



YOUR INSPECTION REPORT

HeRo Home Inspection

"Inspect the Unexpected!"

PREPARED BY:

Matt Hefferin License No. 6074376-1117



FOR THE PROPERTY AT:

911 What Happened Way
Accident, MD 21520

PREPARED FOR:

ANNA NIMMITY

INSPECTION DATE:

Monday, March 5, 2018



HeRo Home Inspection
3400 University Avenue Unit 4676
Morgantown, WV 26504-4676

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June 6, 2018

Dear Anna Nimmity,

RE: Report No. 1018, v.2
911 What Happened Way
Accident, MD
21520

Thank you for choosing HeRo Home Inspection to perform your inspection. Our goal is to make this experience both both educational and enjoyable.

The following report includes the home's building components, pictures, detailed illustrations, recommendations, and limitations. A home inspection is a visual observation of the readily accessible components of the home performed within a limited time frame. The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home Inspectors cannot predict the future behavior or lifespan of components, and as such, we cannot be responsible for things that occur after the inspection.

The visual inspection and the attached report comply with the Standards of Practice (SoP) and Code of Ethics of the American Society of Home Inspectors (ASHI). Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you get a better understanding of the systems included within the home inspection along with the limitations. This can be found at ASHI.org under the resources tab and also in the Reference Section of this report (#14 More About Home Inspections). This inspection and report will focus on the function and safety of the home and is not for code compliance.

The purpose of a home inspection is to provide you an unbiased independent review of the property and further educate you about the condition of the home. This is to assist in evaluating the overall condition of the dwelling. This information may allow you to make a better informed buying decision. The focus is to identify significant items (\$500 or more for corrective action) that may affect a buyer's decision. While looking for significant items, we also identify some other deficiencies. These are included as a courtesy, but the inspection does not provide an all-inclusive list of building defects. You will come across additional items once you move into the home. Some flaws require living in the home or certain weather conditions before presenting themselves. These deficiencies cannot be predicted and are considered latent or hidden defects. As with all homes, unexpected repairs should be anticipated. Please remember there is no such thing as a perfect home.

Home Inspectors are considered generalists. Feel free to hire other professionals to assess the property prior to closing, including but not limited to HVAC professionals, electricians, engineers, general contractors and roofers. We recommend that all estimates and repair work be performed by qualified / licensed professionals and that all necessary inspections and consultations with specialists occur during the inspection (due diligence) period prior to the purchase of the home. It is also recommended that you have a termite / pest inspection conducted at the property given the presence of wood

destroying insects located in this area of the country. We strongly urge you to read the ENTIRE report and act upon all recommendations.

This inspection and report should not be construed as a warranty or guarantee of any kind. A limited warranty purchased through a third party (RWS - Residential Warranty Services) has been provided complimentary as part of your inspection. You will receive a separate emails providing detailed coverage terms.

The report has been prepared for the exclusive use of our Client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report and photographs included are copyrighted, and may not be used in whole or in part without our express written permission.

Please take note of the Reference Section of the report. It includes helpful tips and information. (click on the Reference Tab and then click on the title to the right of the reference numbers).

In order to quickly navigate back to a section of the report you can do so by clicking on the top tabs of the report.

As you read through the report, the locations indicated (front, back, left, right, etc.) are described as though you are looking from the front of the house.

COMMENT DEFINITIONS:

Major Concern: Denotes a component or system which is considered significantly deficient or may result in significant expense. A Major Concern may also represent a Safety Concern. Major Concerns are significant deficiencies that are not typical for a house of this age or construction and will likely impact the property and/or its occupants.

Safety Concern: Denotes a condition of a component or system that is unsafe and in need of prompt attention to reduce the risk of injury.

Repair/Replace as Required: Denotes a component or system which is defective, damaged, or substandard and requires a corrective action for proper function and reliability. Recommend all corrective actions be performed by a qualified licensed contractor in the required field of expertise.

Improve: Upgrades to components or systems that are recommended but are not required and are typical for the homes age and construction. These may be items identified to be upgraded to modern construction and safety standards.

Further Evaluation: Denotes that a deficiency is suspected within a component or system and further investigation/assessment is recommended by a qualified licensed professional in the required area of expertise. It is highly recommended that all inspections/consultations be completed within the due diligence period (prior to closing).

Monitor: System or component that needs to be regularly monitored to determine if an existing condition worsens and may require corrective action.

Maintenance: Recommend routine maintenance as required by the manufacturer for the proper operation and function of a component and/or system. Regular home maintenance will help maintain component integrity and allow it to function as intended. This may also extend the useful life of a component and/or system.

Deferred Cost: Denotes a system or component that is near or has reached its normal service life expectancy or shows indications that it may require repair or replacement within the next five (5) years.

Inspected: Component or system was visually inspected. If no other comment is made, then it appeared to be functioning as intended at the time of the inspection.

Not Inspected: Component or system was not inspected due to limitations as further stated or is not within the home inspectors standards of practice (SoP). No representation is being made on the integrity or functionality of the component or system.

Not Present: An item, component or system was not found in the home or building.

FYI (For Your Information): General information and/or explanation of conditions; Safety information; Cosmetic issues; and useful tips for home ownership.

Again, thank you very much for trusting HeRo Home Inspection to be a part of your new home purchasing process. We genuinely appreciate your business!

Sincerely,

Matt Hefferin License No. 6074376-1117
on behalf of
HeRo Home Inspection

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INSPECTION SUMMARY

911 What Happened Way, Accident, MD March 5, 2018

Report No. 1018, v.2

www.hhiwv.com

INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

This report summary outlines potentially significant issues from a cost and/or safety standpoint. It is not an all inclusive list of findings. This section is provided as a courtesy and cannot be considered a substitute for reading the ENTIRE report. Please take the time to read the complete document.

There are also helpful tips and information contained in the Reference Section of the report (click on the Reference Tab and then click on the title to the right of the reference numbers).

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[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Missing, loose or torn](#)

Recommend immediate repair of roofing shingles to help prevent water intrusion.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Right side roof

Task: Repair / Replace as required for proper function

Time: As soon as possible

Exterior

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

Condition: • [Tread widths too small or not uniform](#)

Stairs are substandard construction. The width is too narrow (22"). The riser is too high and needs to be enclosed to prevent tripping. This may be a nuisance and a fall hazard.

Implication(s): Trip or fall hazard

Location: Rear Deck

Task: Further evaluation by a licensed general contractor

Time: When Necessary / As Needed for safety

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

Condition: • [Loose](#)

Re-attach handrail to masonry wall as required for safety. This is a fall hazard.

Implication(s): Fall hazard

Location: Left Side Basement Stairs

Task: Recommend immediate repair for safety

Time: As soon as possible

Condition: • [Spindles \(balusters\) too far apart](#)

Implication(s): Fall hazard

INSPECTION SUMMARY

911 What Happened Way, Accident, MD March 5, 2018

Report No. 1018, v.2

www.hhiwv.com

INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Location: Rear Deck

Task: Repair / Replace as required for proper function & safety

Time: As soon as possible

Structure

FLOORS \ Joists

Condition: • Insect damage

Potential insect damage to floor joists under living room. Recommend further review.

Implication(s): Weakened structure

Location: Front Right Side of Basement

Task: Further evaluation by an licensed exterminator. Repair as necessary.

Time: Immediately

Electrical

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • [Loose connections](#)

Electrical strain relief connector missing at garbage disposal.

Implication(s): Electric shock | Fire hazard | Interruption of electrical service

Location: Kitchen

Task: Repair / Replace as required for proper function & safety

Time: Immediately

Cost: Minor

Condition: • [Abandoned wire](#)

Abandoned wire needs to be removed in it's entirety or capped and terminated into a junction box with proper labeling.

Implication(s): Electric shock

Location: Attic (front of home)

Task: Repair / Replace as required for proper function & safety

Time: Immediately

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

Condition: • [Exposed on walls or ceilings](#)

Implication(s): Electric shock

Location: Throughout Basement

Task: Correct / Improve for safety

Time: Immediately

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Reversed polarity](#)

Implication(s): Electric shock

Location: First Floor Hallway

Task: Repair / Correct for safety

INSPECTION SUMMARY

911 What Happened Way, Accident, MD March 5, 2018

Report No. 1018, v.2

www.hhiwv.com

INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Time: Immediately

Cost: Minor

Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

No GFCI protection (verified with circuit tester). Provide GFCI protection for safety.

Implication(s): Electric shock

Location: Throughout Exterior

Task: Replace / Provide for safety

Time: As soon as possible for safety

DISTRIBUTION SYSTEM \ Cover plates

Condition: • For junction box is missing

Junction box cover missing.

Location: Basement ceiling

Task: Provide for safety

Time: Immediately

Cost: Minor

Heating

GAS FURNACE \ Ducts, registers and grilles

Condition: • [Registers or grilles in garage](#)

Supply duct located in the ceiling of the garage should be removed / capped for safety.

Implication(s): Hazardous combustion products entering home

Location: Garage

Task: Remove / cap for safety

Time: Immediately

GAS FURNACE \ Mid- and high-efficiency gas furnace

Condition: • [Poor vent location, arrangement](#)

Poor intake and exhaust venting arrangement. Industry standard recommends at least 12" separation between the combustion air intake and the exhaust. Piping arrangement should also be located 12" above snow accumulation level to help prevent snow enclosure. Refer to manufacturer's installation recommendations.

Implication(s): Equipment not operating properly | Equipment inoperative | Hazardous combustion products entering home

Location: Left Side

Task: Improve / Recommend further evaluation by a licensed HVAC contractor.

Time: As soon as possible

INSPECTION SUMMARY

911 What Happened Way, Accident, MD March 5, 2018

Report No. 1018, v.2

www.hhiwv.com

INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Cooling & Heat Pump

AIR CONDITIONING \ Evaporative cooler

Condition: • Rust

Rust forming on AC coil.

Implication(s): Damage to equipment

Location: Basement

Task: Further evaluation and service by a licensed HVAC contractor

Time: As soon as possible.

Plumbing

WATER HEATER - GAS BURNER AND VENTING \ Venting system

Condition: • [Rust, dirty, obstructed](#)

Combustion products not venting properly and creating rust on top of tankless water heater. Further review and evaluation.

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Garage

Task: Further evaluation by a licensed plumbing contractor

Time: As soon as possible

Interior

STAIRS \ Handrails and guards

Condition: • [Too low](#)

Implication(s): Fall hazard

Location: Main staircase

Task: Correct / Improve for safety

Time: When Necessary / As Needed for safety

GARAGE \ Door between garage and living space

Condition: • Man door separating garage from home should have a 20 minute fire-rating (1 3/8" solid wood or steel) and should be self-closing. Recommend this improvement for fire safety and to prevent hazardous fumes from entering. Provide self-closer on garage door.

Location: Garage / house entry door

Task: Improve / Upgrade for safety

Time: As soon as possible

APPLIANCES \ Dryer

Condition: • Dryer vent material not smooth wall

Replace with smooth wall pipe to help prevent lint build-up.

Implication(s): Equipment ineffective | Fire hazard

Location: Attic

Task: Correct / Improve for safety

INSPECTION SUMMARY

911 What Happened Way, Accident, MD March 5, 2018

Report No. 1018, v.2

www.hhiwv.com

INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Time: Immediately

This concludes the Summary Section of the report.

The main body of the report describes each of the home's systems and components. It details any recommendations we have for improvements / repairs along with limitations that may have restricted the inspection.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists or as conditions change. You are strongly encouraged to engage any recommended specialists prior to the purchase of the home.

[Home Improvement - ballpark costs](#)

ROOFING

911 What Happened Way, Accident, MD March 5, 2018

Report No. 1018, v.2

www.hhiwv.com

INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Description of Components

The home is considered to face : • North

Sloped roofing material: • [Asphalt shingles](#)

Approximate age: • 10 years

Typical life expectancy: • 20-25 years

System Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Missing, loose or torn](#)

Recommend immediate repair of roofing shingles to help prevent water intrusion.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Right side roof

Task: Repair / Replace as required for proper function

Time: As soon as possible



Loose shingles

SLOPED ROOFING \ Roll roofing

2. Condition: • [Exposed nails not sealed](#)

Recommend caulking nail heads to help prevent water intrusion.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear back porch

Task: Correct / Improve

Time: As soon as possible

Cost: Minor

ROOFING

911 What Happened Way, Accident, MD March 5, 2018

Report No. 1018, v.2

www.hhiwv.com

INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE



Exposed nails not sealed

Limitations of Inspection

Roof inspection limited/prevented by: • Visual roofing inspection was limited in scope by (but not restricted to) the following: Roof inspection may be limited due to access, weather, or safety concerns. Chimney / Flue interiors which are not readily accessible were not inspected and may require further evaluation and repair. Not all underside roof sheathing is inspected for evidence of leaks. Evidence of prior leaks may be covered by interior finishes. Condition of side wall flashing could not be verified. Shingle nailing pattern could not be verified as shingles have sealed. Failures / Leaks can appear without warning depending on various factors (rain intensity, ice build-up, wind direction, foot traffic, etc.). Please refer to the Pre-Inspection Agreement for a detailed explanation of the scope of inspection.

Inspection performed: • By walking on roof • From the ground

EXTERIOR

Report No. 1018, v.2

911 What Happened Way, Accident, MD March 5, 2018

www.hhiwv.com

INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Description of Components

General: • Temperature

Note: 68 Degrees

General: • Weather Conditions

Note: Sunny

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Below grade](#)

Lot slope: • [Away from building](#)

Soffit and fascia: • [Aluminum](#)

Wall surfaces and trim: • [Vinyl siding](#) • [Stone](#)

Driveway: • Concrete

Walkway: • Concrete

Deck: • Raised • Pressure-treated wood

System Recommendations

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Joists

3. Condition: • [Fastener problems](#)

Rust forming on deck joist hangers throughout the bottom of rear deck. Recommend replacement and tighten all deck fasteners.

Implication(s): Weakened structure | Chance of movement

Location: Rear deck

Task: Improve / Upgrade

Time: As soon as practical

EXTERIOR

911 What Happened Way, Accident, MD March 5, 2018

Report No. 1018, v.2

www.hhiwv.com

INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE



Fastener problems

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Stairs and landings

4. Condition: • [Tread widths too small or not uniform](#)

Stairs are substandard construction. The width is too narrow (22"). The riser is too high and needs to be enclosed to prevent tripping. This may be a nuisance and a fall hazard.

Implication(s): Trip or fall hazard

Location: Rear Deck

Task: Further evaluation by a licensed general contractor

Time: When Necessary / As Needed for safety

EXTERIOR

911 What Happened Way, Accident, MD March 5, 2018

Report No. 1018, v.2

www.hhiwv.com

INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

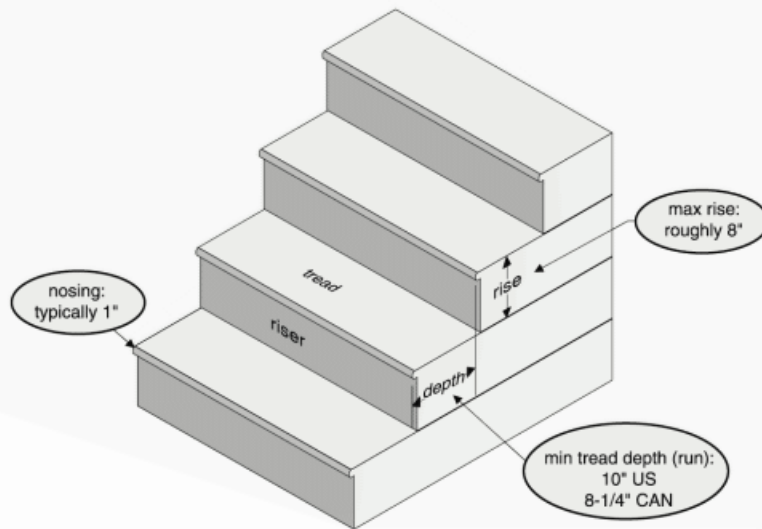
PLUMBING

INTERIOR

APPENDIX

REFERENCE

Rise, tread depth (run) and nosing



Tread widths too small or not uniform

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

5. Condition: • [Loose](#)

Re-attach handrail to masonry wall as required for safety. This is a fall hazard.

Implication(s): Fall hazard

Location: Left Side Basement Stairs

EXTERIOR

911 What Happened Way, Accident, MD March 5, 2018

Report No. 1018, v.2

www.hhiwv.com

INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Task: Recommend immediate repair for safety

Time: As soon as possible



Loose handrail

6. Condition: • [Spindles \(balusters\) too far apart](#)

Implication(s): Fall hazard

Location: Rear Deck

Task: Repair / Replace as required for proper function & safety

Time: As soon as possible

EXTERIOR

911 What Happened Way, Accident, MD March 5, 2018

Report No. 1018, v.2

www.hhiwv.com

INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

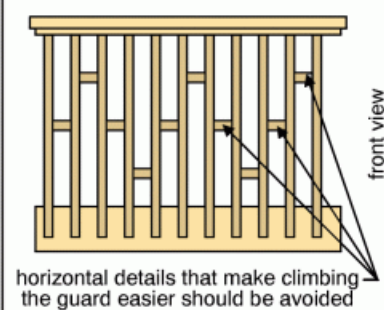
Spindle spacing

spindles should be spaced so that a 4" (6" in some areas) sphere cannot pass through the guard

spindles (balusters)

4" diameter sphere (6" in some jurisdictions)

construction note:



Spindles (balusters) too far apart

BASEMENT WALKOUTS \ General

7. Condition: • [Door threshold missing, too low, not watertight](#)

EXTERIOR

911 What Happened Way, Accident, MD March 5, 2018

Report No. 1018, v.2

www.hhiwv.com

INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Water damage noted at door threshold.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Rear Right Living Room

Task: Repair / Replace as required for proper function

Time: Within 1 year



Door threshold rot

Limitations of Inspection

Inspection limited/prevented by: • Visual exterior inspection was limited in scope by (but not restricted to) the following: Screens, shutters, awnings, seasonal accessories, determination of safety glazing on doors & windows, recreational facilities, outbuildings, fences, boundary walls, underground components, underground storage tanks, geological and soil conditions, erosion control, earth stabilization measures, environmental hazards are not part of the home inspection unless otherwise agreed upon. Please refer to the Pre-Inspection Agreement for a detailed explanation of the scope of inspection.

Inspection limited/prevented by: • Storage in garage • Carpet

Description of Components

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#) • [Masonry block](#)

Floor construction: • [Joists](#) • Steel columns • Subfloor - plywood

Exterior wall construction: • Wood frame / Masonry veneer

Roof and ceiling framing: • Rafters/ceiling joists • [Plywood sheathing](#)

System Recommendations

FLOORS \ Joists

8. Condition: • Insect damage

Potential insect damage to floor joists under living room. Recommend further review.

Implication(s): Weakened structure

Location: Front Right Side of Basement

Task: Further evaluation by an licensed exterminator. Repair as necessary.

Time: Immediately



Insect damage

Limitations of Inspection

Inspection limited/prevented by: • Visual structural inspection was limited in scope by (but not restricted to) the following: Percentage of the foundation system(s) not visible. Attic / Roof space limitations. Knee wall area(s) concealment. Components concealed behind finished surfaces and / or insulation. Furnishings / Storage restricted access to some components. Only a representative sampling of visible structural components were inspected. No Engineering or Architectural services or analysis. No Geo-Technical or soil testing performed. Determination of adequacy of structural components is beyond the scope of a home inspection. Please refer to the Pre-Inspection Agreement for a detailed explanation of the scope of inspection.

STRUCTURE

911 What Happened Way, Accident, MD March 5, 2018

Report No. 1018, v.2

www.hhiwv.com

INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Inspection limited/prevented by: • Carpet/furnishings • Storage

INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Description of Components

Service entrance cable and location: • [Overhead aluminum](#)

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [200 Amps](#)

Main disconnect/service box type and location: • [Breakers - garage](#)

System grounding material and type: • [Copper - water pipe and ground rod](#)

Electrical panel manufacturers: • Square D

Distribution wire material and type: • [Copper - non-metallic sheathed](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - kitchen](#) • [AFCI - bedroom](#)

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • Present

Fire Extinguishers: • Present

System Recommendations

DISTRIBUTION SYSTEM \ Wiring - installation

9. Condition: • [Loose connections](#)

Electrical strain relief connector missing at garbage disposal.

Implication(s): Electric shock | Fire hazard | Interruption of electrical service

Location: Kitchen

Task: Repair / Replace as required for proper function & safety

Time: Immediately

Cost: Minor

ELECTRICAL

911 What Happened Way, Accident, MD March 5, 2018

Report No. 1018, v.2

www.hhiwv.com

INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE



Loose connections

10. Condition: • [Abandoned wire](#)

Abandoned wire needs to be removed in it's entirety or capped and terminated into a junction box with proper labeling.

Implication(s): Electric shock

Location: Attic (front of home)

Task: Repair / Replace as required for proper function & safety

Time: Immediately



Abandoned wire

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

11. Condition: • [Exposed on walls or ceilings](#)

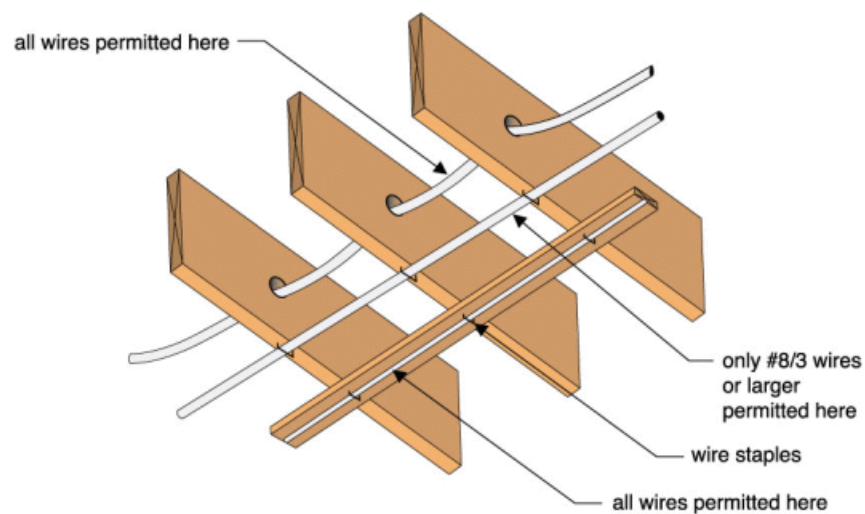
Implication(s): Electric shock

Location: Throughout Basement

Task: Correct / Improve for safety

Time: Immediately

Wire installations below floors



ELECTRICAL

911 What Happened Way, Accident, MD March 5, 2018

Report No. 1018, v.2

www.hhiwv.com

INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE



Exposed / loose on walls

DISTRIBUTION SYSTEM \ Outlets (receptacles)

12. Condition: • [Reversed polarity](#)

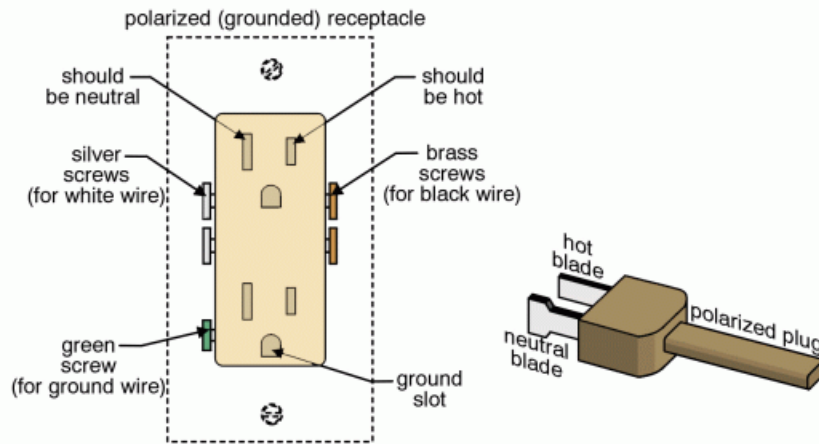
Implication(s): Electric shock

Location: First Floor Hallway

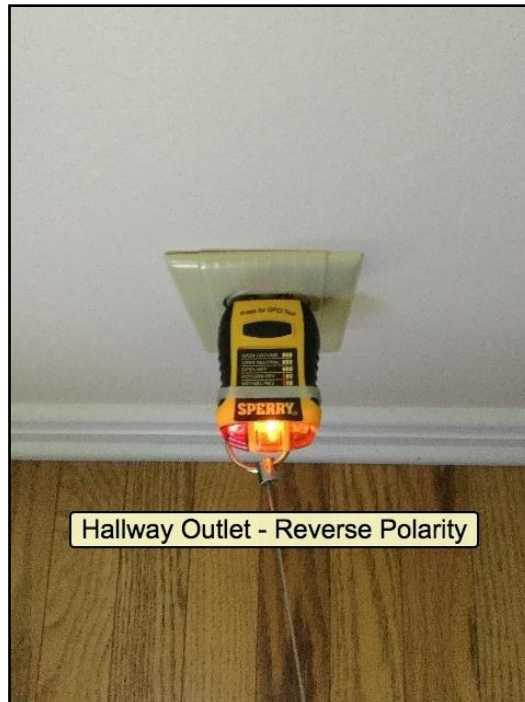
Task: Repair / Correct for safety

Time: Immediately

Cost: Minor

Reversed polarity

when the polarity is reversed, the wide receptacle slot is (incorrectly) hot and the narrow slot is neutral - this is not uncommon when people forget that the black wire should be attached to the receptacle's brass screws



Reversed polarity

13. Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

No GFCI protection (verified with circuit tester). Provide GFCI protection for safety.

Implication(s): Electric shock

Location: Throughout Exterior

Task: Replace / Provide for safety

Time: As soon as possible for safety

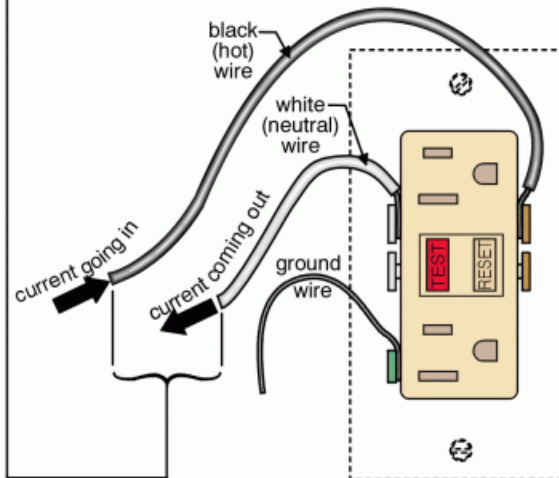
Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:

if the GFI is in the panel, the entire circuit will be shut down



GFCI missing at exterior outlets

DISTRIBUTION SYSTEM \ Cover plates

14. Condition: • For junction box is missing

Junction box cover missing.

Location: Basement ceiling

Task: Provide for safety

Time: Immediately

Cost: Minor



Cover missing

Limitations of Inspection

Inspection limited/prevented by: • Visual electrical inspection was limited in scope by (but not restricted to) the following: Components concealed behind finished surfaces / furnishings / storage. A representative sampling of outlets and fixtures were tested. Any ancillary wiring systems not part of the primary electrical distribution system were not inspected. Exterior lighting controlled by photo-cells (motion & light sensors) were not tested. Over-current devices are not tested. Remote control devices are not inspected. Inspection does not include the testing or the age of smoke & carbon monoxide detectors, security systems, low voltage systems, solar / wind / other renewable energy systems. Please refer to the Pre-Inspection Agreement for a detailed explanation of the scope of inspection.

Inspection limited/prevented by: • Storage • Insulation

HEATING

911 What Happened Way, Accident, MD March 5, 2018

Report No. 1018, v.2

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INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Description of Components

System type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer: • Lennox

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [100,000 BTU/hr](#)

Efficiency: • [High-efficiency](#)

Exhaust venting method: • [Direct vent - sealed combustion](#)

Approximate age: • [5 years](#)

Typical life expectancy: • Furnace (high efficiency) 15 to 20 years

Main fuel shut off at: • Meter

Supply temperature: • 110°

Return temperature: • 70°

Combustion air source: • Outside - sealed combustion

Mechanical ventilation system for home: • Kitchen exhaust fan • Bathroom exhaust fan

Location of the thermostat for the heating system: • Hallway

System Recommendations

RECOMMENDATIONS \ Overview

15. Condition: • Recommend the heating and cooling system(s) have an annual service performed by a qualified, licensed HVAC contractor for optimum performance and safety. This will also lessen future mechanical failures.

16. Condition: • [Recommend to routinely replace / clean the HVAC system's indoor filter\(s\) to ensure proper air flow and energy efficiency.](#) Help prevent air pollutants from entering your living space.

GAS FURNACE \ Mechanical air filter

17. Condition: • [Dirty](#)

Implication(s): Increased heating costs | Reduced comfort

Location: Basement

Task: Replace

Time: As soon as possible

Cost: Minor

HEATING

911 What Happened Way, Accident, MD March 5, 2018

Report No. 1018, v.2

www.hhiwv.com

INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE



Dirty furnace filter

GAS FURNACE \ Ducts, registers and grilles

18. Condition: • [Insulation missing, damaged](#)

Missing insulation results in condensation creating excess moisture in the home and can damage interior finishes / furnishings.

Implication(s): Increased heating costs | Reduced comfort

Location: Various Basement

Task: Correct / Improve

Time: Less than 1 year



Insulation missing, damaged

HEATING

Report No. 1018, v.2

911 What Happened Way, Accident, MD March 5, 2018

www.hhiwv.com

INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

19. Condition: • [Registers or grilles in garage](#)

Supply duct located in the ceiling of the garage should be removed / capped for safety.

Implication(s): Hazardous combustion products entering home

Location: Garage

Task: Remove / cap for safety

Time: Immediately



Registers in garage

20. Condition: • Missing

Recommend all ductwork supply diffusers & return registers be installed for proper air flow & function.

Implication(s): Increased heating costs | Reduced comfort

Location: Throughout Basement

Task: Provide

Time: As soon as practical

HEATING

Report No. 1018, v.2

911 What Happened Way, Accident, MD March 5, 2018

www.hhiwv.com

INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE



Diffuser missing

GAS FURNACE \ Mid- and high-efficiency gas furnace

21. Condition: • [Poor vent location, arrangement](#)

Poor intake and exhaust venting arrangement. Industry standard recommends at least 12" separation between the combustion air intake and the exhaust. Piping arrangement should also be located 12" above snow accumulation level to help prevent snow enclosure. Refer to manufacturer's installation recommendations.

Implication(s): Equipment not operating properly | Equipment inoperative | Hazardous combustion products entering home

Location: Left Side

Task: Improve / Recommend further evaluation by a licensed HVAC contractor.

Time: As soon as possible

HEATING

911 What Happened Way, Accident, MD March 5, 2018

Report No. 1018, v.2

www.hhiwv.com

INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Improper sidewall vent locations - mid- & high-efficiency furnaces

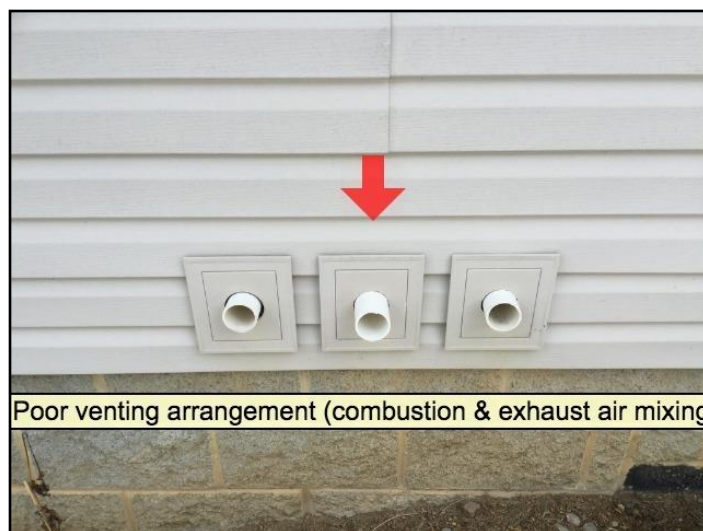
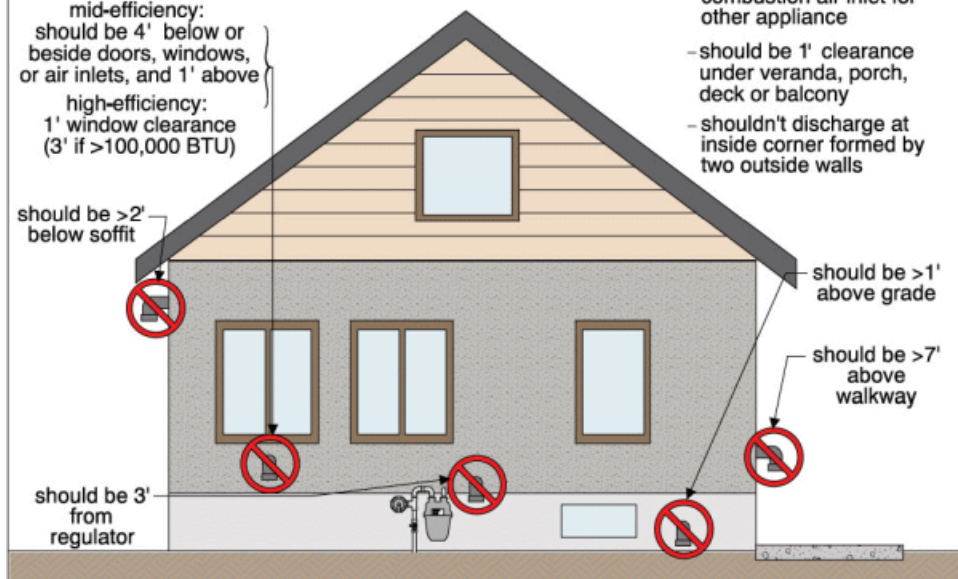
- numbers vary in some areas and circumstances
- check local rules

mid-efficiency:
should be 4' below or
beside doors, windows,
or air inlets, and 1' above

high-efficiency:
1' window clearance
(3' if >100,000 BTU)

other improper locations:

- should be 3' to 6' from
combustion air inlet for
other appliance
- should be 1' clearance
under veranda, porch,
deck or balcony
- shouldn't discharge at
inside corner formed by
two outside walls



Poor vent location, arrangement

Limitations of Inspection

Inspection prevented/limited by: • Visual heating inspection was limited in scope by (but not restricted to) the following: Interiors of vent systems, flues, and chimneys that are not readily accessible are not inspected. Limited visibility to exchanger and / or burner assembly. Adequacy of heat or the air balance of the system is beyond the scope of a home inspection. Humidifiers, dehumidifiers, electronic air filters are not inspected. Heating systems using ground-source, water-source, solar, and renewable energy technologies are not inspected. Please refer to the Pre-Inspection Agreement for a detailed explanation of the scope of inspection. • Health is very much a personal responsibility. It would be a prudent

HEATING

Report No. 1018, v.2

911 What Happened Way, Accident, MD March 5, 2018

www.hhiwv.com

INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

investment to have the air quality of the home tested and systems cleaned. This is especially true if any family member suffers from allergies or asthma.

Heat exchanger: • Only a small portion visible

COOLING & HEAT PUMP

911 What Happened Way, Accident, MD March 5, 2018

Report No. 1018, v.2

www.hhiwv.com

INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Description of Components

Air conditioning type: • [Air cooled](#)

Manufacturer: • Lennox

Cooling capacity: • [3.5 Tons](#)

Compressor approximate age: • 5 years

Typical life expectancy: • 12 to 15 years

Supply temperature: • 60°

Return temperature: • 75°

Temperature difference: • Acceptable temperature difference: 14° to 22°

System Recommendations

AIR CONDITIONING \ Air cooled condenser coil

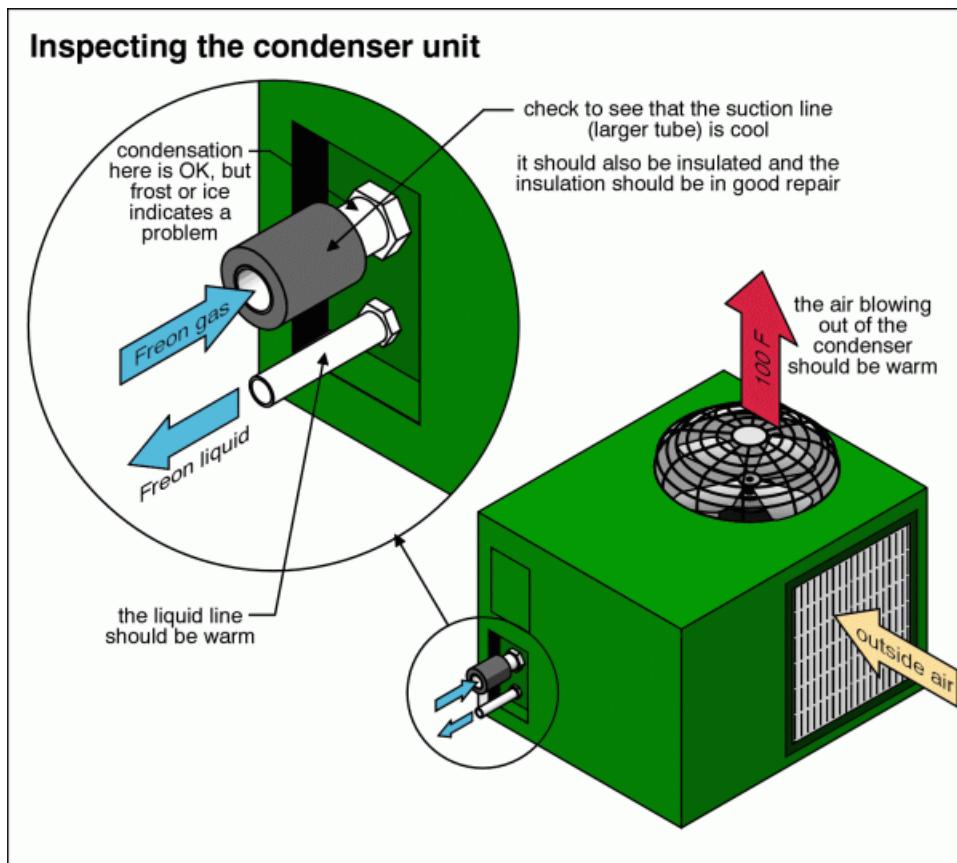
22. Condition: • [Dirty](#)

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: Left Side

Task: Clean / Service

Time: Regular maintenance / ongoing



COOLING & HEAT PUMP

911 What Happened Way, Accident, MD March 5, 2018

Report No. 1018, v.2

www.hhiwv.com

INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE



Dirty condenser coil

Dirty condenser

AIR CONDITIONING \ Refrigerant lines

23. Condition: • [Insulation - missing](#)

Repair insulation to help with condensation and cooling efficiency.

Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: Utility Room

Task: Repair / Improve

Time: As soon as practical

Cost: Minor

COOLING & HEAT PUMP

911 What Happened Way, Accident, MD March 5, 2018

Report No. 1018, v.2

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INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

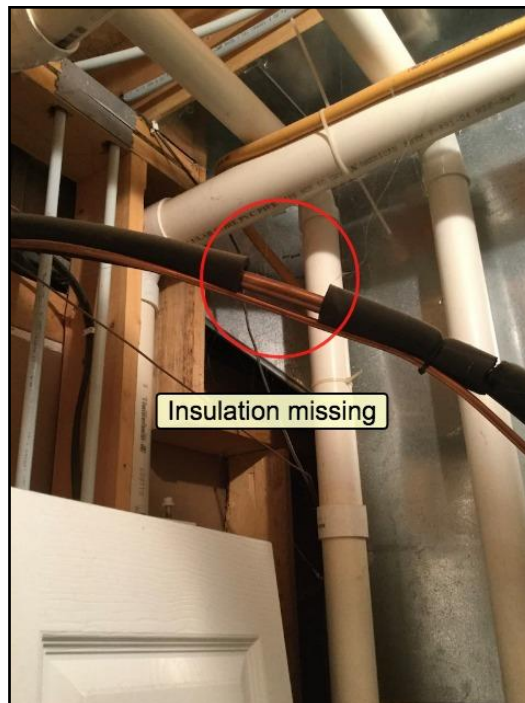
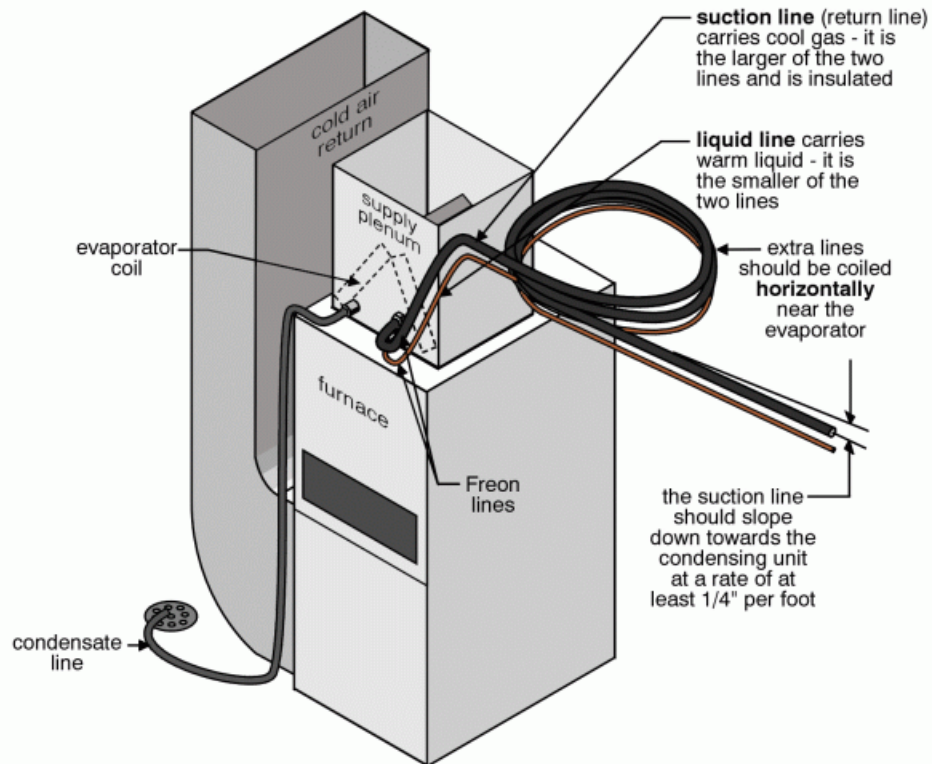
PLUMBING

INTERIOR

APPENDIX

REFERENCE

Refrigerant lines



Insulation - missing

COOLING & HEAT PUMP

911 What Happened Way, Accident, MD March 5, 2018

Report No. 1018, v.2

www.hhiwv.com

INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

AIR CONDITIONING \ Evaporative cooler

24. Condition: • Rust

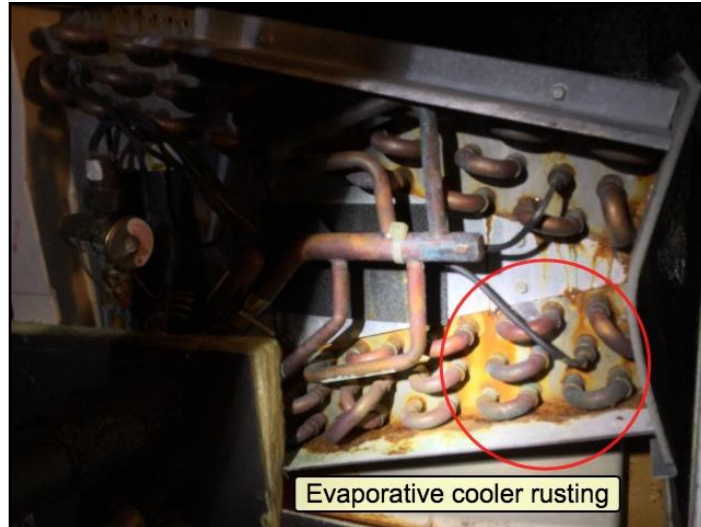
Rust forming on AC coil.

Implication(s): Damage to equipment

Location: Basement

Task: Further evaluation and service by a licensed HVAC contractor

Time: As soon as possible.



Rust forming

HEAT PUMP \ Refrigerant lines

25. Condition: • [Poor seal at building](#)

Improve seal to help prevent water and pest intrusion.

Implication(s): Chance of water entering building | Chance of pests entering building

Location: Left Side

Task: Correct / Improve

Time: As soon as practical

Cost: Minor

COOLING & HEAT PUMP

911 What Happened Way, Accident, MD March 5, 2018

Report No. 1018, v.2

www.hhiwv.com

INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE



Poor seal at building

Limitations of Inspection

Inspection limited/prevented by: • Visual cooling / heat pump inspection was limited in scope by (but not restricted to) the following: Home inspection does not include the inspection of electric air cleaning and sanitizing devices, determination of cooling supply adequacy and distribution balance is beyond the scope of a home inspection, cooling units that are not permanently installed or that are installed in windows, cooling systems using ground-source, water-source, solar, and renewable energy technologies. Please refer to the Pre-Inspection Agreement for a detailed explanation of the scope of inspection.

INSULATION AND VENTILATION

911 What Happened Way, Accident, MD March 5, 2018

Report No. 1018, v.2

www.hhiwv.com

INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Description of Components

Attic/roof insulation material: • [Glass fiber](#)

Attic/roof insulation amount/value: • 10 inches

Attic/roof air/vapor barrier: • [Kraft paper](#)

Attic/roof ventilation: • [Roof and soffit vents](#) • [Gable vent](#)

Wall insulation material: • [Glass fiber](#)

Wall insulation amount/value: • [R-20](#)

Wall air/vapor barrier: • Kraft paper

Foundation wall insulation material: • None

Floor above basement/crawlspace insulation material: • [Glass fiber](#)

Floor above basement/crawlspace insulation amount/value: • [R-12](#)

Floor above basement/crawlspace air/vapor barrier: • Kraft paper

Crawlspace ventilation: • [Wall Vents](#)

Mechanical ventilation system for home: • Kitchen exhaust fan • Bathroom exhaust fan

System Recommendations

ATTIC/ROOF \ Roof vents

26. Condition: • [Obstructed](#)

Cut back roofing felt paper for proper ventilation.

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Attic ridge vent

Task: Improve / provide

Time: As soon as possible

INSULATION AND VENTILATION

911 What Happened Way, Accident, MD March 5, 2018

Report No. 1018, v.2

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INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

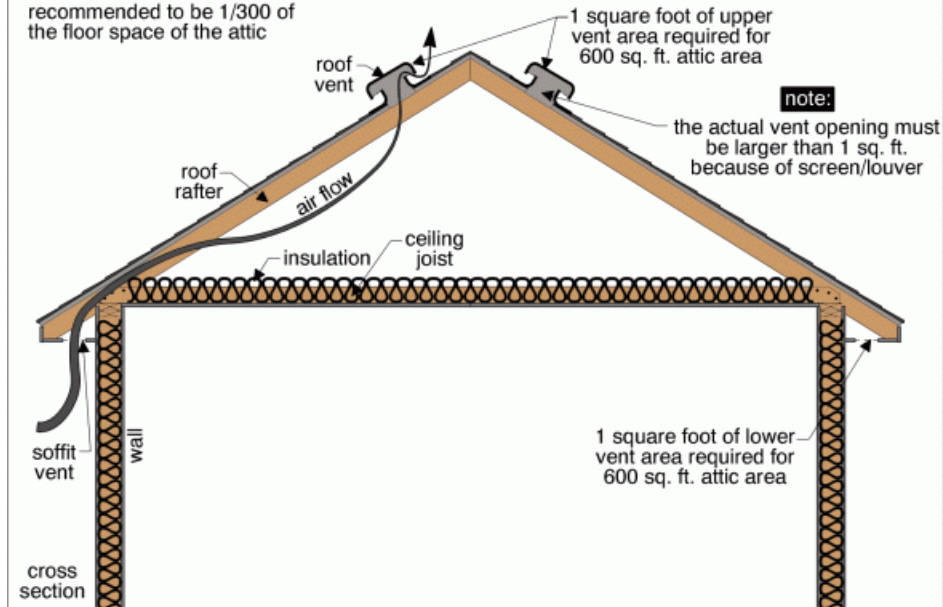
INTERIOR

APPENDIX

REFERENCE

Recommended amount of attic ventilation

the total vent area is often recommended to be 1/300 of the floor space of the attic



Obstructed ridge vent

Limitations of Inspection

Inspection prevented by no access to: • Visual insulation and ventilation inspection was limited in scope by (but not restricted to) the following: Restricted / concealed areas due to attic limitations, knee walls, finished surfaces, areas restricted due to furnishings and storage. No destructive tests are to be performed. No insulation is to be disturbed. "R" values & depths are rough average values. Potentially hazardous materials such as asbestos and urea formaldehyde foam insulation (UFFI) can not be positively identified without a detailed inspection and laboratory analysis. Indoor air quality is not evaluated. Please refer to the Pre-Inspection Agreement for a detailed explanation of the scope of inspection.

INSULATION AND VENTILATION

911 What Happened Way, Accident, MD March 5, 2018

Report No. 1018, v.2

www.hhiwv.com

INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Attic inspection performed: • By entering attic, but access was limited

Air/vapor barrier system: • Continuity not verified

Description of Components

General: • Hot Water Temperature Reading

Note: 120 Degrees

Water supply source: • Public

Supply piping in building: • [Copper](#) • PEX (cross-linked Polyethylene)

Main water shut off valve at the: • Garage

Water flow and pressure: • [Functional](#)

Water heater type: • [Tankless/indirect](#)

Water heater fuel/energy source: • [Gas](#)

Water heater manufacturer: • Rinnai

Water heater approximate age: • 5 years

Typical life expectancy: • Tankless water heater typical lifespan ranges from 15 to 20 years depending on regular maintenance.

Waste and vent piping in building: • [PVC plastic](#)

Floor drain location: • Near water heater

Gas piping: • Steel • CSST (Corrugated Stainless Steel Tubing)

Main fuel shut off valve at the: • Garage

System Recommendations

GAS SUPPLY \ Gas meter

27. Condition: • [Rust](#)

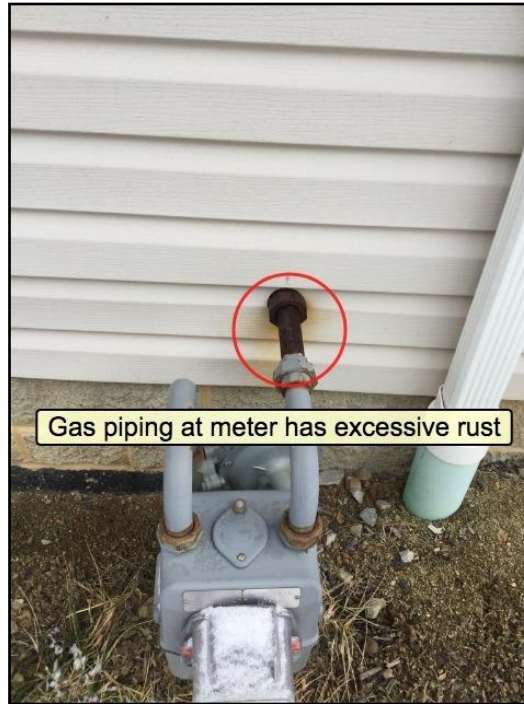
Properly prep and repaint to extend life of material.

Implication(s): Reduced system life expectancy | Equipment not operating properly

Location: Right Side Exterior Wall

Task: Improve

Time: Regular maintenance / ongoing



Rust

WATER HEATER - GAS BURNER AND VENTING \ Venting system

28. Condition: • [Rust, dirty, obstructed](#)

Combustion products not venting properly and creating rust on top of tankless water heater. Further review and evaluation.

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Garage

Task: Further evaluation by a licensed plumbing contractor

Time: As soon as possible



Water heater - rust

WASTE PLUMBING \ Drain piping - performance

29. Condition: • [Leak](#)

Implication(s): Sewage entering the building

Location: Basement

Task: Repair / Replace as required for proper function

Time: As soon as possible

PLUMBING

911 What Happened Way, Accident, MD March 5, 2018

Report No. 1018, v.2

www.hhiwv.com

INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE



Leak

WASTE PLUMBING \ Traps - installation

30. Condition: • "S" shaped trap allows siphoning of water out of the trap and permits sewer gases to enter home. Recommend replacing with a "P" trap for proper function.

Implication(s): Allows sewer gases to enter the home.

Location: Basement

Task: Repair / Replace as required for proper function

Time: When Necessary / As Needed

Cost: Minor

PLUMBING

911 What Happened Way, Accident, MD March 5, 2018

Report No. 1018, v.2

www.hhiwv.com

INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

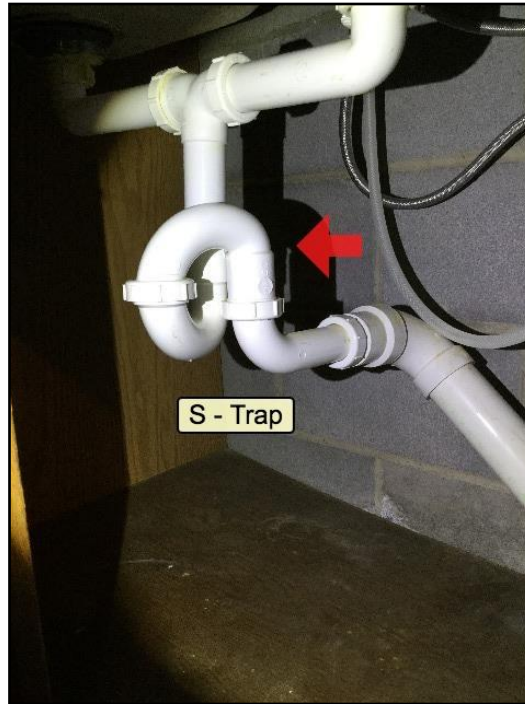
INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE



Trap - Wrong type

WASTE PLUMBING \ Venting system

31. Condition: • [Poor vent pipe arrangements](#)

Recommend adding an AAV (automatic air vent) to improve kitchen sink venting.

Implication(s): Sewer gases entering the building

Location: Kitchen

Task: Correct / Improve

Time: When needed / dicretionary

Cost: minor

PLUMBING

911 What Happened Way, Accident, MD March 5, 2018

Report No. 1018, v.2

www.hhiwv.com

INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE



Poor venting

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

32. Condition: • [Slow drains](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: First Floor Master Bathroom

Task: Correct / Improve

Time: Before using / Regular maintenance



Slow draining

Limitations of Inspection

Inspection limited/prevented by: • Visual plumbing inspection was limited in scope by (but not restricted to) the following: Sections of the plumbing system concealed by structure, finishes, ground surface. Inspection does not include clothes washing machine connections, interiors of vent systems, flues, and chimneys that are not readily accessible, wells, well pumps, and water storage related equipment, water conditioning systems, solar, geothermal, and other renewable energy water heating systems, fire extinguishing systems, sprinkler systems, landscape irrigation systems, septic and other sewage disposal systems, determination of public or private water source and sewage disposal, water quality, adequacy of combustion air components, measure water supply flow / pressure and well water quantity, filling of shower pans and fixtures to test for leaks. Please refer to the Pre-Inspection Agreement for a detailed explanation of the scope of inspection.

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested

Description of Components

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Concrete](#) • Tile

Major wall finishes: • [Plaster/drywall](#) • [Stone](#)

Major ceiling finishes: • [Plaster/drywall](#) • [Stucco/texture/stipple](#) • [Suspended tile](#)

Windows: • [Fixed](#) • [Single/double hung](#) • [Sliders](#) • Vinyl

Exterior doors - type/material: • Hinged • [Sliding glass](#)

Oven fuel: • Gas

Bathroom ventilation: • Exhaust fan

Inventory Cooktop: • KitchenAid

Inventory Garbage disposal: • In-sink-erator (ISE)

Inventory Dishwasher: • Bosch

Inventory Dryer: • LG

Inventory Freezer: • Maytag

Inventory Garage Door Opener: • Chamberlain/LiftMaster

Inventory Microwave: • Samsung

Inventory Range: • Whirlpool

Inventory Refrigerator: • Samsung

Inventory Wall Oven: • KitchenAid

Inventory Washing Machine: • LG

System Recommendations

DOORS \ Hardware

33. Condition: • Highly recommend Re-Keying of ALL exterior doors for safety.

In rekeying a lock, the locksmith removes the pins and springs in the lock cylinder and replaces them with new pins and springs that work with a new and different key. Unless a lock is malfunctioning or a totally different style is desired, many locks can be rekeyed and kept in service, operating as well or better than ever.

The most common reason to rekey the locks is to maintain key control when there is a change in possession of a property. Key control simply means accounting for all keys made to operate the locks. Once keys are loaned out, key control is lost. Obviously, with a previously owned home, you don't know who may have had access to the keys. In new homes, contractors have had access to the keys.

STAIRS \ Handrails and guards

34. Condition: • [Too low](#)

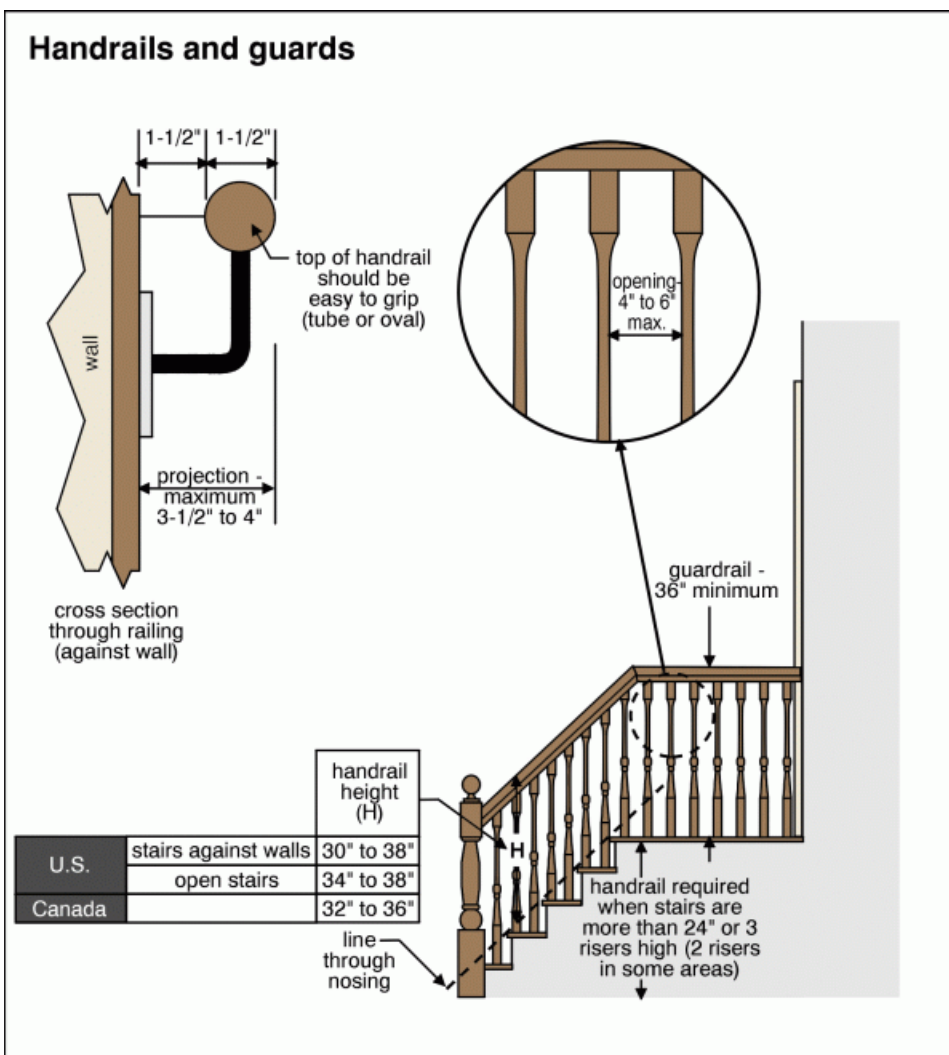
Implication(s): Fall hazard

Location: Main staircase

Task: Correct / Improve for safety

Time: When Necessary / As Needed for safety

Handrails and guards



INTERIOR

911 What Happened Way, Accident, MD March 5, 2018

Report No. 1018, v.2

www.hhiwv.com

INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE



Handrail is too low

GARAGE \ Floor

35. Condition: • [Cracked](#)

Recommend repairing to help prevent further cracking / deterioration of garage floor.

Implication(s): Uneven floors

Location: Front Garage

Task: Monitor / Repair

Time: When needed / Discretionary



Cracked

GARAGE \ Door between garage and living space

36. Condition: • Man door separating garage from home should have a 20 minute fire-rating (1 3/8" solid wood or steel) and should be self-closing. Recommend this improvement for fire safety and to prevent hazardous fumes from entering.

Provide self-closer on garage door.

Location: Garage / house entry door

Task: Improve / Upgrade for safety

Time: As soon as possible



Missing self-closer

APPLIANCES \ Dryer

37. Condition: • Dryer vent material not smooth wall
Replace with smooth wall pipe to help prevent lint build-up.

Implication(s): Equipment ineffective | Fire hazard

Location: Attic

Task: Correct / Improve for safety

Time: Immediately



Dryer-not smooth wall / excessive in length

Limitations of Inspection

Inspection limited/prevented by: • Visual interior & appliance inspection was limited in scope by (but not restricted to) the following: Furnishings, storage, appliances, wall hangings, floor coverings, etc. will not be moved during the inspection and may conceal defects. The following are not part of the inspection: paint, wallpaper, other wall finish treatments, floor coverings, window treatments, coatings on and the hermetic seals between panes of window glass, central vacuum systems, recreational facilities, refrigerators, freezers, ice makers, clothes washers, clothes dryers, appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features and controls of the appliance, operate or confirm the operation of every control and feature of an inspected appliance. Please refer to the Pre-Inspection Agreement for a detailed explanation of the scope of inspection.

Inspection limited/prevented by: • Carpet • Storage/furnishings

Not included as part of a building inspection: • Carbon monoxide detectors, security systems, central vacuum • Cosmetic issues • Aesthetics or quality of finishes • Underground components (e.g., oil tanks, septic fields, underground drainage systems)

END OF REPORT



REPORT CONCLUSION & PRE-CLOSING WALK-THROUGH

CONCLUSION:

We are committed to our services, and trust that you will be satisfied with the quality of this report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components in order to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, opened every door and window, or were able to identify every deficiency. Also, because our inspection is essentially visual, latent defects could exist. Unfortunately, we cannot see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of the property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water issues, and systems may fail without warning. We cannot predict future events. For these reasons, you should keep a comprehensive insurance policy current. This report was written exclusively for our Client. It is not transferable to other parties. The report is only supplemental to a seller's disclosure. Thank you for taking the time to read this report and call us if you have any questions. We are always striving to improve the quality of our service and our report.

PRE-CLOSING WALK-THROUGH:

The pre-closing walk-through of a new home is the time for the Buyer to perform a final inspection on the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions (carpet, storage items, etc.) that existed during the inspection may have been removed for the walk-through. Defects or problems that were not found during the home inspection may be discovered during the walk-through. It is prudent for the Buyer to be thorough during the walk-through. Any defect or problem discovered during the walk-through should be addressed with the Owner/Seller of the property prior to closing. The following are recommendations for the pre-closing walk-through of a new home. You may want to consider hiring a certified home inspector to assist you.

- ✓ Check the heating and cooling systems. Turn the thermostat to heat mode and turn the temperature setting up. Confirm that the heating system is running and producing heat. Turn the thermostat off and wait 20 minutes. Turn the thermostat to cooling mode and turn the temperature setting down. Confirm the condenser fan (outside unit) is rotating and the system is making cool air inside the home. !!Caution!! The cooling system should not be checked if the outside temperature is below 65 degrees or if the temperature was below freezing the night before the walk-through. This could damage your condenser.
- ✓ Run water at all fixtures (sinks & showers) and flush toilets. Look for plumbing leaks!
- ✓ Operate all kitchen appliances.
- ✓ Operate all exterior doors, windows, and locks.
- ✓ Test smoke and carbon monoxide detectors.
- ✓ Inspect areas that may have been restricted at the time of the inspection.
- ✓ Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.
- ✓ Ask the seller about prior infestation treatments and warranties / services that may be transferable.
- ✓ Ask the seller for recommended service providers that may have performed satisfactory work on the home.
- ✓ Read the seller's disclosure!

Thanks again for your business!

Sincerely,

Matt Hefferin
HeRo Home Inspection
"Inspect the Unexpected"

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911 What Happened Way, Accident, MD March 5, 2018

Report No. 1018, v.2

www.hhiwv.com

INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS