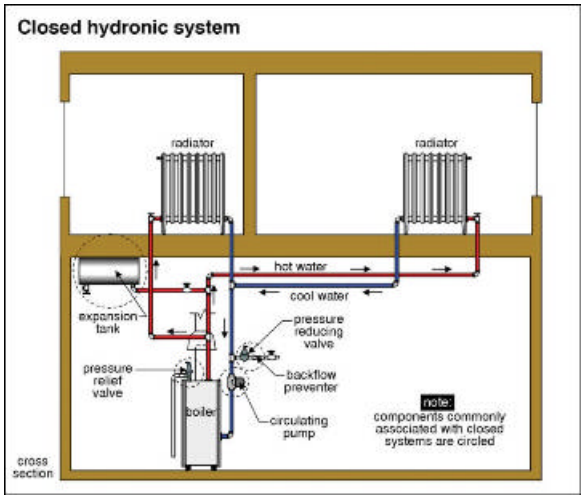
HEATING SYSTEMS

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. Comfort from heat or cooling is accomplished by highly engineered pattern of air distribution. Comfort is subjective and most systems are not capable of satisfying all people all the time. National design standards have been established that attempt to at least satisfy 80% of the people 80% of the time. That is done by careful placement and sizing of ducts so that rooms get conditioned air at the location where it can be most effective and in a quantity that is satisfying without being annoying or noisy. We pay close attention to placement of registers and variations in temperature as we walk through the house. Effective air flow depends on register placement, duct size, duct shape, duct length, number of bends, duct type, blower size, blower speed, furnace location, correct assumptions about insulation and drafts, output air temperature, air speed, and filter type. 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 disassemble the furnace 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. The age of HVAC equipment is inferred from serial numbers and model numbers whenever possible.

8. SYSTEM OVERVIEW

GENERAL DESCRIPTION

1 zone boiler.



NUMBER OF ZONES

One.

UNHEATED AREAS

None.

8.1 HEATING SYSTEM #1

LOCATION and AREA SERVED

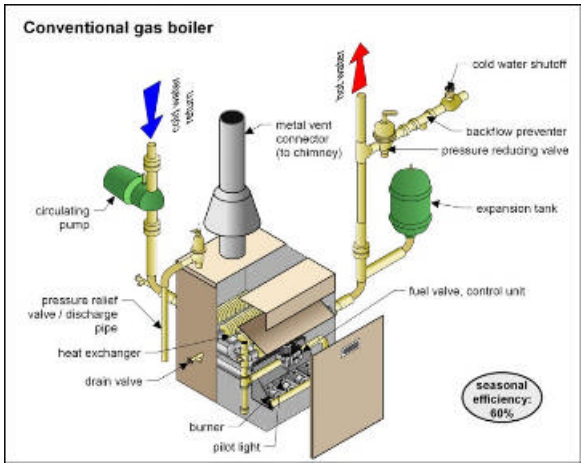
LOCATION: Utility closet **THERMOSTAT LOCATION:** The first floor hall.
AREAS SERVED: All the main areas of the house.

BRAND and CAPACITY

BRAND: Burnham.
APPROXIMATE CAPACITY (output): 90,000 Btuh.

TYPE of HEAT

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



AGE and NORMAL EXPECTED LIFE

APPROXIMATE AGE: 2011 **STATISTICAL AVERAGE EXPECTED LIFE:** Cast iron boilers, 40 years +.

GENERAL CONDITION (Unit #1)

Good. The unit is operating correctly, and needs no immediate repair or maintenance. It is in the first third of its useful life.

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)

Obtain any warranties associated with this new installation.

AIR CONDITIONING

9. ZONES and TYPE

NUMBER OF ZONES

One.

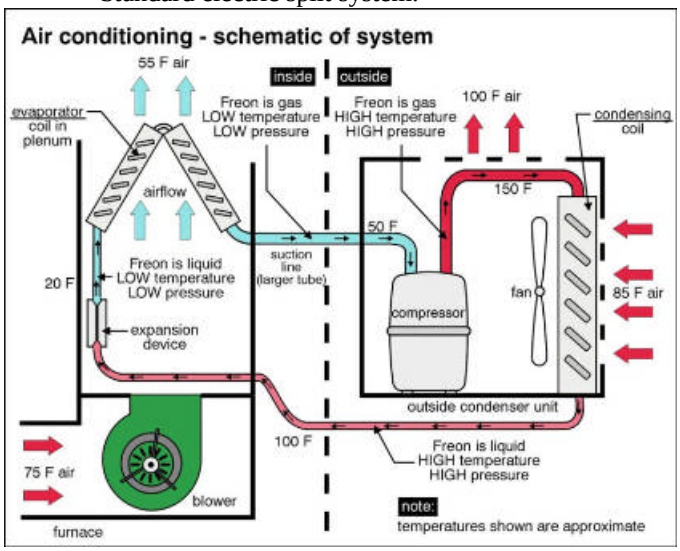
UNTREATED AREAS

None.

9.1 AIR CONDITIONER #1

TYPE OF A/C

Standard electric split system.



LOCATION and AREA SERVED

LOCATION of BLOWER: Attic.

THERMOSTAT LOCATION: The 2nd floor hall.

AREAS SERVED: 1st floor. 2nd floor. All the main areas of the house.

CAPACITY

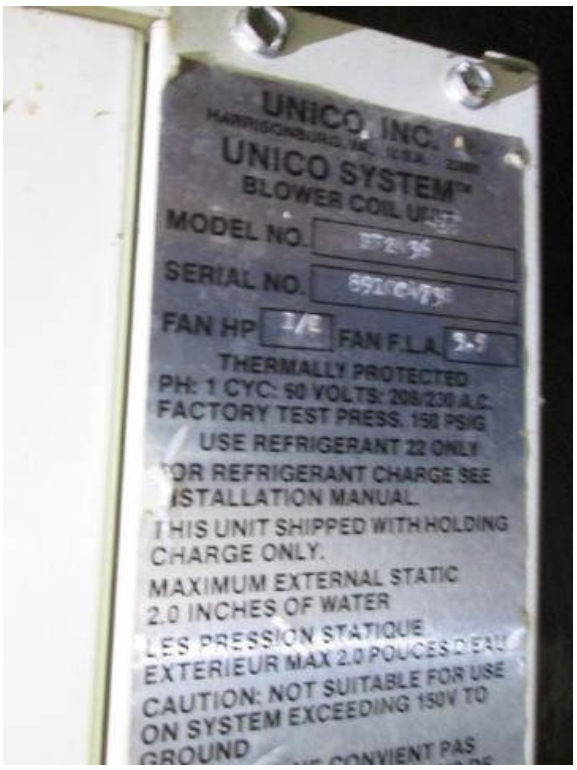
APPROXIMATE CAPACITY : 36,000 Btuh.

AGE and NORMAL EXPECTED LIFE

APPROXIMATE AGE: 1989 **STATISTICAL AVERAGE EXPECTED LIFE:** Top Grade, up to 20 years.

GENERAL CONDITION
A/C #1

Marginal. It needs repairs and is in poor overall condition. The A/C unit is not working enough. The temperature difference between the incoming and outgoing air was measured and was found to be lower than normal. There are many possible causes. Have a technician evaluate the unit, determine the cause of the abnormal temperatures, and service the unit as needed.
Have an HVAC mechanic diagnose and repair the problem.
Statistically the unit is at or near its normal expected life.



SPECIFIC REPAIR
NEEDS A/C #1

BLOWER: The fan needs service. It rattles or wobbles.

DISTRIBUTION REPAIR
NEEDS A/C #1

"space Pac" duct system- OK

ATTIC

The attic inspection is conducted with several goals in mind. While the attic structure is always the first focus there are also many other important pieces of information gathered here. The underside of the roof is investigated for leaks, attic insulation is evaluated, ventilation is evaluated, bathroom and kitchen vents can often be seen, condensation or mold problems are often revealed. Attics tend to be a home for "do it yourself" electric work such as when people add lights and fans to rooms below. Ducts can often be seen and often found disconnected or lacking insulation. Birds, squirrels, mice, bats, and other pests like to live in your attics as well. In the micro view of the structure we are looking for cracked rafters, broken or incorrectly modified trusses, and spots of rot in under roofs. Those items are important but usually not too difficult to repair. The macro view of structure includes rafter sizing, spans and thrust control, the presence or absence of rafter sag and the resultant bow in exterior walls, overloaded trusses, rafter beam condition and bearing. Insulation in modern attics should be at least R-30 (about 9 1/2"). That is rare in old houses. The newest building code (2009) requires R-38 in new houses. Almost every house has some gaps that could be filled. Attic accesses and whole house fans need to be insulated. Although there is a recent trend toward building conditioned attics with no ventilation that is rare. It is allowed in the building code (with strict requirements) but the method has not withstood the test of time yet. A generalized rule for ventilation is that there should be openings equaling 1/300th of the space being ventilated, and half should be low and half should be high. If it is all high you need to double the size of the opening (typical in older houses). A lack of ventilation is often revealed by condensation stains on the nails coming through the roof from the shingles. Since they are cold in winter the warm air from the house tends to condense on the cold nail tips creating stains and drip marks. Mold growth around eaves and incorrectly bath fans is common but should be corrected. You should go up in your attic at least once a year to look for pests (every house gets them eventually), disconnected ducts, displaced insulation (from wind and workmen), condensation, and subtle roof leaks.

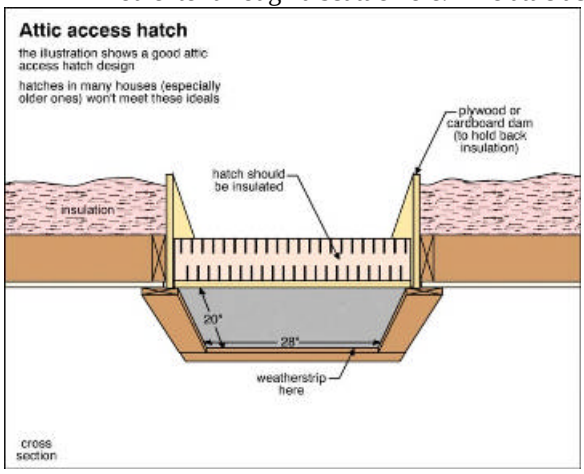
10.1 GENERAL DESCRIPTION

NUMBER OF ATTICS

There is one main attic.

ACCESS

You enter through a scuttle hole. The attic access is not insulated. They should be insulated to prevent heat loss.



VISIBILITY

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

STORAGE

No flooring The attic was not designed for storage.

10.2 FRAMING STRUCTURE

TYPE OF FRAMING

The framing is a common shed rafter design with cross girders.

ROOF SHEATHING

Dimension Lumber. No significant defects found.

ATTIC STRUCTURE

CONDITION

Upon further review of the photos Another cracked beam was found. The rear beam was already repaired. Another near the scuttle needs re-enforcement. Typically a "sistered" repair will help stabilize the beam . Consult with a carpenter

FIREWALL

A masonry wall separates the dwellings. No Problems found

10.3 LEAKS, CONDENSATION SIGNS

LEAK SIGNS in the ATTIC

Signs of past leaking were noted. Satisfactory. No active leak signs were noted.

CONDENSATION SIGNS in the ATTIC

None.

10.4 INSULATION

TYPE &THICKNESS

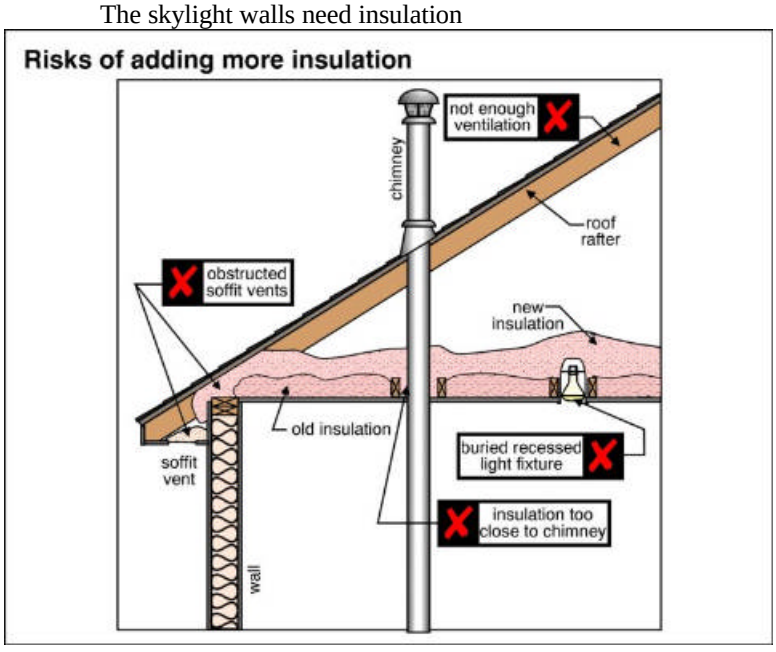
TYPE: Blown/poured. Fiberglass. **THICKNESS:** 4-6". There are some bare spots over the center office area.

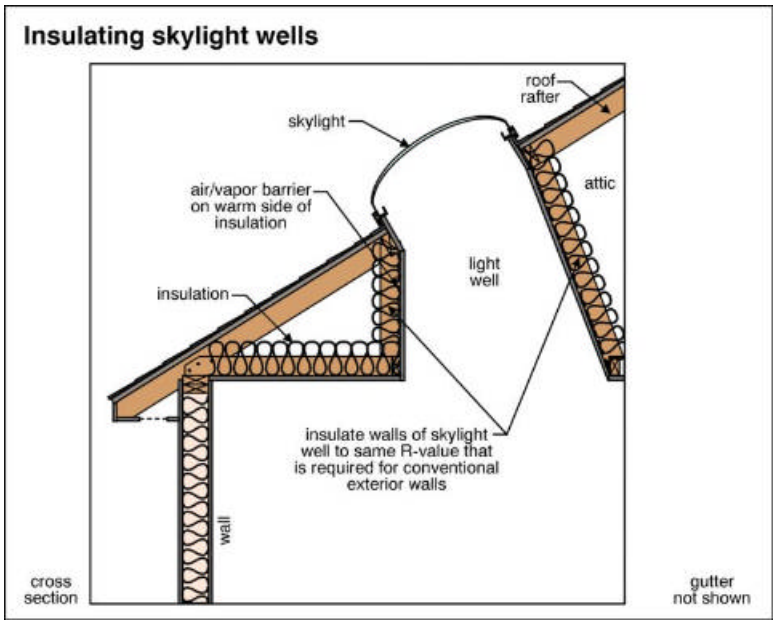
ATTIC INSULATION ADEQUACY

Marginal. Not commensurate with modern standards. We recommend that you add more insulation. Caution If Adding Insulation. Don't block vents or cover lights that are not designed to be covered. Maintain clearances around furnace and water heater vents. Have it done professionally.

6" is considered the modern bare minimum, but any energy audit would include a recommendation for 12" (or R 38).

The skylight walls need insulation





10.5 VENTILATION

TYPE & ADEQUACY

None.

ATTIC VENTILATING FANS

N/A.

10.6 MISC. OBSERVATIONS

PESTS

Birds have been getting in.

CLEARANCES

The clearances around the light fixtures is not sufficient. Move insulation and combustibles away. See light comments.

BATHROOMS

Bathrooms become one of the main focus points 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 BATH

LOCATION & GENERAL CONDITION

LOCATION: HALL BATH. Needs some minor repairs.

TILE and CAULKING

You need caulk around the tub fixtures.

SINKS

Satisfactory. **FUNCTIONAL FLOW:** is functional.

TOILET

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

TUB/SHOWER

Satisfactory, working adequately. **FUNCTIONAL FLOW:** is functional.

VENTILATION

The window is the only ventilation.

ACCESSORIES

The GFIC outlet tested correctly

11.2 BATH

LOCATION & GENERAL

CONDITION

LOCATION: MASTER BATH

TILE and CAULKING

Good workmanship and in good condition.

SINKS

Satisfactory. **FUNCTIONAL FLOW:** is functional.

TOILET

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

TUB/SHOWER

Satisfactory, working adequately. **FUNCTIONAL FLOW:** is functional.

VENTILATION

Window Satisfactory, ventilation is adequate.

11.3 BATH

LOCATION & GENERAL

CONDITION

LOCATION: POWDER

SINKS

Satisfactory.

TOILET

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

VENTILATION

Fan, Satisfactory, ventilation is adequate.

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, point load distortion, 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 judgment to determine their significance. We will check a representative sampling of interior doors for normal operation but also because the interior wall distortions show up most clearly at the doors. Cosmetic issues such as wallpaper, decoration, carpet, and style choices are not a focus. As our drywalled housing stock ages there is an increasing concern with drywall nails pulling loose. Newer houses are usually glued and screwed but from the 60's through the mid 80's it was common to just nail the drywall. We are trying to find this loose drywall by the presence of dimples at the nails (not nail pops). Water damaged plaster in older homes can also come loose. Interior stairways are checked for safety concerns such as the presence and solidity of handrails and balustrades. Risers should not be more than about 7 3/4", treads should not be less than 10". Every jurisdiction has their own rules on this and older houses will often have steeper stairs. Fireplace dampers and flues are normally evaluated from the inside. Your chimney should be cleaned about every 1/2 cord of wood that you burn. Gas fireplaces need a clamp on the damper so that it can't be closed all the way. This prevents the buildup of combustion gasses. If you have a ventless gas fireplace be very careful with the buildup of carbon dioxide and carbon monoxide. Keep a window cracked open near the fireplace. On wood burning fireplaces the firebox should be at least 20" deep. This is often not the case in older homes where the fireplaces were originally built for coal or gas. Hearth extensions on small fireplaces (under 6 square feet) should extend out at least 16". On larger fireplaces (over 6 square feet) the hearth extension should extend out at least 20". Hearth extensions should be at least 2" thick. Several factors affect fireplace draft including the relative size of the fireplace opening and the flue. The flue should be at least 1/10th the size of the fireplace opening. The opening of the fireplace should be wider than it is high for proper draft (except on some specially designed Rumford fireplaces). On a well built fireplace there will be at least 8" from the top of the opening to the throat (the point where smoke chokes down to go through the damper or into the flue. Chimney height and location also affect draft. Short chimneys don't draft. The chimney should extend 2 feet above any surrounding roof or wall that is within 10 feet. Chimneys subject to backdraft from neighboring houses, trees, or roof lines will sometimes back draft.

13.1 INTERIOR WATER SIGNS

EVIDENCE OF OTHER LEAKS COMING FROM OUTSIDE

No signs of any leaking found.

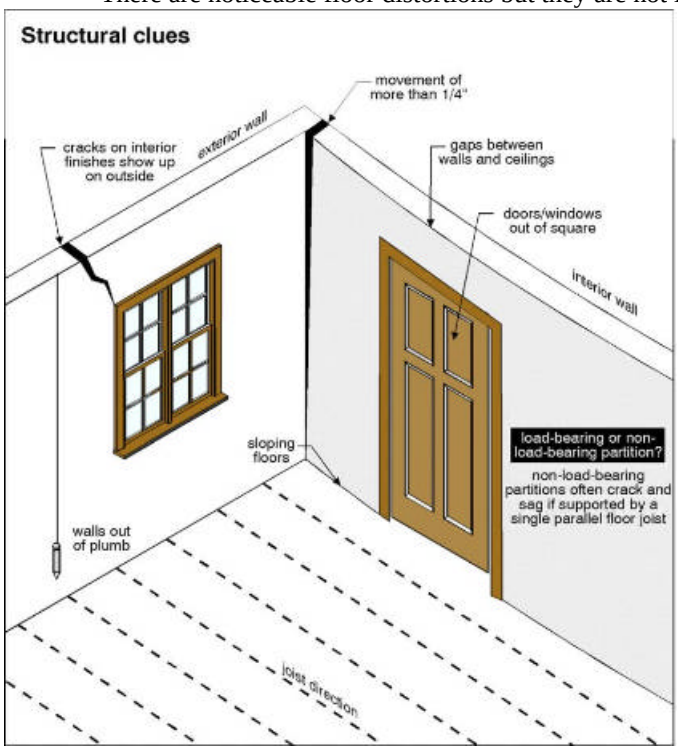
EVIDENCE OF OTHER LEAKS COMING FROM INSIDE

The house has been recently painted which makes it hard as an inspector to read the history of the house.

13.2 FLOORS

STRUCTURAL DEFORMATIONS IN THE FLOORS

There are noticeable floor distortions but they are not indicative of a structural failure.



PREDOMINANT MATERIALS

Oak,

GENERAL CONDITION OF THE FLOORING

Good. Minor defects at most. 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

Drywall, Predominantly:

GENERAL CONDITION OF THE INTERIOR WALLS

Satisfactory, normal wear and tear.

WALL INSULATION

Probably none or very little since most houses like this tend not to have any.

13.4 CEILINGS

STRUCTURAL DEFORMATIONS

Almost none.

PREDOMINANT MATERIALS

Drywall,

GENERAL CONDITION OF THE CEILINGS

Good. Minor defects at most.

13.5 STAIRWAYS

TREADS AND RISERS

The stairs are slanted due to long term structural creep. Normal for old houses. Irregular riser heights noted. They should not vary more than 3/8".

BALUSTRADES AND RAILINGS

Satisfactory, normal wear and tear.

13.6 INTERIOR DOORS

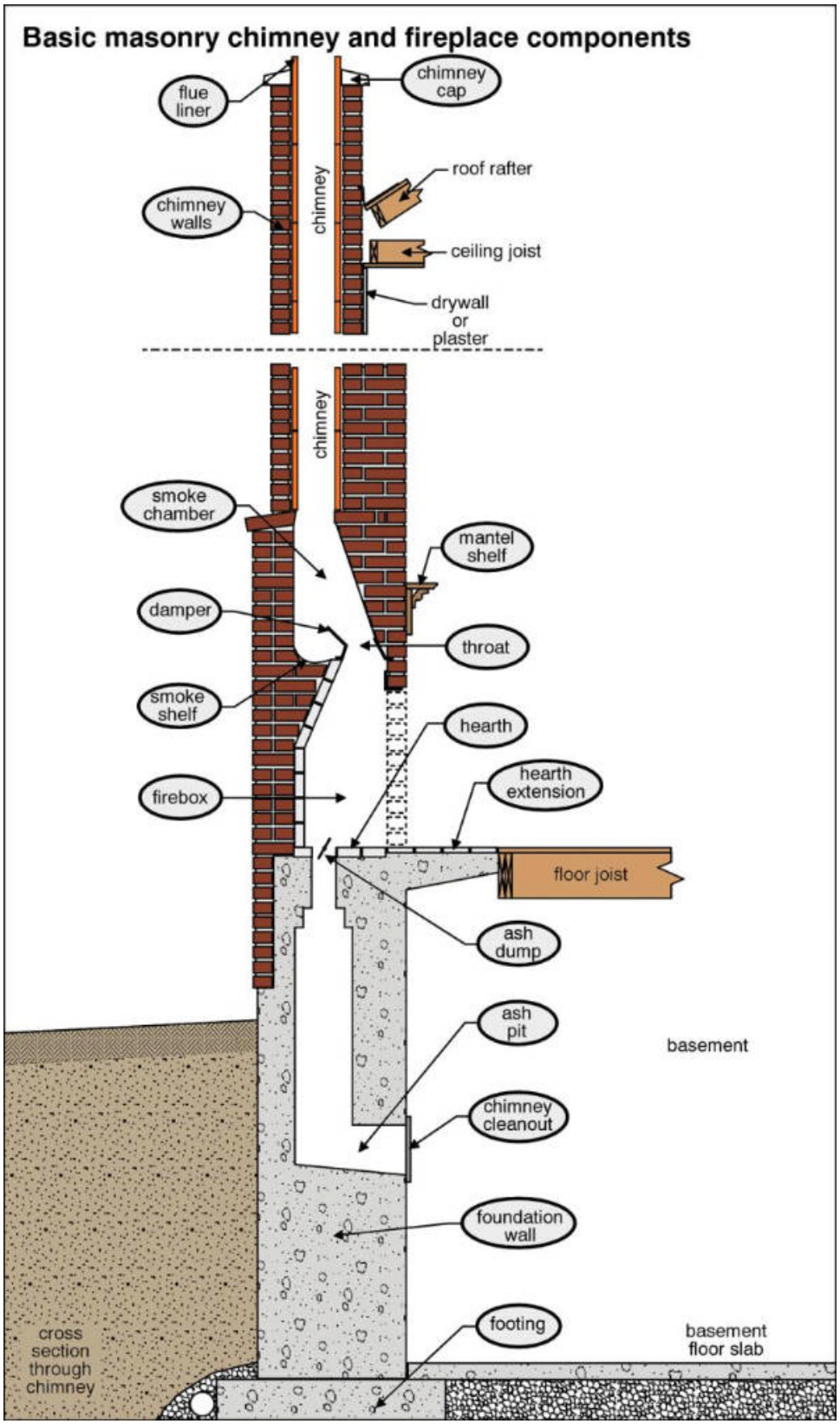
INTERIOR DOOR CONDITION

Miscellaneous hardware repairs needed. The doors are mix of type and styles. Mainly the doors are solid wood. One door is cut too much.

13.7 FIREPLACES see 3.7 also

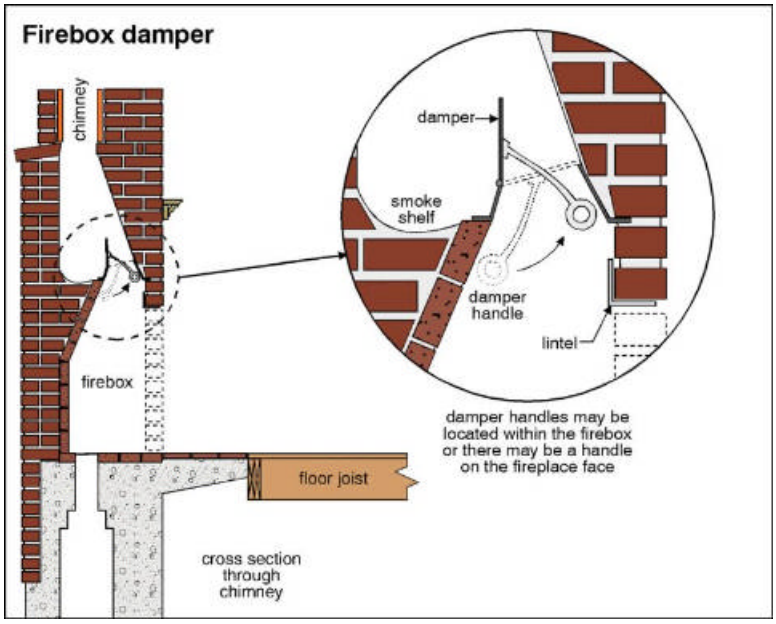
FIREPLACE TERMINOLOGY

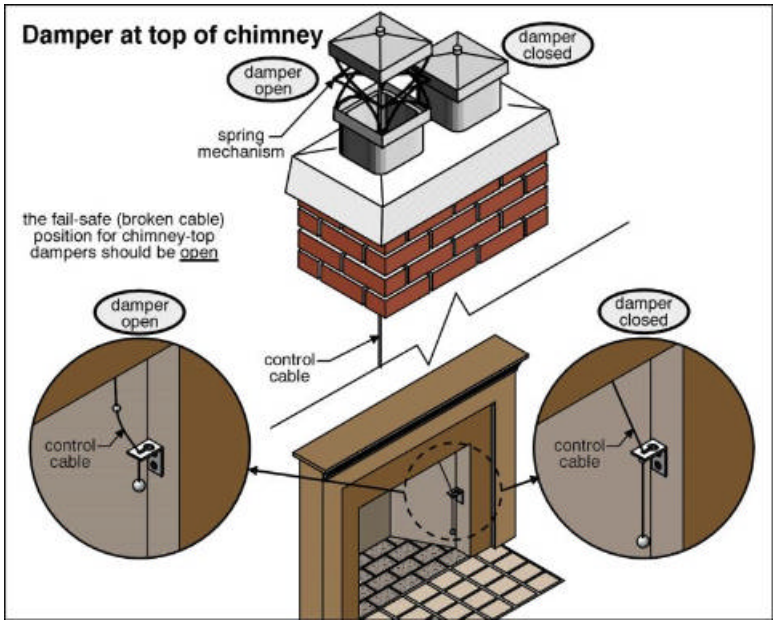
Fireplace diagram.


Basic masonry chimney and fireplace components
flue liner
chimney cap
chimney
roof rafter
chimney walls
ceiling joist
drywall or plaster
chimney
smoke chamber
mantel shelf
damper
throat
smoke shelf
hearth
firebox
hearth extension
floor joist
ash dump
ash pit
basement
chimney cleanout
foundation wall
footing
basement floor slab
cross section through chimney

LIVING ROOM
FIREPLACE

The firebox, hearth. smoke chamber, damper, and surround were inspected and no significant defects were observed. The flue was sound as far as was visible. **DAMPER:** Roof top damper.
OK





KITCHEN

The kitchen inspection consists or running appliances through a quick functionality test. 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. We are more focused on gas or water leaks, correct connection methods, and overall aging. Appliances are not moved during the inspection.

13.0 KITCHEN

GENERAL KITCHEN
CONDITION

The kitchen is in good overall condition. All the appliances, cabinets, and flooring were checked and everything was in good condition. The kitchen has been updated.

13.1 CABINETS, COUNTERS, FLOORS

KITCHEN CABINETS

Good materials.

COUNTERTOPS

MATERIAL: Granite. **CONDITION:** This is a good material and in good condition.

KITCHEN FLOORS

MATERIAL: The floor covering is ceramic tile . **CONDITION:** This is a good material and in good condition.

13.2 KITCHEN SINK(s)

KITCHEN SINK

High quality materials and in good condition.

13.3 COOKING APPLIANCES

RANGE/COOK TOP

Gas, It operated normally in this short test.

OVEN

Gas, It operated normally in this short test.

MICROWAVE

The microwave worked normally.

13.4 KITCHEN VENTILATION

TYPE of KITCHEN
VENTILATION

There is a fan built into the microwave. It is a recirculating fan with a filter.

KITCHEN FAN
CONDITION

It operated normally.

13.5 REFRIGERATOR(s)

REFRIGERATOR

The refrigerator appears to be working normally. AGE: Recent installation.

13.6 DISHWASHER(s)

DISHWASHER

The dishwasher cycled normally.

13.7 GARBAGE DISPOSAL(s)

GARBAGE DISPOSAL

It operated normally.

13.8 MISCELLANEOUS KITCHEN APPLIANCES

ICE MAKER

Make inquiry with the seller about the operation of this unit. The ice maker was not in service at the time of the inspection. Functionality has not been determined. Ice maker was not tested due to time constraints.

Repair list:

October 7, 2013

Inspection Site: 1208 D Street SE Washington, DC 20003

Prepared For: Sharon Harrelson / Jonathan Lottman

Inspection Date: 10/7/2013

Repair list, key items extracted from the report

GROUNDS, APPURTENANCES

I.1 SITE GRADING

SITE CHARACTERISTICS

Typical in-city lot, surface run off is controlled by patios and walks. It is essential to keep the drains and water pathways open. The lot is terraced out of the original slope. Back to front.
An underground drain system is integrated into the surface water control plan. Good maintenance is very important. The drain(s) are not in the lowest point of the walks and patios. The side yard patio doesn't have good run off away from the house.

The current run off plan does not control surface water correctly. The site plan allows the potential for developing good run off but work s needed to develop it.

GROUND SLOPE at the HOUSE WALLS

Failure to achieve and maintain proper grade around the foundation walls is one of the leading causes of basement water problems. The patios don't drain away from the house. This can lead to foundation leakage. There are areas around the house with inverted grades that are draining water into the house. Alter the grades to create slope away from the foundation. Slope should fall away from the foundation at a rate of 1 inch per foot for 6 feet with a continuous path for the water from there on.

I.2 VEGETATION

CONDITION

No apparent direct effects on the structure. Tree limbs are touching the house, they should be cut back. Vines should be cut back at least from the woodwork and gutters, preferably off all the masonry.

I.5 DRIVEWAY

CONDITION

Substantial cracking has occurred at the apron of the garage. Portions missing. Still functional but substantially deteriorated.

I.6 WALKWAYS

SECONDARY WALKWAYS CONDITION

WATER RUN OFF: At present they do not provide a clear and definitive run off away from the building. Water may collect against the house during wet conditions. (See the basement section for visible signs of water problems)
Tree roots have disrupted the walk. This could be a potential trip hazard.
RAILING OBSERVATIONS: There is no railing. Typically if you have three steps or 24" height you install a railing.

I.8 PATIO

PATIO WATER RUN OFF

The patios are an integral part of the site run off plan. At present the patio is diverting water against the building. This is a common cause of many interior and exterior water problems.
AREA DRAINS: The area drain is not in the lowest point of the run off. It is not draining the water on the patio.

recent patch work at the patio / house corner may indicate some water problems (stucco decay)

PATIO CONDITION
The patio has settled toward the house. It should be corrected. The patio has a substantially irregular and uneven surface. Irregularities represent a potential tripping hazard. Correction Recommended.

GARAGE, CARPORT

2.2 GARAGE DOORS
OVERHEAD DOOR CONDITION
The door panels show some decay. The overhead door is bent from a lack of horizontal support. Correction Recommended. Additional bracing is recommended at the closer / door connection.

GARAGE OPENER OPERATION
We do not typically check remote controls. You should have these available from the owner on the day of your walk through at which time you can check them.
AUTOMATIC OPENERS: The eye is working correctly. The garage door openers all worked correctly. They responded to controls, they operated with reasonable smoothness, the auto reverse safety mechanism responded correctly, and the infrared eyes sensed objects in the way and stopped the door. The overhead door is not permanently wired. It runs on an extension cord. It should have permanent wires. The door closer mounting brackets are not strong enough. Reinforcement is recommended.

2.4 GARAGE FLOORS
GARAGE FLOOR CONDITION
Cracks were noted. The cracking is more than normal but still not likely a threat to the integrity of the floor. Monitor for continued movement, particularly vertical movement. The floor shows evidence of subsidence caused by lack of support underneath. The amount is more than normal and the stability is hard to predict without destructive investigation. There are cavities underneath and the drainage pattern is starting to be affected. The condition is not alarming but should at least be monitored. The occupants possessions are blocking full view of the floor.

2.5 GARAGE WALLS
CONDITION
The walls are bowed, The walls have racked and the building is not plumb and square. Monitor.
The inside of the brick walls need mortar "point up" Not a priority but should be done sometime.

2.10 GARAGE FOUNDATION
CONDITION
Water is getting in through at the foundation wall. The foundation has distorted. Any deterioration noted was not considered significant.

2.13 GARAGE ELECTRIC
GARAGE OUTLETS
The outlets are not GFIC protected
One Dead Outlet(s) found. on the east wall? Correction Recommended.

ROOFING, GUTTERING, CHIMNEYS.

3.1 MAIN ROOF
MAIN ROOF CONDITION
Generally satisfactory, normal wear,
Projected Life Expectancy: The roof should last at least 10-15 more years if correctly maintained. There are Multiple layers. There is not supposed to be more than two because of weight considerations. You need a roofer who is qualified to work on low slope roofs to fix the problems noted. The roof needs a newer coat of aluminum roof coat. Patch any open seams, holes or cracks before applying the alumination. This is not an eminent need, I say in the next two years you should have the roof painted. Typical commercial roofing last about 20 to 25 years if correctly maintained.

EXTERIOR

4.1 CORNICE, SOFFITS, FASCIA, RAKES & MISC. EXTERIOR TRIM

CORNICE TYPE and CONDITION

TYPE: Exceptionally ornate such that the repair is more expensive than normal. Metal.

CONDITION: Satisfactory. No critical repair needs.

Birds and/or squirrels are getting into the cornice line down the west side. There are gaps between the frieze and the walls that need to be sealed up.

4.2 EXTERIOR WALL STRUCTURE

VISIBLE STRUCTURAL CONDITIONS (exterior walls)

There is some structural distortion but it was not considered threatening or abnormal.

Masonry conditions observed: The walls do have some bows from the outward force exerted by the arches. The arches have distorted but need no immediate repair. The slope of the window sills is not the prescribed 1/8th inch plus. Water may be able to get in.

4.3 PAINTING

EXTERIOR PAINT CONDITION

The house has a moderate volume of surface area to paint. Generally satisfactory. The paint is adequate for a while. Some wear was noted in the high exposure areas. The windows need to be caulked around the perimeters.

4.7 VENT COVERS, SHUTTERS, HOUSE #S, MISC.

SHUTTERS / SECURITY BARS

Satisfactory. Security bars do not allow occupants out of a building during an emergency. (FIRE) Somewhat frowned upon by the fire department. The 2nd floor window bars should be removed.

VENT COVERS

See dryer comments. No air is found at the louver for the dryer. The vent covers outside need caulking.

BASEMENT, FOUNDATION, FLOOR STRUCTURE, WATER PENETRATION

5.2 FLOOR STRUCTURE

MAIN FLOOR FRAMING CONDITION

Not Inspected. The crawlspace was not assessable.

There are some undulations in the floor structure due to uneven loading and slow deformation. It did not appear to be beyond normal.

5.3 BASEMENT FINISH, MOLD, WATER PENETRATION, HAZARDS

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.

5.4 UNDER FLOOR CRAWLSPACES

CRAWLSPACE GENERAL CONDITION

ACCESS AND VISIBILITY: The crawlspace was not accessible. It is recommended that you try and create some access to the crawlspace for inspection and possible improvements.

CRAWLSPACE VENTING, INSULATION, VAPOR BARRIER

Not Inspected. Further evaluation needed.

VAPOR BARRIER:?

VENTILATION: The crawlspace is not vented.

INSULATION:?

METHOD OF INSPECTION

METHOD OF INSPECTION: The crawlspace was not accessible. It is recommended that you try and create some access to the crawlspace for inspection and possible improvements.

5.6 INSECT DAMAGE
RECOMMENDATION
Get a full wood boring insect inspection from a pest control company.

ELECTRIC SYSTEM

6.5 OUTLETS, SWITCHES, LIGHTS,
LIGHT & SWITCH REPAIR NEEDS
LIGHTS & SWITCHES OVERVIEW: The recessed lights need to be updated. Modern recessed lights have much better fire protection and can be insulated. The inside "trim rings" are missing.
All the switches and lights that we tested worked correctly. That is unusual.

OUTLETS
Normal modern 3 prong grounded outlets. **OUTLET SPACING:** Satisfactory. Not fully modernized but adequate for simple purposes. The house does not have the normal array of GFICs. Ground fault interrupter circuits (GFICs) 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.

MISCELLANEOUS ELECTRIC REPAIR NEEDS
Missing cover plates: Garage opener outlet
One outlet in the garage was "dead" Have a qualified electrician evaluate the conditions noted and repair as needed.

PLUMBING SYSTEM

7.3 HOSE BIBS, EXTERIOR FIXTURES
HOSE BIBS
The hose bibs operated normally. There is no handle for an outside hose bib. (front)

7.5 WATER HEATER
WATER HEATER CONDITION
The unit operated normally. There is no safe pan under the water heater to protect the finishes if you have a leak. That is not good practice.

7.6 LAUNDRY EQUIPMENT
CLOTHES WASHER
The machine ran through the cycle normally. We do not check every cycle. There is no safe pan under the washer. Normally when a washer is located on a finished floor there is a safe pan under it with a drain in case something leaks. You should have one added.

DRYER
TYPE: Gas. It ran normally and was heating in the mode in which it was tested.
Venting Problem: Gas dryers have to be vented because the exhaust carries the gas fumes out. No air came out of the vent cover outside when the dryer was run. This needs further investigation to find the full extent of the problem.

AIR CONDITIONING

9.1 AIR CONDITIONER #1
GENERAL CONDITION A/C #1
Marginal. It needs repairs and is in poor overall condition. Statistically the unit is older than its normal expected life. Anticipate replacement. The A/C unit is not working enough. The temperature difference between the incoming and outgoing air was measured and was found to be lower than normal. There are many possible causes. Have a technician evaluate the unit, determine the cause of the abnormal temperatures, and service the unit as needed.

The unit runs but is not cooling. Have an HVAC mechanic diagnose and repair the problem.

SPECIFIC REPAIR NEEDS A/C #1
BLOWER: The fan needs service. It rattles or wobbles.

ATTIC

10.2 FRAMING STRUCTURE
ATTIC STRUCTURE CONDITION
Upon further review of the photos Another cracked beam was found. The rear beam was already repaired. Another near the scuttle needs re-enforcement. Typically a "sistered" repair will help stabilize the beam . Consult with a carpenter

10.4 INSULATION
TYPE &THICKNESS
TYPE: Blown/poured. Fiberglass. **THICKNESS:** 4-6". There are some bare spots.

ATTIC INSULATION ADEQUACY
Marginal. Not commensurate with modern standards. We recommend that you add more insulation. Caution If Adding Insulation. Don't block vents or cover lights that are not designed to be covered. Maintain clearances around furnace and water heater vents. Have it done professionally.

10.6 MISC. OBSERVATIONS
PESTS
Birds have been getting in.

CLEARANCES
The clearances around the light fixtures is not sufficient. Move insulation and combustibles away. See light comments.

BATHROOMS

11.1 BATH
TILE and CAULKING
You need caulk around the tub fixtures.

INTERIOR

13.5 STAIRWAYS
TREADS AND RISERS
The stairs are slanted due to long term structural creep. Normal for old houses. Irregular riser heights noted. They should not vary more than 3/8".

KITCHEN

13.8 MISCELLANEOUS KITCHEN APPLIANCES
ICE MAKER
Make inquiry with the seller about the operation of this unit. The ice maker was not in service at the time of the inspection. Functionality has not been determined. Ice maker was not tested due to time constraints.

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

Sincerely, Scott Maury

Scott Maury ACI

Scott Maury has been a Home Inspector since 1997. Scott is the stepson of Claxton Walker who was considered the very first Home Inspector in the Washington DC region. Prior to home inspection, Scott was in the remodeling business. Remodeling experience is the best preparation for a career in Home Inspection. It provides the practical base of knowledge upon which the specialized training of Home Inspection is built. Scott also spent some years in the boat building business where he developed a sound understanding of mechanical systems and electrical systems.

Scott is an Accredited Certified Inspector (ACI). He is a member of the American Society of Home Inspectors -ASHI. His ASHI number is 202642. He has participated in over 4,500 inspections including houses of all types and ages. He also belongs to the Mid-Atlantic Chapter of ASHI and has served on the Board of Directors. ASHI, The American Society of Home Inspectors, is the only professional society we recognize because it has the most stringent requirements for membership and the oldest and most recognized ethical standards and standards of practice. ASHI's educational programs provide the best continuing educational opportunities that you need to continue developing the knowledge base essential to Home Inspection. This training touches all trades and professions associated with the construction and maintenance of homes from architecture to pipe fitting, including all the major components of a home listed in the report and beyond. It is a broad base of knowledge that makes this a unique profession. Scott grew up in Bethesda and Potomac, Maryland and is the son of Dean Maury of Stuart and Maury Realty in Bethesda.

Licenses, Experience, Education and Memberships (past and present):

- Licensed Home Inspector – State of Maryland # 29388
- Certified Home Inspector – State of Virginia License # 3380 000083
- ASHI -Accredited Certified Inspector (ACI) # 202642
- Certified Residential Building Inspector- ICC (International Code Council) -Cert. # 523774
- National Home Inspector certification
- Board member- 2008, 2009 - MAC-ASHI – Mid-Atlantic Chapter American Society of Home Inspectors
- Member - Maryland Association of Home Inspectors (MAHI)
- Certified Level 1 Thermographer (Infrared Applications)

- **Continuing Education**: Fireplace Inspection/Investigation, Tech Training, Engineered Wood Products, Heat Exchanger inspection, Home Energy Tune-Up - Energy audits, FEMA training, Residential Deck & Balcony Failure/IRC Framing /Insurance, Electrical Inspections, Structural defects and conditioned crawl spaces, Indoor Air Quality Industrial Hygiene (IAQ/IH) Workshop, Attended the IAQA Certified Indoor Environmentalist Course, IAQA Certified Microbial Investigator Course, Proficiency Course for Rad Elec E-Perm Systems 4 CE, MAHI Education Conferences: heating, chimney, septic, Annual Educational Conference -ASHI Central PA 3/2012, MAC-ASHI Spring Seminar 3/2012, NOVA ASHI Seminar 10/27/2012:Crawlspace & floor defects & remedies, foundations, moisture & wood, historic structures. - 1/19/2013 MAHI Educational Conference; Evaluation of wood structures, Environmental solutions -Radon, Bath & Tile remodeling defects, Common electrical defects

Attended: University of South Florida

Volunteer: Howard County Public Schools-Outstanding Volunteer Service Award