

Property Inspection Report

Avocet Inspections LLC



321 Main Ave., Baltimore, MD
Inspection prepared for: Nancy Jones
Real Estate Agent: -

Date of Inspection: 7/6/2017 Time: 1pm
Age of Home: 1920 Size: 1000 +/-
Weather: Overcast, 84°

Inspector: Thomas Witt
License # 30933
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Summary of Notable Items

Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the property; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Exterior Areas		
Page 2 Item: 1	Roof	<ul style="list-style-type: none"> • Modified bitumen (rubber) roofing, older. Shows some surface crackling which is a sign of age. Recommend coating with white roofing coating to help prolong useable life and keep house cooler.
Page 3 Item: 7	Decks & Steps	<ul style="list-style-type: none"> • Loose/detached handrailing at front. Secure as necessary.
Garage, Basement & Attic		
Page 5 Item: 2	Basement / Crawlspace	<ul style="list-style-type: none"> • Crawlspace vapor barrier is missing. Recommend installing 6 mil polyethylene. • Recommend removing debris from crawlspace.
Electric, Heat, Water Heater		
Page 6 Item: 2	HVAC Unit	<ul style="list-style-type: none"> • Boiler gas valve was shut off at time of inspection. Could not test boiler. Have sellers activate boiler and have licensed boiler tech evaluate/inspect. • Boiler flue pipe in poor condition. Rusted through, this is a hazard, could lead to CO intrusion. Have licensed contractor replace flue pipe. Remove dirt in contact with flue pipe.
Page 8 Item: 3	Water Heater	<ul style="list-style-type: none"> • Water heater flue pipe not sloped upward. Will not draft combustion gases safely. Have licensed plumber repair to promote safety.
Interior Features		
Page 9 Item: 1	Kitchen	<ul style="list-style-type: none"> • Stove anti tip bracket not installed. Anti tip brackets are required to be shipped with every unit. They are a safety device intended to prevent the stove from tipping over if a person falls on the open oven door. Recommend installing to promote safety • Non GFCI protected outlets near sink in kitchen, recommend replacement with GFCI type to promote safety. • Knob loose at stove, cannot control burner. Replace.
Page 10 Item: 6	Interior Electric	<ul style="list-style-type: none"> • Install smoke detectors per local jurisdiction. See this web address for details. content.govdelivery.com/bulletins/gd/MDFIRE-1c673ea • Missing Carbon Monoxide detectors. Replace.
Page 11 Item: 9	Windows	<ul style="list-style-type: none"> • Most window screens missing. Install before final walkthrough • Window screen(s) damaged. Repair as necessary.

Exterior Areas

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

1. Roof

Materials: Roof inspected photographically, Inspected from windows., Flat roof, torch down rubber - modified bitumen.

Observations:

- **Modified bitumen (rubber) roofing, older. Shows some surface crackling which is a sign of age. Recommend coating with white roofing coating to help prolong useable life and keep house cooler.**



Modified bitumen (rubber) roofing



Modified bitumen (rubber) roofing



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Modified bitumen (rubber) roofing, older. Shows some surface crackling which is a sign of age. Recommend coating with white roofing coating to help prolong useable life and keep house cooler.

2. Chimney

Observations:

- No major system safety or function concerns noted at time of inspection.

3. Gutters & Grading

Information: Aluminum gutters and downspouts

Observations:

- No major system safety or function concerns noted at time of inspection.

4. Drives & Walks

Information: Concrete sidewalk.

Observations:

- No major system safety or function concerns noted at time of inspection.

5. Siding

Information: Brick

Observations:

- No major system safety or function concerns noted at time of inspection.



Exterior



Rear of property

6. Vegetation

Observations:

- No major system safety or function concerns noted at time of inspection.

7. Decks & Steps

Observations:

- **Loose/detached handrailing at front. Secure as necessary.**



Loose/detached handrailing at front. Secure as necessary.

8. Electrical, Exterior

Observations:

- No major system safety or function concerns noted at time of inspection.

9. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

10. Window Condition

Observations:

- No major system safety or function concerns noted at time of inspection.

Garage, Basement & Attic

Garage:

Garages are specifically inspected for safe operation of vehicle door(s), fire safety components if applicable, such as self closing fire rated personnel doors and general overall safety and function.

Basement:

Basements are inspected for evidence of moisture intrusion, moisture intrusion control systems such as sump pumps, structural issues and general safety and function.

Crawlspace are not required to be entered if under 36" in clearance, wet conditions or where entry could be a health hazard to the inspector.

Attic:

Attics are inspected for structural issues, evidence of current moisture intrusion, ventilation, insulation type and depth and general overall safety and function. The inspector is not required to enter an with low clearance or without proper walkboards where traversing the attic could cause damage to the ceiling finishes below or disturb the insulation layer.

1. Garage

Observations:

- No Garage

2. Basement / Crawlspace

Observations:

- Inspection Method: Traversed
- Sump pump operational
- **Crawlspace vapor barrier is missing. Recommend installing 6 mil polyethylene.**
- **Recommend removing debris from crawlspace.**



Recommend removing debris from crawlspace.



Crawlspace vapor barrier is missing. Recommend installing 6 mil polyethylene over dirt.



Sump pump operational



Linoleum tiles may contain some asbestos.

3. Attic

Observations:

- No accessible attic

Electric, Heat, Water Heater

Electric, HVAC and Water Heater

Electrical Systems:

The home inspector shall visually inspect an electrical system, including: The service drop, service entrance conductors, cables, and raceways, service equipment and main disconnects, service grounding, interior components of service panels and sub-

panels, a representative number of installed lighting fixtures, switches and receptacles, ground fault and arc fault circuit interrupters and general condition. The following items are not inspected, alarm systems, low voltage wiring, ancillary wiring, systems, and components that are not part of the primary electrical power distribution system.

Heating, Cooling and Ventilation Systems:

The home inspector shall visually inspect the HVAC systems, including: Installed heating and cooling equipment; vent systems, flues, and chimneys. heating distribution.

The home inspector is not required to inspect, flue or chimney interiors that are not readily accessible, humidifiers or dehumidifiers, electronic air filters, solar heating systems or determine the adequacy of the heat and cooling system or the distribution balance.

Water Heater(s):

The home inspector shall visually inspect the water heating appliance(s).

1. Electrical Panel

Materials: Overhead Service(s), 200 Amp, 220 volt Service(s) , Square D, Panel box(es) located in kitchen., Branch circuit wiring type: Vinyl coated, non-metallic, "Romex" type.

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.



200 amp panel

2. HVAC Unit

Information: Utica gas boiler in basement

Observations:

- **Boiler gas valve was shut off at time of inspection. Could not test boiler. Have sellers activate boiler and have licensed boiler tech evaluate/inspect.**
- **Boiler flue pipe in poor condition. Rusted through, this is a hazard, could lead to CO intrusion. Have licensed contractor replace flue pipe. Remove dirt in contact with flue pipe.**



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HVAC unit mfg. date(s) - 2014



Boiler gas valve was shut off at time of inspection. Could not test boiler. Have sellers activate boiler and have licensed boiler tech evaluate/inspect.



HVAC unit mfg. date(s) - 2014 AC unit

3. Water Heater

Information: A.O. Smith, Natural Gas water heater(s) (fuel shutoff at meter and in-line), Copper main supply line, Copper supply lines, CPVC supply lines, Waste Pipe: PVC, Waste Pipe: Cast Iron, 50 +/- gallons capacity, Water heater(s) located in basement, Water Source: Public

Observations:

- **Water heater flue pipe not sloped upward. Will not draft combustion gases safely. Have licensed plumber repair to promote safety.**



Water heater flue pipe not sloped upward. Will not draft combustion gases safely. Have licensed plumber repair to promote safety.



Water heater mfg. date(s) - 2003

Interior Features

1. Kitchen

Observations:

- **Stove anti tip bracket not installed. Anti tip brackets are required to be shipped with every unit. They are a safety device intended to prevent the stove from tipping over if a person falls on the open oven door. Recommend installing to promote safety**
- **Non GFCI protected outlets near sink in kitchen, recommend replacement with GFCI type to promote safety.**
- **Knob loose at stove, cannot control burner. Replace.**



Stove anti tip bracket not installed. Anti tip brackets are required to be shipped with every unit. They are a safety device intended to prevent the stove from tipping over if a person falls on the open oven door. Recommend installing to promote safety



Knob loose at stove, cannot control burner. Replace.

2. Master Bath

Observations:

- No major system safety or function concerns noted at time of inspection.

3. Bath

Observations:

- No major system safety or function concerns noted at time of inspection.

4. Laundry

Observations:

- No major system safety or function concerns noted at time of inspection.

5. Plumbing

Observations:

- No major system safety or function concerns noted at time of inspection.



Main water valve location

6. Interior Electric

Observations:

- **Install smoke detectors per local jurisdiction. See this web address for details.**
content.govdelivery.com/bulletins/gd/MDFIRE-1c673ea
- **Missing Carbon Monoxide detectors. Replace.**



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7. Floors, Ceilings & Walls

Observations:

- No major system safety or function concerns noted at time of inspection.

8. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

9. Windows

Observations:

- **Most window screens missing. Install before final walkthrough**
- **Window screen(s) damaged. Repair as necessary.**



Window screen(s) damaged. Repair as necessary.



Detached weather stripping



Most window screens missing. Check with seller.

10. Stairways

Observations:

- No major system safety or function concerns noted at time of inspection.
- Bracket loose at basement stairs



Bracket loose at basement stairs

General Notes

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

Please carefully read your entire Inspection Report. Contact us after you have reviewed your report, if you have any questions. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

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1. General Notes

Observations:

Final walk through: This report is a snapshot in time, at the time and date of the inspection. Conditions in a house can change at any time, for any number of reasons. For this reason, we recommend a complete walk through of the vacant house before closing.

Fire and carbon monoxide protection – By today's standards: The installation of smoke alarm(s) is recommended inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within proximity of the doors to bedrooms. Test all alarms and detectors weekly or monthly per manufacturer instructions. The installation of carbon monoxide (CO) detector(s) is recommended in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also recommended. Install new batteries as needed. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s), and read these links: www.cpsc.gov/CPSCPUB/PUBS/464.pdf, www.carbonmonoxidekills.com, www.nfpa.org/index.asp, and www.usfa.dhs.gov/downloads/pyfff/inhome.html.

Structures that are occupied and fully or partially furnished at the time of the inspection may prevent home inspectors from seeing everything, testing everything, or having access to everything. Concealed defects are not within the scope of the home inspection. Recommend careful observation during final walk through.

This report is not a guaranty or warranty. Anything can fail at any time. This inspection report is only reporting on the conditions as observed at the time of the inspection, and is not intended to be considered as a guaranty or warranty, expressed or implied, of the adequacy of, or performance of, systems or structures, or their component parts, or of their remaining life expectancy or usefulness. Systems, equipment and components can, and do, fail without prior warning.

Your Home Inspection Report is not a code inspection, nor is the inspector licensed to perform code inspections pertaining to this specific property. All code enforcement questions must be directed to the authority having jurisdiction. Contact the local building department for further details.

Please visit this link for life spans of house components.
<http://www.nachi.org/life-expectancy.htm>

Pictures - Pictures are included to help you understand and see what I saw at the time of the inspection. They are intended to show an example or illustration of an area of concern but may not show every occurrence and may not accurately depict its severity. Also note that not all areas of concern will be pictured. Do not rely on pictures alone. Please read the complete inspection report before your inspection contingency period expires.

Discussion, verbal (Discussion prior to report delivery) – Your printed or emailed Home Inspection Report shall always supersede any and all discussion at time of inspection. Do not rely on any verbal discussions about your home or the home inspection. Please contact me if you have any questions.

Glossary

Term	Definition
GFCI	A special outlet that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for waste water drain and vent lines.