



Homecheck Inspection Service

po box 262 Stevensville MD. 21666

# HOME INSPECTION REPORT



# Homecheck Inspection Service

HOME<sup>®</sup>CHECK

Page 1 of 24

## Table of Contents

Definitions	2
General Information	2
MARYLAND STATE DISCLOSURE	2
Roof	3
Attic	6
Exterior	7
Lots and Grounds	10
Garage/Carport	10
Basement / Utility / Unfinished Area	11
Structure	13
Electrical	13
Heating System	13
Air Conditioning	14
Plumbing	15
Laundry Room/Area	16
Bathroom .	16
Kitchen	17
Living Space .	18
Bedroom .	20
Fireplace/Wood Stove	20
Summary	21

MARYLAND STATE DISCLOSURE (Continued)

20 (continued)  
report"; and

(iv) "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".

Roof

upper, lower and fireplace. Roof Surface \_\_\_\_\_

Method of Inspection: Observed from Ground with binoculars, Observed from upper windows

Type: Gable

Unsatisfactory

Covering/Material Standard tab shingle. Minor damage at front gable. Has caulked over shingles above rear wall of master bedroom



Satisfactory

Plumbing Vent Pipe Flashings limited visual access, normally need replacing at 12 to 15

Roof (Continued)

Plumbing Vent Pipe Flashings (continued)

Fair

years of age  
Flashing: need minor resealing at front brick



Satisfactory

Aluminum Gutters

Unsatisfactory

Downspouts: damaged near ground. Extend away from foundation

front porch Roof Surface

Method of Inspection: Observed from Ladder at edge

Roof (Continued)

Marginal

Material: Rolled roof material. Cracking



Type: flat

Approximate Age: Obtain a life expectancy and or repair/replacement estimate

Chimney

Satisfactory Metal Chimney 2 units at rear roof serve HVAC

CHIMNEY OBSERVED FROM - Ground with binoculars

## Attic

Water stains may be old or new. Evaluation is needed to determine

Attic

Method of Inspection: **Observed from HVAC access platform, Limited visual access due to ductwork, structure , etc.**



Stored Items **No**

**Fair**

**Satisfactory**

**Satisfactory**

**Satisfactory**

**Satisfactory**

**Satisfactory**

**Satisfactory**

**Satisfactory**

**Marginal**

**Fair**

**PULL Down Stairs Needs to be properly insulated**

**Wood Truss Type Framing**

**OSB Board Sheathing**

**Gable/Parting Walls OSB with bracing**

**Flooring – HVAC platform, this is not a storage type attic**

**Moisture Stains None seen**

**Electric**

**Ridge and Soffit Venting**

**Gable Vents**

**Batt Insulation some missing at vaulted ceiling**

**Blown In Insulation Displaced in areas, needs redistributing to even up**

## Attic (Continued)

Satisfactory  
Not Inspected

Insulation Depth R-30 according to info label  
Vapor Retarder Not Accessible

## Exterior

Lights on sensors cannot be fully tested

Unsatisfactory

Poured Concrete Foundation hairline cracking in areas. Large crack at rear inside corner, approximately 1/8 inch wide. Needs repair



Fair  
Satisfactory  
Unsatisfactory

Vinyl Siding J channels need caulking in areas. Needs resealing at Freon line entrance

Brick Siding

Wood Trims rotted and loose at basement door area. Rotting at sunroom door- maintenance needed at door trims

Caulking



## Exterior (Continued)

Wood Trims (continued)



Fair  
Satisfactory  
Satisfactory  
Fair  
Unsatisfactory

Aluminum Trim Cladding **some loose at roof rakes**  
PVC / MDF Etc. type Trims  
Fascia:  
Soffits: **some loose at upper rear Gable**  
Main Doors: **rotting wood at sunroom entry door .**





## Exterior (Continued)

Marginal

Windows: dining room window appears to be bowed in along brick ledge



Marginal  
Satisfactory  
Fair  
Not Inspected  
Unsatisfactory

Lighting: not working at front  
GFCI Protected Outlets -  
Vent Covers damaged flap at large kitchen vent.  
Hose Bibs: Not operational  
Gas Meter // Location -  
displaced/out of plumb at exterior,  
right side



Satisfactory  
Satisfactory  
Unsatisfactory

Main Gas Valve: at gas meter  
Underground Electric . Service Entrance Conductor  
Electric Meter loose cover on box

## Lots and Grounds

Satisfactory  
Marginal  
Unsatisfactory  
Unsatisfactory

Concrete Driveway  
Concrete Walkway Displaced/sunken  
Concrete/ Masonry Front Porch loose bricks could present safety issue  
Wood Deck unlevel, damaged boards, needs refinishing, loose rails



Marginal  
Marginal  
Fair  
Marginal

Grading: Needs to be properly raised in order to shed water away from foundation  
Vegetation: Keep growth cut back from house  
Basement Stairwell: maintain railings from rusting/damage  
Basement Stairwell Drain: missing cover. Keep clean/clear and flowing, monitor regularly and/or add pump system

## Garage/Carport

left side, frontloading – Garage

Type of Structure: Tucked under – Car Spaces: 2 –

Satisfactory Floor/Foundation: concrete. Limited access due to stored items  
Marginal Vehicle Doors: damaged doors and trim at exterior  
Satisfactory Door Operation:  
Satisfactory Door Opener:  
Satisfactory Walk Thru Doors:  
Satisfactory GFCI Protected Outlets  
Satisfactory Lights  
Satisfactory Walls:  
Marginal Ceiling: needs holes around garage door brackets sealed up for fumes/fire protection  
Satisfactory Windows:

## Basement / Utility / Unfinished Area

Basement  
Satisfactory  
Marginal

Windows:  
Entry Door water stains and debris  
around floor area



Fair  
Satisfactory  
Satisfactory

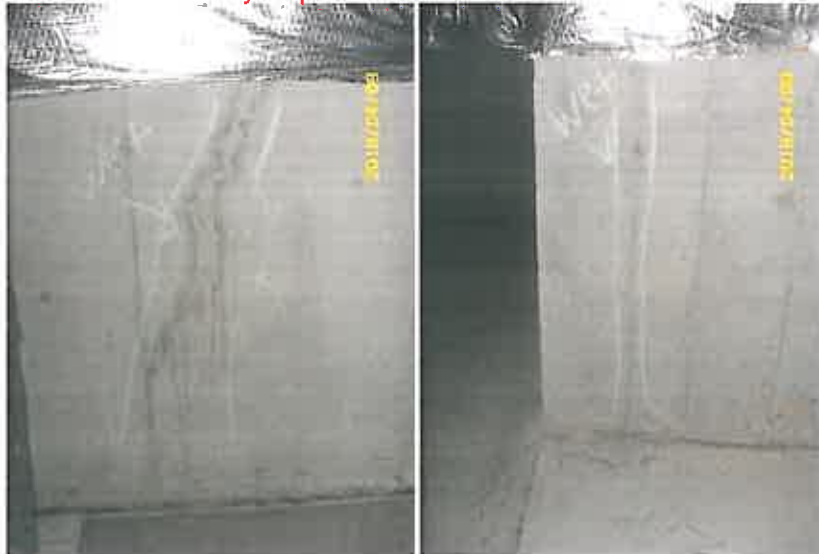
Electric some lights were not working  
HVAC Source: has supplies and return vent's  
Wall Insulation:  
Ceiling Insulation Has none

Satisfactory  
Not Inspected

Rim Joist Insulation  
Sump Pump: not accessible, could not remove cover today. Has radon pipe at cover. Cover needs to be properly sealed around pipes. Recommend installation of water-powered or battery powered back-up sump pump to protect basement

Unsatisfactory

Moisture stains – many seen at walls and floor. Exterior foundation coating should be evaluated. This may require some excavation



## Basement / Utility / Unfinished Area (Continued)

Moisture stains – (continued)



**Satisfactory**

Stairs/Railings:

Stored Items/Belongings **Yes** Has carpet covering part of basement floor at right side

## Structure

Marginal	Structure – <b>limited access</b> , insulation is halfway down walls
Unsatisfactory	Poured Concrete Foundation Walls hairline cracking in number of areas
	Concrete Floor approximately 1/8 inch wide, cracking with possible ground heave near basement door. Hairline cracking under sunroom leading towards sump pit
Satisfactory	Steel I Beams
Satisfactory	Steel Lally Support Columns
Satisfactory	Wood , LVL, Beams
Satisfactory	Engineered Joists
Satisfactory	OSB subfloor
Satisfactory	SILL Plates
Satisfactory	WaLL Studs
Fair	Main Stairways / Railings/Hallway missing baluster at bottom of main stairway

## Electrical

	Service Entrance Cable Amp Rating 200/200 Volts: 240 VAC
Satisfactory	Exterior Wiring
Satisfactory	Interior Wiring finished areas
Satisfactory	Copper/Romex Wiring
Unsatisfactory	Smoke Detectors: Older hardwired units need replacing at 10 years of age. See backside of unit for date- Missing smoke alarm in right rear bedroom
Unsatisfactory	CO Detector- need to add on every level according to new state laws beginning April 1, 2018
	Basement Electric Panel
Satisfactory	Manufacturer: Seimens – 2 panels
Satisfactory	Main Breaker Amperage Rating 200/200
Satisfactory	Breakers:
Satisfactory	Ground:
Fair	General some circuits need labeling

## Heating System

Yearly service is recommended

basement and attic Heating System

	Fuel Type: gas, 2 zones. Electric, one zone
Marginal	Thermostat loose, suggest upgrading for ease-of-use
Satisfactory	Heat Pump / Operation Yearly service recommended

## Heating System (Continued)

Marginal

Forced Air Furnace / Operation condensate leak stains/rust at attic furnace area., Yearly service recommended. Note – fan was continuously running at lower zone furnace



Satisfactory

Heat Pump Refrigerant Lines

Satisfactory

Heat Pump Heating Temps

Fair

Visible Coil needs cleaning at heat pump air handler

Unsatisfactory

aux. Heating Temps on heat pump system. Not operating according to thermostat

Unsatisfactory

Air Filter Very dirty, needs replacing at all zones

For Your Information

Combustion Air Vent need to add for/at gas-fired appliances if basement is finished.

Satisfactory

Duct Work

Satisfactory

Flue Pipe: steel

## Air Conditioning

Central – 3 zones AC System

Fuel Type Electric

Satisfactory

A/C System Operation: visual inspection only. To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested., Due to the season, the heat pump zone was tested in heating mode only. The cooling mode uses the same components in reverse cycle.

Fair

Refrigerant Lines/Insulation missing small section of insulation at attic unit evaporator coil

For Your Information

Condensate Removal: Electric pump with plastic tubing that drains at sump pit

Has Drip Pan Yes At attic unit only with water alarm. Suggest condensate drain be rerouted to be inside of drain pan

## Plumbing

It is advisable to have older underground drains inspected by plumber with camera before settlement

**Not Inspected** Main Water Shutoff: Location **Basement front wall**  
**For Your Information** Water Service Entry Line Material **not accessible, covered by a corrugated sleeve**  
**Satisfactory** Copper Water Supply Pipes **used at sprinkler system**  
**Unsatisfactory** CPVC Water Supply Pipes  
**Unsatisfactory** Shut off Valves – **dripping at hose bib shut off. Located at front wall of basement**  
**Unsatisfactory** PVC Drain Pipes – **open ended/broken pipe at bathroom rough in area. Sewer gas infiltration is possible**



**Unsatisfactory** Cleanout Caps – **loose and needs sealing at water main area**  
**Unsatisfactory** CSST Type Gas Lines **Needs to be properly grounded by master electrician. See information paper supplied as separate email attachment**



### Basement Water Heater

**Satisfactory** Fuel Type **gas**  
**Satisfactory** Capacity **74 Gallon.**  
**Satisfactory** Water Heater / Operation: **visual inspection only. Not operational. Gas valve is turned off-**  
**Satisfactory** Yearly service is recommended  
**Satisfactory** Flue Pipe:  
**Satisfactory** TPRV Pipe  
**Has Drip Pan** **No - Recommended under unit**

## Laundry Room/Area

Laundry machines/appliances are exclusions in Homechecks inspection contract and are not required inspection items according to the Maryland standards of practice. They may be inspected/operated and reported on as a courtesy only, with no liability to Homecheck. .

### main level Laundry Room/Area

---

**Satisfactory** Washer Hose Connections  
**Has Drip Pan No – Has been removed. Has floor drain for drain pan located behind washer**  
**Satisfactory** Washer and Dryer Electrical:  
**Unsatisfactory** Dryer Vent: **needs cleaning**  
**Satisfactory** Ceiling:  
**Satisfactory** Walls:  
**Satisfactory** Floor:  
**Not Inspected** Doors:  
**Satisfactory** Windows:  
**Satisfactory** Electrical:  
**Satisfactory** HVAC Source:

## Bathroom .

### main level – Half Bathroom

---

**Satisfactory** Windows:  
**Satisfactory** Ceiling:  
**Satisfactory** Walls:  
**Satisfactory** Floor:  
**Satisfactory** Doors:  
**Satisfactory** HVAC Source:  
**Satisfactory** GFCI Protected Outlets  
**Satisfactory** Lights  
**Satisfactory** Exhaust Fan  
**Fair** Sink **Leak stains on drain, monitor**  
**Marginal** Toilets: **runs on. Float rod rusting**

### upper-level hallway – Bathroom

---

**Satisfactory** Ceiling  
**Marginal** Walls **loose, patched, wall tiles around tub**  
**Satisfactory** Floor  
**Satisfactory** Doors  
**Satisfactory** HVAC Source  
**Marginal** GFCI Protected Outlets – **loose, needs securing**  
**Fair** Lights **not working above tub**  
**Satisfactory** Exhaust Fan  
**Satisfactory** Sink  
**Unsatisfactory** Toilets **leaking at tank bolts. Floor is wet around toilet**  
**Satisfactory** Tub/Shower

### upper-level master bedroom – Bathroom

---

**Satisfactory** Windows  
**Satisfactory** Ceiling  
**Marginal** Walls – **some re-grouting needed around tub. Water damage near shower. Re-caulking needed in shower area**  
**Satisfactory** Floor  
**Satisfactory** Doors  
**Satisfactory** HVAC Source  
**Satisfactory** GFCI Protected Outlets  
**Satisfactory** Lights



## Bathroom . (Continued)

Satisfactory Exhaust Fan  
 Unsatisfactory Sink **drain leaking**  
 Satisfactory Toilets  
 Satisfactory Seperate Shower  
 Unsatisfactory Jetted Tub **pump motor not staying on. Leaking pipe under tub**



## Kitchen

Kitchen appliances are exclusions in Homechecks inspection contract and are not required inspection items according to the Maryland standards of practice. They may be inspected/operated and reported on as a courtesy only, with no liability to Homecheck. . Only a representative number of cabinets/drawers are inspected

### Kitchen

Fair	Walls/Ceiling <b>patched up leak stains</b>
Satisfactory	Floor:
Satisfactory	Doors:
Satisfactory	Oven / Stove
Unsatisfactory	Sink: <b>under mount sink is improperly mounted and displaced. Leak stains with putty repairs on drain. Monitor or replace piping</b>
Satisfactory	GFCI Protected Outlets
Satisfactory	Outlets
Satisfactory	Lights
Satisfactory	Electrical:
Satisfactory	HVAC Source:
Satisfactory	Ventilator:
Unsatisfactory	Disposal: <b>not operational, reset button was tripped</b>
Satisfactory	Dishwasher:
Satisfactory	Counter Tops:
Unsatisfactory	Cabinets: <b>damaged under sink</b>

## Living Space .

Only a representative number of switch's, outlets and windows are normally inspected as required by the Maryland standards of practice

main level Living Space

---

**Unsatisfactory**

Windows broken upper sash balances in office and family room. Transom window in dining room has fogging and/or moisture between the layers of glass. Signs of defective window with visual impairment

**Marginal**

Ceiling water stains in eating in kitchen and living room. Dry today, check with moisture meter



## Living Space . (Continued)

Ceiling (continued)



Satisfactory  
Satisfactory  
Satisfactory  
Satisfactory  
Satisfactory  
Satisfactory  
Marginal

Walls  
Floor  
Doors  
HVAC Source  
Outlets/Receptacles  
Lights  
Ceiling Fans **not operational in sun room**

## Bedroom .

Only a representative number of windows and outlets may be inspected as required by the Maryland standards of practice

### upper-level Bedroom

---

Unsatisfactory  
Unsatisfactory

Windows: **cracking at rear of master**  
Ceiling: **water stains at rear wall of master suite, see roof notes. Stains at front right bedroom ceiling. Dry today, checked with moisture meter**



Satisfactory  
Satisfactory  
Satisfactory  
Satisfactory  
Satisfactory

Walls:  
Floor:  
Doors:  
HVAC Source:  
Outlets

## Fireplace/Wood Stove

Freestanding/ancillary heating sources are exclusions in Homechecks inspection contract. They may be inspected/operated only as a courtesy with no liability to Homecheck

### family room Fireplace

---

Satisfactory  
Satisfactory

Gas Logs **visual inspection only, not operated today. Gas valve is turned off**  
Direct Vent/Diverter **exterior rear**

## Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Roof

---

1. front porch Roof Surface Material: Rolled roof material. Cracking

### Attic

---

2. Attic Batt Insulation some missing at vaulted ceiling

### Exterior

---

3. Windows: dining room window appears to be bowed in along brick ledge
4. Lighting: not working at front

### Lots and Grounds

---

5. Concrete Walkway Displaced/sunken
6. Grading: Needs to be properly raised in order to shed water away from foundation
7. Vegetation: Keep growth cut back from house
8. Basement Stairwell Drain: missing cover. Keep clean/clear and flowing, monitor regularly and/or add pump system

### Garage/Carport

---

9. left side, frontloading – Garage Vehicle Doors: damaged doors and trim at exterior
10. left side, frontloading – Garage Ceiling: needs holes around garage door brackets sealed up for fumes/fire protection

### Basement / Utility / Unfinished Area

---

11. Basement Entry Door water stains and debris around floor area

### Structure

---

12. Poured Concrete Foundation Walls hairline cracking in number of areas

### Heating System

---

13. basement and attic Heating System Thermostat loose, suggest upgrading for ease-of-use
14. basement and attic Heating System Forced Air Furnace / Operation condensate leak stains/rust at attic furnace area., Yearly service recommended. Note – fan was continuously running at lower zone furnace

### Bathroom .

---

15. main level – Half Bathroom Toilets: runs on. Float rod rusting
16. upper-level hallway – Bathroom Walls loose, patched, wall tiles around tub
17. upper-level hallway – Bathroom GFCI Protected Outlets – loose, needs securing
18. upper-level master bedroom – Bathroom Walls – some re-grouting needed around tub. Water damage near shower. Re-caulking needed in shower area

### Living Space .

---

19. main level Living Space Ceiling water stains in eating in kitchen and living room. Dry today, check with moisture meter
20. main level Living Space Ceiling Fans not operational in sun room

## Unsatisfactory Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

### Roof

1. upper, lower and fireplace. Roof Surface Covering/Material Standard tab shingle. Minor damage at front gable. Has caulked over shingles above rear wall of master bedroom
2. upper, lower and fireplace. Roof Surface Downspouts: damaged near ground. Extend away from foundation

### Exterior

3. Poured Concrete Foundation hairline cracking in areas. Large crack at rear inside corner, approximately 1/8 inch wide. Needs repair
4. Wood Trims rotted and loose at basement door area. Rotting at sunroom door- Caulking maintenance needed at door trims
5. Main Doors: rotting wood at sunroom entry door .
6. Gas Meter // Location - displaced/out of plumb at exterior, right side
7. Electric Meter loose cover on box

### Lots and Grounds

8. Concrete/ Masonry Front Porch loose bricks could present safety issue
9. Wood Deck unlevel, damaged boards, needs refinishing, loose rails

### Basement / Utility / Unfinished Area

10. Basement Moisture stains – many seen at walls and floor. Exterior foundation coating should be evaluated. This may require some excavation

### Structure

11. Concrete Floor approximately 1/8 inch wide, cracking with possible ground heave near basement door. Hairline cracking under sunroom leading towards sump pit

### Electrical

12. Smoke Detectors: Older hardwired units need replacing at 10 years of age. See backside of unit for date- Missing smoke alarm in right rear bedroom
13. CO Detector- need to add on every level according to new state laws beginning April 1, 2018

### Heating System

14. basement and attic Heating System aux. Heating Temps on heat pump system. Not operating according to thermostat
15. basement and attic Heating System Air Filter Very dirty, needs replacing at all zones

### Plumbing

16. Shut off Valves – dripping at hose bib shut off. Located at front wall of basement
17. PVC Drain Pipes – open ended/broken pipe at bathroom rough in area. Sewer gas infiltration is possible
18. Cleanout Caps – loose and needs sealing at water main area
19. CSST Type Gas Lines Needs to be properly grounded by master electrician. See information paper supplied as separate email attachment

### Laundry Room/Area

20. main level Laundry Room/Area Dryer Vent: needs cleaning

### Bathroom

21. upper-level hallway – Bathroom Toilets leaking at tank bolts. Floor is wet around toilet
22. upper-level master bedroom – Bathroom Sink drain leaking
23. upper-level master bedroom – Bathroom Jetted Tub pump motor not staying on. Leaking pipe under tub

## Unsatisfactory Summary (Continued)

### Kitchen

---

- 24. Kitchen Sink: under mount sink is improperly mounted and displaced. Leak stains with putty repairs on drain. Monitor or replace piping
- 25. Kitchen Disposal: not operational, reset button was tripped
- 26. Kitchen Cabinets: damaged under sink

### Living Space

---

- 27. main level Living Space Windows broken upper sash balances in office and family room. Transom window in dining room has fogging and/or moisture between the layers of glass. Signs of defective window with visual impairment

### Bedroom

---

- 28. upper-level Bedroom Windows: cracking at rear of master
- 29. upper-level Bedroom Ceiling: water stains at rear wall of master suite, see roof notes. Stains at front right bedroom ceiling. Dry today, checked with moisture meter

## For Your Information Summary

### Heating System

---

1. basement and attic Heating System Combustion Air Vent need to add for/at gas-fired appliances if basement is finished.

### Air Conditioning

---

2. Central – 3 zones AC System Condensate Removal: Electric pump with plastic tubing that drains at sump pit

### Plumbing

---

3. Copper Water Supply Pipes used at sprinkler system