



Inspection Report

Mr. John Smith

Property Address:
123 ABC STREET
Columbia MD 21045



American Inspection Group, Inc.

**Neal Teitelbaum 29496
9216 Liberty Road
Randallstown, MD 21133
410-627-6146**



Table of Contents

Cover Page	1
Table of Contents	2
Intro Page	3
1 Site	5
2 Foundations	6
3 Exterior	8
4 Roof, Attic and Insulation	10
5 Attached Garage/Carport	13
6 Electrical System	15
7 Plumbing System	19
8 Heating / Central Air Conditioning	23
9 Interiors	26
General Summary	28
Invoice	32

Date: 1/24/2009	Time: 09:53 AM	Report ID: 1-24-09smith
Property: 123 ABC STREET Columbia MD 21045	Customer: Mr. John Smith	Real Estate Professional:

PURPOSE, SCOPE AND GENERAL STATEMENTS

The Standards of Practice (Standards) provide the minimum standards of performance for a written report on a residential home inspection performed by and for the exclusive use of members of the National Association of Home Inspectors, Inc. (NAHI). Use of the NAHI logo and name is limited to those persons holding the designation of Regular Member, Associate, NAHI CRI and Affiliate Members may use specifically designated logos in advertising. The Standards define and clarify the purpose, conditions, limitations, exclusions, and certain terms relating to an inspection. The Standards describe those items, components, and systems included in the scope of an inspection. The Standards apply only to the inspection of buildings with one (1) to four (4) dwelling units. The Standards apply to a visual inspection of the readily accessible areas of the included items, components, and systems to determine if, at the time of the inspection, they are performing their intended function without regard to life expectancy. The purpose of the inspection is to identify visible defects and/or conditions that, in the judgement of the inspector adversely affect the function and/or integrity of the items, components, and systems. Inspections performed under the Standards are basically visual and rely upon the opinion, judgement, and experience of the inspector, and are not intended to be technically exhaustive. Inspections shall be performed in a time period sufficient to allow compliance with the provisions of the Standards. Inspections performed under the Standards shall not be construed as a compliance inspection of any code, governmental regulation, or manufacturer's installation instructions or procedures. In the event a law, statute, or ordinance prohibits a procedure recommended in the Standards, the inspector is relieved of the obligation to adhere to the prohibited part of the Standards. Inspections performed under the Standards are not an expressed or implied warranty or a guarantee of the adequacy, performance, or useful life of any item, component, or system in, on, or about the inspected property. Detached building(s) and detached garage(s) located on the property will be inspected under these Standards only if specifically listed in the inspection report. The National Association of Home Inspectors, Inc. recommends that its members perform inspections in accordance with these Standards, the Code of Ethics, and applicable law(s). The Standards are not intended to limit members from performing "additional inspection services." The inspector shall report on any system and component included in these standards of practice which were present at the time of the home inspection but were not inspected and provide the reason they were not inspected.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:
NAHI National Association of Home
Inspectors

In Attendance:
Customer and their agent

Type of building:
Single Family (1 story)

Approximate age Of building:

Over 35 years

Temperature:

Below 32

Weather:

Clear

Ground/Soil surface condition:

Frozen

Rain in last 3 days:

No

Radon Test:

Yes

Water Test:

No

1. Site

The inspector will: Describe the type of material and inspect the condition of the driveways, walkways, grade steps, patios, and other items contiguous with the inspected structure. Observe the drainage, grading, and vegetation for conditions that adversely affect the structure.

The inspector is not required to: Inspect fences or privacy walls. Evaluate the condition of trees, shrubs, and or other vegetation. Evaluate or determine soil or geological conditions, site engineering, or property boundaries.

Styles & Materials

Driveway:

Concrete

Inspection Items

1.0 BUILDING PERIMETER, LAND GRADE AND WATER DRAINAGE DIRECTLY ADJACENT TO THE FOUNDATION

Comments: Inspected

1.1 TREES AND VEGETATION THAT ADVERSELY AFFECTS THE STRUCTURE

Comments: Repair or Replace

The tree limbs that are in contact with roof and siding or hanging near roof should be trimmed.



1.1 Picture 1

1.2 WALKS, GRADE STEPS, DRIVEWAYS, PATIOS AND RETAINING WALLS CONTIGUOUS WITH THE STRUCTURE

Comments: Inspected

The site around the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Foundations

The inspector will: Describe the type of structure and material comprising the structure and other items inspected. Observe the condition and serviceability of visible, exposed areas of foundation walls, grade slab, bearing walls, posts, piers, beams, joists, trusses, subfloors, chimneys, stairs, and other similar structural components. Inspect foundations for indications of flooding, moisture, or water penetration. Observe subfloor crawl space ventilation and vapor barriers. Operate the sump pump when present. Inspect the visible and accessible wooden members. Observe the visible condition of floor slab when present.

The inspector is not required to: Enter subfloor crawl spaces with headroom of less than 3 feet, obstructions, or other detrimental conditions. Move stored items or debris or perform excavation to gain access. Enter areas which, in the inspector's opinion, may contain conditions or materials hazardous to the health and safety of the inspector. Operate sump pumps equipped with internal/water dependent switches.

Styles & Materials

Foundation: Masonry block	Method used to observe Crawlspace: Could not access	Floor Structure: 2 X 8
Wall Structure: 2 X 4 Wood	Columns or Piers: Steel lally columns	

Inspection Items

2.0 FOUNDATION WALLS

Comments: Inspected

2.1 INSPECT FOUNDATIONS FOR INDICATION OF FLOODING, MOISTURE OR WATER PENETRATION

Comments: Repair or Replace

Visible signs of water intrusion in the basement at the utility room walls are present from water stains on. I am unable to determine the extent of intrusion or how often it occurs. . Check with current owners as to the reason for the water staining.



2.1 Picture 1

2.2 FIRST FLOOR SYSTEMS, AND SLABS

Comments: Inspected, Not Inspected

Unable to access under steps to basement due to personal possessions. Recommend checking area prior to settlement for issues.

2.3 OTHER SUPPORTS, SUB STRUCTURE COMPONENTS AND STAIRS

Comments: Inspected

2.4 VENTILATION (when applicable)

Comments: Not Present

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Exterior

The inspector will: Describe the type and material comprising the exterior components inspected. Observe the condition of the components from the ground level. Observe the condition of a representative number of visible windows and doors. Inspect attached porches, decks, steps, balconies, handrails, and guardrails.

The inspector is not required to: Inspect buildings, decks, patios, retaining walls, and other structures detached from the house. Evaluate function of shutters, awnings, storm doors, storm windows and similar accessories. Inspect or test the operation of security locks, devices, or systems. Evaluate the presence, extent, and type of insulation and vapor barriers in the exterior walls. Examine the interior of the chimney flues or determine the presence or absence of flue liners. Inspect for safety type glass or the integrity of thermal window seals or damaged glass.

Styles & Materials

Siding Style:

Lap

Siding Material:

Metal

Exterior Entry Doors:

Wood

Steel

Appurtenance:

Deck with steps

Chimney (exterior):

N/A

Inspection Items

3.0 WALL COVERING, TRIM AND PROTECTIVE COATING

Comments: Repair or Replace

The aluminum siding at the rear of home and right side (facing front) loose. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.



3.0 Picture 1



3.0 Picture 2

3.1 WINDOWS

Comments: Inspected

Screens missing from windows. Check with owner for screens for all windows.

3.2 DOORS (Exterior)

Comments: Inspected

3.3 ATTACHED PORCHES, DECKS, STEPS, BALCONIES, HANDRAILS, GUARDRAILS

Comments: Repair or Replace

(1) The deck needs cleaning with a "Deck wash" and seal with a waterproof sealant. Also, do the underside of deck if accessible.

(2) Deck ledger board is not flashed at house. Recommend flashing this area to prevent water penetration at house wall. Have licensed contractor service and certify deck.



3.3 Picture 1

(3) The guard rail at steps at the front of home is missing. A fall or injury could occur if not corrected. A handrail should be installed for safety.



3.3 Picture 2

3.4 VISIBLE PORTIONS OF CHIMNEY (S)

Comments: Not Present

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Roof, Attic and Insulation

The inspector will: Describe the type of roofing and gutters. Observe the condition of visible roof material, rain gutter and downspout systems, visible portions of roof flashings, roof soffits and fascias, roof vents, skylights and other roof accessories visible from the exterior. If possible, inspect the roof surface and components from arms-length distance or with binoculars from the ground. Inspect flat roofs where internal accessibility is readily and safely available. Report presence of roof ventilation. Describe the type of material comprising the roof structure in the visible attic area. Observe the condition of the visible roof structure and attic components where readily and safely accessible. Investigate evidence of the presence of water penetration. Determine the presence of attic insulation and its approximate thickness.

The inspector is not required to: Walk on or access a roof where it could damage the roof or roofing material or be unsafe for the inspector. Remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces. Inspect internal gutter and downspout systems and related underground drainage piping. Inspect antennas, lightning arresters, or similar attachments. Operate powered roof ventilators. Determine remaining life expectancy of roof coverings, presence or absence of hail damage; manufacturers' defects, exceptions, installation methods or recalls; or number of layers. Determine adequacy of roof ventilation. Roof framing, sheathing and decking. Enter attic spaces with headroom of less than 5 feet, with insulation covering the ceiling joists, or bottom truss chord, or if there are obstructions, trusses, or other detrimental conditions. Break or otherwise damage the surface finish or weather seal on or around access panels and covers.

Styles & Materials

Roof Covering:

3-Tab fiberglass

Viewed roof covering from:

Ladder

Ceiling Structure:

2X4

Roof Structure:

Engineered wood trusses

Roof-Type:

Gable

Method used to observe attic:

Walked

Attic info:

Attic access

Attic Insulation:

Blown
Batt
R-30 or better

Ventilation:

Gable vents
Ridge vents
Soffit Vents

Inspection Items

4.0 ROOF COVERINGS

Comments: Inspected

Roof has several layers of shingles and is beginning to deteriorate. Budget for replacement.

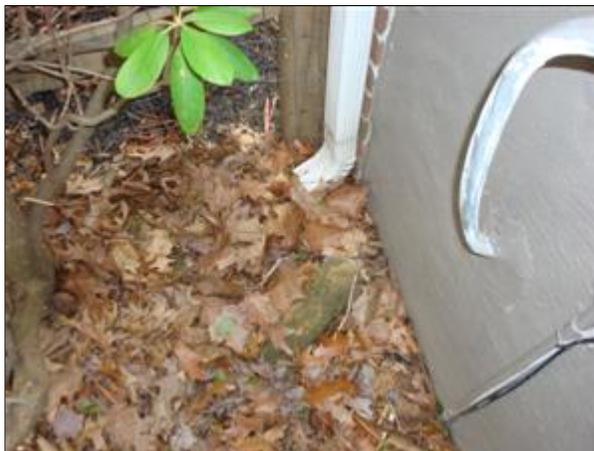


4.0 Picture 1

4.1 RAIN GUTTER AND DOWNSPOUT SYSTEMS

Comments: Repair or Replace

(1) The downspout at the front (right of main entry) should be extended away from the house. Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified person should repair or replace as needed.



4.1 Picture 1

(2) The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.

4.2 VISIBLE PORTIONS OF ROOF FLASHINGS

Comments: Inspected

4.3 ROOF EAVES, SOFFITS AND FASCIAS

Comments: Inspected

4.4 ROOF SKYLIGHTS, ROOF PENETRATIONS AND OTHER ROOF ACCESSORIES

Comments: Inspected

4.5 ROOF STRUCTURE AND ATTIC

Comments: Repair or Replace

(1) The plywood sheathing sags and cracked in areas. Area still remains strong. It is not cost effective to replace until next roof. A qualified contractor should repair as needed. The sheathing is 3/8" sheathing and is typically not good for the life of the house. Budget for replacement of sheathing at time of roof replacement.



4.5 Picture 1

(2) Trim access panel to attic to properly fit and seal attic.

4.6 ROOF VENTILATION

Comments: Repair or Replace

gable vent is damaged at the right side (facing front). Further deterioration may occur if not repaired bees are entering attic. A qualified contractor should inspect and repair as needed.



4.6 Picture 1

4.7 ATTIC INSULATION

Comments: Inspected

Additional insulation has been added to attic. This attic is well insulated.



4.7 Picture 1

The roof of the home was inspected and reported on with the above information. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Attached Garage/Carport

The inspector will: Describe the type and material of door(s), exterior walls, roof (if applicable), and other items to be inspected. Observe the condition and function of listed components; electric, plumbing, heating and similar systems. Inspect vehicle doors for type, general condition, and intended function by manual operation or by the use of permanently affixed opener(s).

The inspector is not required to: Inspect or operate equipment housed in the garage area except as otherwise addressed in the Standards. Verify or certify safe operation of any auto reverse or related safety function(s) of a vehicle door.

Styles & Materials

Garage Door Type:

One automatic

Garage Door Material:

Wood

Auto-opener Manufacturer:

SEARS

Inspection Items

5.0 WALLS (INCLUDING FIREWALL SEPARATION)

Comments: Not Inspected

Unable to completely inspect garage walls due to personal possessions throughout garage.



5.0 Picture 1

5.1 CEILINGS

Comments: Inspected

5.2 FLOORS

Comments: Not Inspected

Unable to completely inspect garage floor due to personal possessions throughout garage.

5.3 WINDOWS

Comments: Not Inspected

5.4 GARAGE DOOR (S)

Comments: Inspected

5.5 ROOF COVERINGS

Comments: Inspected

5.6 FOUNDATION WALLS

Comments: Inspected

5.7 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments: Repair or Replace

The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.

Did not see a fire rating sticker on this door.

6. Electrical System

The inspector will: Describe the type and location of primary service (overhead or underground), voltage, amperage, and over-current protection devices (fuses or breakers). Observe the existence of a connected grounding conductor when readily accessible. Inspect the main and branch circuit conductors for proper over-current protection and condition by visual observation after removal of the readily accessible main and sub electric panel cover(s). Report the presence of aluminum branch circuit wiring at the main and sub-panels. Verify operation of a representative number of accessible switches, receptacles and light fixtures. Verify grounding and polarity of a representative number of receptacles in proximity to plumbing fixtures or on the exterior. Verify operation of ground fault circuit interrupters (GFCI), if present. Observe the general condition of visible branch circuit conductors that may constitute a hazard to the occupant or the structure by reason of improper use or installation of electrical components.

The inspector is not required to: Insert any tool, probe or testing device into the main or sub-panels. Activate electrical systems or branch circuits which are not energized. Operate overload protection devices. Inspect ancillary systems, including but not limited to: burglar alarms, home protection systems, low voltage relays, smoke/heat detectors, antennas, electrical de-icing tapes, lawn sprinkler wiring, swimming pool wiring, or any systems controlled by timers. Move any objects, furniture, or appliances to gain access to any electrical component. Test every switch, receptacle, and fixture. Remove switch and outlet cover plates. Inspect electrical equipment not readily accessible or dismantle any electrical device or control. Verify continuity of connected service ground(s).

Styles & Materials

Electrical Service Conductors:

Below ground
220 volts

Panel capacity:

100 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SQUARE D

Branch wire 15 and 20 AMP:

Aluminum

Wiring Methods:

Romex

Inspection Items

6.0 SERVICE ENTRANCE CONDUCTORS (From masthead to main panel)

Comments: Inspected

6.1 SERVICE AND GROUNDING EQUIPMENT, MAIN AND SUB-PANELS INCLUDING FEEDERS

Comments: Inspected

6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Repair or Replace

Aluminum wire is installed on 120 VAC branch electrical circuits in the subject house. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at <http://www.cpsc.gov/> . It is recommended that the electrical system be evaluated by a licensed electrician.



6.2 Picture 1

6.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Repair or Replace

(1) One open splice needs a cover-plate overhead in the basement above washer/dryer. A qualified licensed electrician should perform repairs that involve wiring.



6.3 Picture 1

(2) One broken or damaged receptacle in the utility room at sump pump. This is a safety issue that needs to be corrected. A qualified licensed electrician should perform repairs that involve wiring.



6.3 Picture 2

6.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Repair or Replace

The GFCI outlet (Ground Fault Circuit Interrupt) at the Deck did not trip when tested (defective). This is a safety issue that needs to be corrected. A qualified licensed electrician should perform repairs that involve wiring.

6.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

GFCI (Ground Fault Circuit Interrupter) outlet at the deck wont "trip" when tested. This is a safety issue that needs to be corrected. I recommend repair as needed.



6.5 Picture 1

6.6 LOCATION OF MAIN AND DISTRIBUTION PANELS

Comments: Inspected

Main panel is located in family room and sub panel is located in utility room.



6.6 Picture 1



6.6 Picture 2

6.7 SMOKE DETECTORS

Comments: Inspected

6.8 CARBON MONOXIDE DETECTORS

Comments: Not Inspected

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Plumbing System

The inspector will: Describe the material of the main line and water supply lines. Verify the presence of a main water supply valve. Describe the type of sanitary waste piping. Describe the type and capacity of domestic water heating unit(s). Inspect the condition of accessible and visible water and waste lines. Inspect and operate fixtures and faucets. Inspect and operate the domestic hot water system. Inspect and operate drain pumps and waste ejector pumps when possible. Test the water supply for functional flow. Test waste lines from sinks, tubs and showers for functional drainage.

The inspector is not required to: Operate any main, branch or fixture valve, except faucets, or determine water temperature. Inspect any system that is shut-down or secured. Inspect any plumbing components not readily accessible. Inspect any exterior plumbing components or interior or exterior drain systems. Inspect interior fire sprinkler systems. Evaluate the potability of any water supply. Inspect water conditioning equipment, including softener and filter systems. Operate freestanding or built-in appliances. Inspect private water supply systems. Test shower pans, tub and shower surrounds, or enclosures for leakage. Inspect gas supply system for materials, installation or leakage. Evaluate the condition and operation of water wells and related pressure tanks and pumps; the quality or quantity of water from on-site water supplies; or the condition and operation of on-site sewage disposal systems such as cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns, and equipment. Inspect and operate fixtures and faucets if the flow end of the faucet is connected to an appliance. Record location of any on-site visible fuel tanks within or directly adjacent to structure.

Styles & Materials

Water Source:

Public

Water Filters:

None

Plumbing Water Supply (into home):

Not visible

Plumbing Water Distribution (inside home):

Copper

Washer Drain Size:

2" Diameter

Plumbing Waste:

PVC
Cast iron

Water Heater Power Source:

Gas (quick recovery)

Water Heater Capacity:

50 Gallon (2-3 people)
Extra Info : 8 years old

Manufacturer:

A.O. SMITH

Inspection Items

7.0 VISIBLE WASTE / SOIL AND VENT LINES

Comments: Repair or Replace

Quick vent used at waste line in basement. Some plumbing codes do not allow this type of mechanical vent. Consult a licensed plumber on this issue.



7.0 Picture 1

7.1 VISIBLE WATER SUPPLY AND DISTRIBUTION LINES AND FIXTURES

Comments: Repair or Replace

The cold supply line to toilet is leaking under the master bath. Repairs are needed. A qualified licensed plumber should repair or correct as needed.

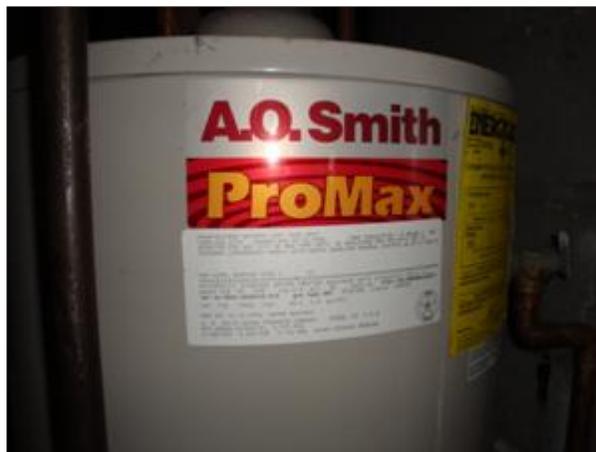


7.1 Picture 1

7.2 DOMESTIC HOT WATER SYSTEMS AND FUEL SOURCE

Comments: Inspected

Water heater.



7.2 Picture 1

7.3 TEST FUNCTIONAL FLOW

Comments: Inspected

7.4 TEST FUNCTIONAL DRAINAGE (sinks, tubs and showers only)

Comments: Repair or Replace

Corrosion to hall bath sink trap at waste line. Recommend replacement prior to leaking.



7.4 Picture 1

7.5 VERIFY PRESENCE OF A MAIN WATER SUPPLY VALVE

Comments: Not Inspected

I could not locate the main shut-off for water? Please ask the current owners for the location. Otherwise, you will need to use a water key at the street meter or have a plumber install one. No access under the foyer steps due to personal possessions. This is probably the location of the shut off valve.

7.6 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

7.7 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

Main gas shut-off valve.



7.7 Picture 1

7.8 SUMP PUMP

Comments: Inspected

Freezer is on lid to sump pump and lid is leaning on float rod to sump pump. This interferes with sump proper operation.

Make sure float rod is clear of sump lid.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The inspector will: Describe the type of fuel, heating equipment, and heating distribution system. Describe the type of central air conditioning system and energy sources. Operate the system using normal readily accessible control devices. Open readily accessible access panels or covers provided by the manufacturer or installer, if readily accessible. Observe the condition of normally operated controls and components of the systems conditions permitting. Observe visible flue pipes, dampers and related components for functional operation. Observe the condition of a representative number of heat sources and cool outlets in each habitable space of the house. Inspect the operation of fixed supplementary heat units.

The inspector is not required to: Check the pressure of the system coolant or determine the presence of leakage. Evaluate the capacity, efficiency, or adequacy of the system. Operate cooling equipment or systems if exterior temperature is below 60°F Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Remove covers or panels that are not readily accessible. Dismantle any equipment, controls, or gauges. Check the electrical current drawn by the unit. Operate digital-type thermostats or controls. Activate or operate heating, cooling or other systems that do not respond to normal controls or have been shutdown. Inspect gas-fired refrigeration systems, evaporative coolers, or wall or window-mounted air conditioning units. Inspect or evaluate a heat exchanger. Inspect equipment or remove covers or panels that are not readily accessible. Dismantle any equipment, controls, or gauges. Inspect the interior of chimney flues. Inspect heating system accessories, such as humidifiers, air purifiers, motorized dampers, heat reclaimers, etc. Inspect solar heating systems. Activate heating, heat pump systems, or other systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. Evaluate the type of material contained in insulation and/or wrapping of pipes, ducts, jackets and boilers. Operate digital-type thermostats or controls. Evaluate the capacity, adequacy, or efficiency of a heating or cooling system. Test or operate gas logs, built-in gas burning appliances, grills, stoves, space heaters, or solar heating devices. Determine clearance to combustibles or adequacy of combustion air.

Styles & Materials

Heat Type: Forced Air	Energy Source: Gas	Number of Heat Systems (excluding wood): One Extra Info : Furnace is 16 years old 67,000 BTU
Heat System Brand: JANITROL	Ductwork: Non-insulated	Filter Type: Washable
Filter Size: 16x25	Types of Fireplaces: None	Operable Fireplaces: None
Number of Woodstoves: None	Cooling Equipment Type: Air conditioner unit	Cooling Equipment Energy Source: Electricity
Central Air Manufacturer: CARRIER	Number of AC Only Units: One	

Inspection Items

8.0 HEATING EQUIPMENT

Comments: Inspected

Gas fired furnace.



8.0 Picture 1

8.1 NORMAL OPERATING CONTROLS

Comments: Inspected

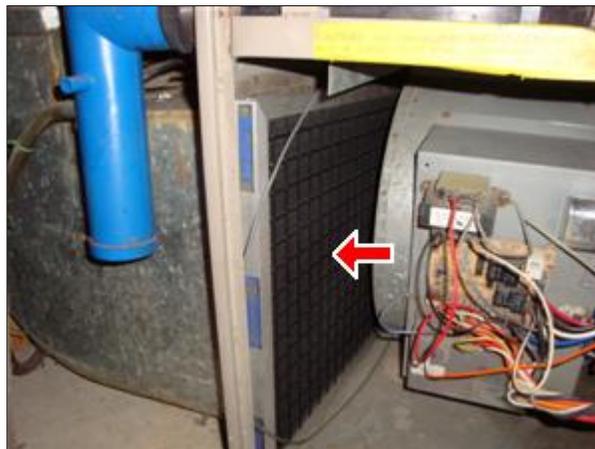
8.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

Filter location (see photo). Inside bottom of furnace.



8.3 Picture 1

8.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

8.5 VISIBLE FLUE PIPES, DAMPERS AND RELATED COMPONENTS FOR FUNCTIONAL OPERATION

Comments: Inspected

8.6 FIREPLACES, DAMPERS, FIREBOXES AND HEARTH THAT ARE READILY VISIBLE

Comments: Not Present

8.7 COOLING AND AIR HANDLER EQUIPMENT

Comments: Not Inspected

(1) The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).

Unit is 13 years old and 2 1/2 tons.



8.7 Picture 1

(2) Recommend stabilizing soil with plastic and stones around AC unit to prevent coil from accumulating dirt which will cause the unit to operate inefficiently.



8.7 Picture 2

8.8 NORMAL OPERATING CONTROLS

Comments: Not Inspected

8.9 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Not Inspected

The heating and cooling system (if applicable) of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Interiors

The inspector will: Observe the visible condition of the surfaces of walls, ceilings, and floors relative to structural integrity and evidence of water penetration. Verify the presence of steps, stairways, balconies, handrails and guardrails and observe their condition. Describe type, material, condition and operation of a representative number of windows, doors and their hardware. Inspect the exterior condition of the kitchen cabinets and countertops. Observe the condition of fireplaces, dampers, fire boxes and hearths readily visible. Locate and observe a representative number of electrical outlets/fixtures and wiring in each room as described in Section 9. Comment on presence or absence of smoke detectors. Observe condition and operation of plumbing fixtures and components in each room as described in Section.

The inspector is not required to: Ignite fires in a fireplace or stove to determine the adequacy of draft, perform a chimney smoke test, or inspect any solid fuel device in use. Evaluate the installation or adequacy of inserts, wood burning stoves, or other modifications in a fireplace, stove, or chimney. Determine clearance to combustibles in concealed areas. Determine cosmetic condition of ceilings, walls, floor coverings, and components. Determine if the bath and/or kitchen vent fan ducting exhausts air to exterior of house.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Carpet
Hardwood T&G

Interior Doors:

Hollow core

Window Types:

Thermal/Insulated
Double-hung

Window Manufacturer:

ANDERSEN

Cabinetry:

Wood

Countertop:

Granite

Inspection Items

9.0 WALLS

Comments: Inspected

9.1 CEILINGS

Comments: Inspected

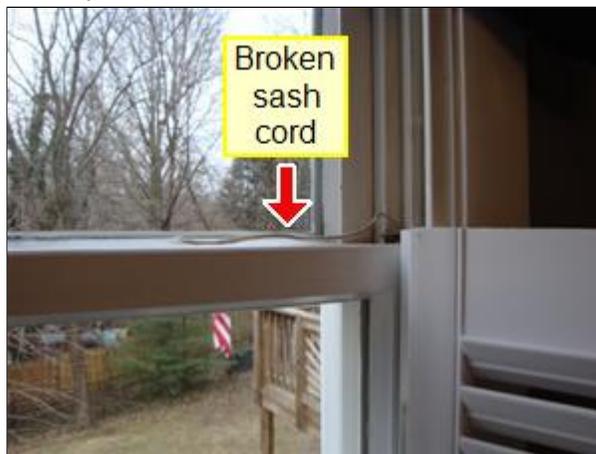
9.2 FLOORS

Comments: Inspected

9.3 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Repair or Replace

(1) One window missing sash cords at the Master bath. This is a maintenance issue and is for your information. A qualified contractor should inspect and repair as needed.



9.3 Picture 1

(2) One window missing sash cords at the center front bedroom. This is a maintenance issue and is for your information. A qualified contractor should inspect and repair as needed.

9.4 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

The Closet door is missing at the front center bedroom . A repair or replacement is needed. A qualified contractor should inspect and repair as needed.

9.5 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

9.6 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2007 : Licensed To American Inspection Group, Inc.

General Summary



American Inspection Group, Inc.

9216 Liberty Road
Randallstown, MD 21133
410-627-6146

Customer
Mr. John Smith

Address
123 ABC STREET
Columbia MD 21045

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Site

1.1 TREES AND VEGETATION THAT ADVERSELY AFFECTS THE STRUCTURE

Repair or Replace

The tree limbs that are in contact with roof and siding or hanging near roof should be trimmed.

2. Foundations

2.1 INSPECT FOUNDATIONS FOR INDICATION OF FLOODING, MOISTURE OR WATER PENETRATION

Repair or Replace

Visible signs of water intrusion in the basement at the utility room walls are present from water stains on. I am unable to determine the extent of intrusion or how often it occurs. . Check with current owners as to the reason for the water staining.

3. Exterior

3.0 WALL COVERING, TRIM AND PROTECTIVE COATING

Repair or Replace

The aluminum siding at the rear of home and right side (facing front) loose. Further deterioration can occur if not corrected. A qualified contractor should inspect and repair as needed.

3.3 ATTACHED PORCHES, DECKS, STEPS, BALCONIES, HANDRAILS, GUARDRAILS

Repair or Replace

(1) The deck needs cleaning with a "Deck wash" and seal with a waterproof sealant. Also, do the underside of deck if accessible.

(2) Deck ledger board is not flashed at house. Recommend flashing this area to prevent water penetration at house wall. Have licensed contractor service and certify deck.

4. Roof, Attic and Insulation

4.1 RAIN GUTTER AND DOWNSPOUT SYSTEMS

Repair or Replace

(1) The downspout at the front (right of main entry) should be extended away from the house. Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified person should repair or replace as needed.

(2) The gutters are full of debris in areas and needs to be cleaned. The debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist.

4.5 ROOF STRUCTURE AND ATTIC

Repair or Replace

(1) The plywood sheathing sags and cracked in areas. Area still remains strong. It is not cost effective to replace until next roof. A qualified contractor should repair as needed. The sheathing is 3/8" sheathing and is typically not good for the life of the house. Budget for replacement of sheathing at time of roof replacement.

(2) Trim access panel to attic to properly fit and seal attic.

4.6 ROOF VENTILATION

Repair or Replace

gable vent is damaged at the right side (facing front). Further deterioration may occur if not repaired bees are entering attic. A qualified contractor should inspect and repair as needed.

5. Attached Garage/Carport

5.7 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Repair or Replace

The occupant door from inside garage to inside the home is not a fire rated door. This means that should a fire occur in garage, the occupant door does not afford protection until fireman arrive. This door should be replaced with a fire rated door.

Did not see a fire rating sticker on this door.

6. Electrical System

6.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Repair or Replace

Aluminum wire is installed on 120 VAC branch electrical circuits in the subject house. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at <http://www.cpsc.gov/> . It is recommended that the electrical system be evaluated by a licensed electrician.

6.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Repair or Replace

The GFCI outlet (Ground Fault Circuit Interrupt) at the Deck did not trip when tested (defective). This is a safety issue that needs to be corrected. A qualified licensed electrician should perform repairs that involve wiring.

7. Plumbing System

7.0 VISIBLE WASTE / SOIL AND VENT LINES

Repair or Replace

Quick vent used at waste line in basement. Some plumbing codes do not allow this type of mechanical vent. Consult a licensed plumber on this issue.

7.1 VISIBLE WATER SUPPLY AND DISTRIBUTION LINES AND FIXTURES

Repair or Replace

The cold supply line to toilet is leaking under the master bath. Repairs are needed. A qualified licensed plumber should repair or correct as needed.

7.4 TEST FUNCTIONAL DRAINAGE (sinks, tubs and showers only)

Repair or Replace

Corrosion to hall bath sink trap at waste line. Recommend replacement prior to leaking.

8. Heating / Central Air Conditioning

8.7 COOLING AND AIR HANDLER EQUIPMENT

Not Inspected

(1) The A/C was not tested for proper operation due to the outside air temperature is 65 degrees or less. We did not inspect this unit(s).

Unit is 13 years old and 2 1/2 tons.

9. Interiors

9.3 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

(1) One window missing sash cords at the Master bath. This is a maintenance issue and is for your information. A qualified contractor should inspect and repair as needed.

Inspections performed under the Standards exclude any item(s) concealed or not readily accessible to the inspector. The inspector is not required to move furniture, personal, or stored items; lift floor coverings; move attached wall, ceiling coverings, or panels; or perform any test(s) or procedures(s) which could damage or destroy the item(s) being evaluated. The following are excluded and not limited to: appliances, recreational facilities, alarms, intercoms, speaker systems, radio controlled devices, security devices and lawn irrigation systems. The determination of the presence of or damage caused by termites or any other wood-damaging insects or organism is excluded. Also excluded from a standard home inspection is the determination of the indoor air quality or sickness of any building including, but not limited to, the presence or absence of all manner of biological activity, such as molds, insects, birds, pets, mammals, and other flora and fauna, and their consequent physical damage, toxicity, odors, waste products, and noxiousness. Use of special instruments or testing devices, such as amp meters, pressure gauges, moisture meters, gas detectors and similar equipment is not required. The inspection is not required to include information from any source concerning previous property, geological, environmental or hazardous waste conditions, manufacturer recalls or conformance of proper manufacturer's installation of any component or system, or information contained in Consumer Protection Bulletin. The inspection is not required to include information from any source concerning past or present violations of codes, ordinances, or regulations. The inspection and report are opinions only, based upon visual observation of existing conditions of the inspected property at the time of the inspection. **THE REPORT IS NOT INTENDED TO BE, OR TO BE CONSTRUED AS, A GUARANTEE, WARRANTY, OR ANY FORM OF INSURANCE.** The inspector will not be responsible for any repairs or replacements with regard to the property or the contents thereof. The inspector is not required to determine property boundary lines or encroachments. The inspector is not required to provide an inspection of any condominium common component, system or evaluate condominium reserve accounts. The inspector is not required to enter any premises that visibly shows a physical threat to the safety of the home inspector or others nor inspect any area or component that poses a danger to the inspector or others.

Prepared Using HomeGauge <http://www.homegauge.com> SHGI (c) 2000-2007 : Licensed To American Inspection Group, Inc.



INVOICE

American Inspection Group, Inc.
9216 Liberty Road
Randallstown, MD 21133
410-627-6146
Inspected By: Neal Teitelbaum

Inspection Date: 1/24/2009
Report ID: 1-24-09smith

Customer Info:	Inspection Property:
Mr. John Smith	123 ABC STREET Columbia MD 21045
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 2,001 - 2,500	350.00	1	350.00
Radon test with kit	115.00	1	115.00
			Tax \$0.00
			Total Price \$465.00

Payment Method: Check
Payment Status: Paid At Time Of Inspection
Note: