

Home Inspection



123 Main St Anywhere, USA 12345

Prepared for: Happy Homeowner

Prepared by: Blue Crab Inspections

Blue Crab Inspections

14:55 January 06, 2018

Happy Homeowner

123 Main St

Page 1 of 22



Marginal Summary

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

Roof

1. Main Roof Surface Material: Asphalt shingle - Roof shows signs of deterioration. A qualified roofing contractor is recommended to evaluate and estimate repairs



2. Downspouts: Metal - Loose, recommend securing



Lots and Grounds

3. Deck: Present - Railing is loose, a qualified contractor is recommended to evaluate and estimate repairs
4. Grading: Negative slope - Improper soil slope towards foundation, recommend improving grade to move water away from the house.
5. Vegetation: Shrubs, Trees - Recommend shrubs be cut back a minimum of six inches away from the house structure.





Marginal Summary (Continued)

Exterior Surface and Components

6. Type: Vinyl siding - Recommend filling all gaps and cracks through out exterior of home to prevent moisture penetration. Recommend monitoring all exterior caulking.



7. Trim: Composite material - Soft wood present. A qualified contractor is recommended to evaluate and estimate repairs



Air Conditioning

8. Rear AC System A/C System Operation: Not Tested - At the time of inspection, the AC system was not operated. Outside temperatures were below 60 degrees. Operating the AC unit under these circumstances could lead to compressor damage. Recommend a qualified contractor inspect and operate the entire AC unit before normal use and operation.



Plumbing

9. Fuel Lines: Corrugated Stainless Steel Tubing (CSST) - The state requires that bonding for CSST gas line be evaluated by licensed master electrician



Bathroom

10. Master Bedroom Bathroom Shower: Present - Door sticks when trying to open/close. Recommend adjustment



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14:55 January 06, 2018

Happy Homeowner

123 Main St

Page 3 of 22



Marginal Summary (Continued)

11. Master Bedroom Bathroom Toilets: Present - [The tank is loose, recommend securing to prevent movement](#)



Bedroom

12. 3rd Floor, Front, Right Bedroom Walls: Paint - [Signs of repair to drywall throughout house. recommend following up with seller.](#)



Living Space

13. 1st Floor, Family Room Living Space Doors: Wood - [Replace missing door stop](#)



Attic

14. Main Attic Wiring/Lighting: Light(s) - [Light did not function at time of inspection. Recommend replacing bulb and re-testing.](#)



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14:55 January 06, 2018

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123 Main St

Page 4 of 22



Defective Summary

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

Electrical

1. Carbon Monoxide Detectors: Not Present - Due to the presence of gas appliances, it is recommended you install carbon monoxide detectors on all levels.



Kitchen

2. 2nd Floor Kitchen Dishwasher: Present - Dishwasher is leaking and discharging through airgap. A qualified contractor is recommended to evaluate and estimate repairs



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14:55 January 06, 2018

Happy Homeowner

123 Main St

Page 5 of 22



Table of Contents

Definitions	6
General Information	6
Roof	7
Lots and Grounds	8
Exterior Surface and Components	9
Air Conditioning	10
Electrical	11
Heating System	12
Plumbing	12
Structure	13
Laundry Room/Area	14
Kitchen	14
Fireplace/Stove	15
Garage	16
Bathroom	16
Bedroom	18
Living Space	19
Attic	21

Blue Crab Inspections

14:55 January 06, 2018

Happy Homeowner

123 Main St

Page 6 of 22



Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 123 Main St
City Anywhere State USA Zip 12345
Contact Name Number One Realtor

Client Information

Client Name Happy Homeowner
Phone (443) 123-4567
E-Mail Happy Homeowner@email.com

Inspection Company

Inspector Name Scott Cottrell
Company Name Blue Crab Inspections
E-Mail inspector@bluecrabinspections.com
License Number 31131

Conditions

Others Present Seller, Buyer, Buyer's Agent Property Occupied Occupied
Estimated Age 2006 Entrance Faces Northeast
Inspection Date 01/03/2018
Start Time 3:00 PM End Time 5:45 PM
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 30 Degrees F
Weather Sunny Soil Conditions Frozen
Space Below Grade None
Water Source Public How Verified Visual Inspection

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14:55 January 06, 2018

Happy Homeowner

123 Main St

Page 7 of 22



Roof

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the forgoing disclaimer. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. Chimney flue inspection is limited due to height. The inspection covers only the visible portion of the flue.

A NPNI M D

Main Roof Surface

1. Method of Inspection: Ground level with Binoculars

2. Material: Asphalt shingle - Roof shows signs of deterioration. A qualified roofing contractor is recommended to evaluate and estimate repairs



3. Type: Gable

4. Approximate Age: 2006

5. Flashing: Metal

6. Valleys: Closed

7. Skylights:

8. Electrical Mast: Underground utilities

9. Gutters: Metal

10. Downspouts: Metal - Loose, recommend securing



11. Leader/Extension: Plastic Pipe

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14:55 January 06, 2018

Happy Homeowner

123 Main St

Page 8 of 22



Lots and Grounds

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground. Wood sidings should be a minimum of 6" above ground. Detection of the presence of concealed moisture, mold or wood decay present behind exterior finishes is beyond the scope of this inspection. Promote positive (+) drainage away from foundation and extend runoff from roofing and downspouts a minimum 6 ft from foundation.

A NPNI M D

- 1. Driveway: Present
- 2. Walks: Present
- 3. Steps:
- 4. Porch:
- 5. Patio:
- 6. Deck: Present - Railing is loose, a qualified contractor is recommended to evaluate and estimate repairs



- 7. Balcony:
- 8. Grading: Negative slope - Improper soil slope towards foundation, recommend improving grade to move water away from the house.



- 9. Vegetation: Shrubs, Trees - Recommend shrubs be cut back a minimum of six inches away from the house structure.



- 10. Window Wells:
- 11. Retaining Walls:
- 12. Fences: Present

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14:55 January 06, 2018

Happy Homeowner

123 Main St

Page 9 of 22



Exterior Surface and Components

Areas hidden from view by finished walls or stored items cannot be evaluated and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process.

A NPNI M D

1. Type: Vinyl siding - Recommend filling all gaps and cracks through out exterior of home to prevent moisture penetration. Recommend monitoring all exterior caulking.



2. Trim: Composite material - Soft wood present. A qualified contractor is recommended to evaluate and estimate repairs



3. Fascia: Composite material
4. Soffits: Vinyl
5. Door Bell: Present
6. Windows: Vinyl
7. Window Screens: Present
8. Exterior Lighting: Present
9. Exterior Electric: GFCI
10. Hose Bibs: Present
11. Gas Meter: Exterior
12. Fuel Shut Off: At Meter



Air Conditioning

Mechanical equipment tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not determine balancing or sizing of system. The inspection covers only the visible components of the cooling system. Hidden problems may exist that are not documented in this report. The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard, which is sometimes costly to remedy. Any appliance that is being conveyed as part of the purchase transaction of the house should be tested at the final walk through. The appliances estimated for replacement probability, based on age and condition, should be budgeted for replacement in the short term. It should be clearly understood that all appliances are mechanical systems that can fail at any time, regardless any indicated probability and age.

A NPNI M D

Rear AC System

1. A/C System Operation: Not Tested - **At the time of inspection, the AC system was not operated. Outside temperatures were below 60 degrees. Operating the AC unit under these circumstances could lead to compressor damage. Recommend a qualified contractor inspect and operate the entire AC unit before normal use and operation.**



2. Condensate Removal: Pump
3. Exterior Unit: Pad
4. Area Served: Whole Building Approximate Age: 2005
5. Fuel Type: Electric Temperature Differential: N/A
6. Type: Central A/C Capacity: 2.5 Ton
7. Visible Coil: Metal core with metal fins
8. Refrigerant Lines: Suction/Liquid Line
9. Electrical Disconnect: Breaker disconnect
10. Exposed Ductwork: Metal
11. Filters: Disposable filter
12. Thermostats: Programmable

Blue Crab Inspections

14:55 January 06, 2018

Happy Homeowner

123 Main St

Page 11 of 22



Electrical

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke detectors are recommended to be located in each Bedroom and one per floor level. They should be tested regularly and replaced every 10 years. Ground Fault Interrupter (GFI) Circuits should be installed in kitchens, bathrooms, basements, garages and outdoor locations. Testing of smoke detectors or alarms, timers, low voltage circuits such as security systems and pet containment systems are beyond the scope of this inspection. According to the International Association of Fire Fighters (IAFF) it is recommend you install a photoelectric smoke alarm versus an ionization smoke alarm.

A NPNI M D

1. Service Size Amps: 200 Volts: 120-240 VAC
2. Service: Aluminum
3. 120 VAC Branch Circuits: Copper
4. 240 VAC Branch Circuits: Copper and aluminum
5. Aluminum Wiring: Not visible on 120 volt circuits
6. Conductor Type: Non-metallic sheathed cable
7. Ground: Plumbing ground
8. Smoke Detectors: Present
9. Carbon Monoxide Detectors: Not Present - **Due to the presence of gas appliances, it is recommended you install carbon monoxide detectors on all levels.**



Garage Electric Panel

10. Manufacturer: Square D
11. Maximum Capacity: 200 Amps
12. Main Breaker Size: 200 Amps
13. Breakers: Copper and Aluminum
14. Fuses:
15. AFCI: Present
16. GFCI: Not Present
17. Is the panel bonded? Yes No

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14:55 January 06, 2018

Happy Homeowner

123 Main St

Page 12 of 22



Heating System

Mechanical equipment tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not determine balancing or sizing of system. The inspection covers only the visible components of the heating system. Hidden problems may exist that are not documented in this report. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector cannot light pilot lights; the inspector does not test Safety devices.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can **ONLY** be performed by laboratory testing and is beyond the scope of this inspection.

Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection.

Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems; therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection.

Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard, which is sometimes costly to remedy.

A NPNI M D

Closet Heating System

1. Heating System Operation: Functional
2. Type Forced air
3. Area Served: Whole Building Approximate Age: 2005
4. Fuel Type: Gas
5. Filter: Disposable filter
6. Distribution: Duct work
7. Flue Pipe: Metal
8. Thermostats: Programmable
9. Tank Location: N/A

Plumbing

Water heater tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Approx. 200 gallons of water was pushed through sewer drain lines to verify functional drainage of public sewer or septic system. Water conditioning/filtering systems are not within the scope of this inspection. Water quality or hazardous materials (i.e. lead) testing is outside of scope of a home inspection. All underground piping related to water supply, waste, or sprinkler use are outside of scope this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection.

A NPNI M D

1. Service Line: Metal
2. Water Shut Off: Closet
3. Water Lines: Plastic
4. Drain Pipes: Plastic
5. Vent Pipes: Plastic

Blue Crab Inspections

14:55 January 06, 2018

Happy Homeowner

123 Main St

Page 13 of 22



Plumbing (Continued)

6. Fuel Lines: Corrugated Stainless Steel Tubing (CSST) - [The state requires that bonding for CSST gas line be evaluated by licensed master electrician](#)



7. Sprinklers: Present
8. Ejector Pump:
9. Radon Mitigation: Passive

Closet Water Heater _____

10. Water Heater Operation: Functional
11. Type: Gas Capacity: 75 Gal.
12. Approximate Age: 2014 Area Served: Whole Building
13. Flue Pipe: Metal
14. TPRV and Drain Tube: Plastic

Structure

Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

A N P N I M D

1. Structure Type: Wood frame
2. Foundation: Masonry
3. Differential Movement: Not Present
4. Beams:
5. Joists/Trusses: Wood
6. Piers/Posts:
7. Floor/Slab: Concrete
8. Stairs: Wood
9. Subfloor: Wood

Blue Crab Inspections

14:55 January 06, 2018

Happy Homeowner

123 Main St

Page 14 of 22



Laundry Room/Area

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report. Appliances that are listed are the most common found in kitchen and laundry areas. The appliances are tested for basic operation only. Temperatures, thermostats, timers, lights, self cleaning cycle, ice maker, defrost cycle, etc--- are not tested as part of a home inspection. Any appliance that is being conveyed as part of the purchase transaction of the house should be tested at the final walk through. The appliances estimated for replacement probability, based on age and condition, should be budgeted for replacement in the short term. This is not a guarantee or warranty; it is a "best guess" opinion of expected life. However, it should be clearly understood that all appliances are mechanical systems that can fail at any time, regardless any indicated probability and age.

A NPNI M D

1st Floor Laundry Room/Area

1. Closet:
2. Ceiling: Paint
3. Walls: Paint
4. Floor: Vinyl
5. Doors: Wood
6. Windows:
7. Electrical: Light(s) and Outlet(s)
8.
9. HVAC Source:
10. Laundry Tub:
11. Washer Hose Bib: Present
12. Washer and Dryer Electrical: 120-240 VAC
13. Dryer Vent: Rigid metal, Metal flex
14. Dryer Gas Line:
15. Washer Drain: Wall mounted drain
16. Floor Drain:

Kitchen

Appliances are tested for functional operation at time of inspection only. No life expectancy is expressed or implied. Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report. Inspection of stand-alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

A NPNI M D

2nd Floor Kitchen

1. Closet: Present
2. Ceiling: Paint
3. Walls: Paint
4. Floor: Tile
5. Doors: Wood, Metal

Blue Crab Inspections

14:55 January 06, 2018

Happy Homeowner

123 Main St

Page 15 of 22



Kitchen (Continued)

- 6. Windows: Vinyl
- 7. HVAC Source: Present
- 8. Cooking Appliances: Present
- 9. Ventilator:
- 10. Disposal: Present
- 11. Dishwasher: Present - **Dishwasher is leaking and discharging through airgap. A qualified contractor is recommended to evaluate and estimate repairs**



- 12. Refrigerator: Present
- 13. Microwave: Present
- 14. Sink: Double Bowl
- 15. Electrical: Light(s) and Outlet(s), Master GFCI Outlet
- 16. Counter Tops: Present
- 17. Cabinets: Present

Fireplace/Stove

All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

A NPNI M D

Family Room Fireplace

- 1. Freestanding Stove:
- 2. Fireplace Construction: Prefab
- 3. Type: Gas
- 4. Smoke Chamber: Metal
- 5. Flue: Metal
- 6. Damper:
- 7. Hearth: Present

Blue Crab Inspections

14:55 January 06, 2018

Happy Homeowner

123 Main St

Page 16 of 22



Garage

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report. The condition of walls behind wall coverings, paneling and furnishings cannot be evaluated. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions.

A NPNI M D

Attached Garage

1. Garage Doors: Metal
2. Exterior Surface: Vinyl siding
3. Roof:
4. Doors: Metal
5. Ceiling: Paint
6. Walls: Unpainted Drywall
7. Floor/Foundation: Concrete
8. Electrical: Master GFCI Outlet, Light(s) and Outlet(s)
9. HVAC Components:
10. Windows:
11. Gutters:
12. Downspouts:
13. Leader/Extensions:

Bathroom

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

A NPNI M D

First Floor Half Bathroom

1.
2. Ceiling: Paint
3. Walls: Paint
4. Floor: Wood
5. Doors: Wood
6. Windows:
7. Electrical: Light(s) and Outlet(s)
8. Counter/Cabinet:
9. Sink/Basin: Single Bowl
10. Toilets: Present

Blue Crab Inspections

14:55 January 06, 2018

Happy Homeowner

123 Main St

Page 17 of 22



Bathroom (Continued)

11. HVAC Source: Present

12. Ventilation: Present

Second Floor Bathroom

13.

14. Ceiling: Paint

15. Walls: Paint

16. Floor: Wood

17. Doors: Wood

18. Windows:

19. Electrical: Light(s) and Outlet(s)

20. Counter/Cabinet:

21. Sink/Basin: Single Bowl

22. Tub:

23. Shower:

24. Toilets: Present

25. HVAC Source: Present

26. Ventilation: Present

Master Bedroom Bathroom

27.

28. Ceiling: Paint

29. Walls: Paint

30. Floor: Tile

31. Doors: Wood

32. Windows: Vinyl

33. Electrical: Master GFCI Outlet

34. Counter/Cabinet: Present

35. Sink/Basin: Double Bowl

36. Tub: Present

37. Shower: Present - Door sticks when trying to open/close. Recommend adjustment



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14:55 January 06, 2018

Happy Homeowner

123 Main St

Page 18 of 22



Bathroom (Continued)

38. Toilets: Present - The tank is loose, recommend securing to prevent movement



39. HVAC Source: Present

40. Ventilation: Present

Third Floor Hallway Bathroom

41.

42. Ceiling: Paint

43. Walls: Paint

44. Floor: Vinyl

45. Doors: Wood

46. Windows:

47. Electrical: Light(s) and Outlet(s)

48. Counter/Cabinet: Present

49. Sink/Basin: Single Bowl

50. Tub: Present

51. Shower: Present

52. Toilets: Present

53. HVAC Source: Present

54. Ventilation: Present

Bedroom

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report.

A NPNI M D

3rd Floor, Left, Front Bedroom

1. Closet: Present

2. Ceiling: Paint

3. Walls: Paint

4. Floor: Carpet

5. Doors: Wood

6. Windows: Vinyl

7. Electrical: Outlet(s)

8. HVAC Source: Present

9. Smoke Detector: Present

Blue Crab Inspections

14:55 January 06, 2018

Happy Homeowner

123 Main St

Page 19 of 22



Bedroom (Continued)

3rd Floor, Front, Right Bedroom

- 10. Closet: Present
- 11. Ceiling: Paint
- 12. Walls: Paint - Signs of repair to drywall throughout house. recommend following up with seller.



- 13. Floor: Carpet
- 14. Doors: Wood
- 15. Windows: Vinyl
- 16. Electrical: Outlet(s)
- 17. HVAC Source: Present
- 18. Smoke Detector: Present

Master Bedroom

- 19. Closet: Present
- 20. Ceiling: Paint
- 21. Walls: Paint
- 22. Floor: Carpet
- 23. Doors: Wood
- 24. Windows: Vinyl
- 25. Electrical: Outlet(s)
- 26. HVAC Source: Present
- 27. Smoke Detector: Present

Living Space

Inspection does not cover any damage concealed by rugs, carpeting, wall paneling, furniture or fixtures. Typical wall/ceiling minor cracks/touch ups are considered normal and are not listed in report. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

A NPNI M D

1st Floor, Family Room Living Space

- 1. Closet: Present
- 2. Ceiling: Paint

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14:55 January 06, 2018

Happy Homeowner

123 Main St

Page 20 of 22



Living Space (Continued)

- 3. Walls: Paint
- 4. Floor: Carpet
- 5. Doors: Wood - [Replace missing door stop](#)



- 6. Windows: Vinyl
- 7. Electrical: Light(s) and Outlet(s)
- 8. HVAC Source: Present
- 9.

1st Floor, Hallway Living Space

- 10. Closet: Present
- 11. Ceiling: Paint
- 12. Walls: Paint
- 13. Floor: Wood
- 14. Doors: Wood, Metal
- 15. Windows: Metal, Wood
- 16. Electrical: Light(s) and Outlet(s)
- 17. HVAC Source: Present
- 18. Smoke Detector: Present

2nd Floor, Family Room Living Space

- 19. Closet:
- 20. Ceiling: Paint
- 21. Walls: Paint
- 22. Floor: Wood
- 23. Doors: Wood
- 24. Windows: Vinyl
- 25. Electrical: Outlet(s)
- 26. HVAC Source: Present
- 27.

3rd Floor, Hallway Living Space

- 28. Closet: Present
- 29. Ceiling: Paint
- 30. Walls: Paint
- 31. Floor: Carpet
- 32. Doors: Wood
- 33. Windows:
- 34. Electrical: Light(s) and Outlet(s)
- 35. HVAC Source: Present



Living Space (Continued)

36. Smoke Detector: Present

Attic

- (i) An inspection is intended to assist in the evaluation of the overall condition of a building. The inspection is based on observation of the visible and apparent condition of the building and its components on the date of the inspection;
 - (ii) The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist, and no warranty or guaranty is expressed or implied;
 - (iii) If your home inspector is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to structural integrity of a building or the condition of its components or systems, you may wish to seek the professional opinion of a licensed structural engineer or other professional regarding any possible defects or other observations set forth in this report; and
 - iv) Only home inspections performed by Maryland licensed home inspectors will be recognized as a valid home inspection under a real estate contract.
- (b) The licensee shall give the person or the persons representative the report:
- (1) by the date set in a written agreement by the parties to the home inspection; or
 - (2) within 7 business days after the home inspection was performed, if no date was set in a written agreement by the parties to the home inspection.
- (c) Any limitation of the liability of the licensee for any damages resulting from the report on the home inspection shall be agreed to in writing by the parties to the home inspection prior to the performance of the home inspection.

A NPNI M D

Main Attic

- 1. Method of Inspection: In the attic
- 2. Roof Framing: Trusses
- 3. Sheathing: Wood
- 4. Ventilation: Ridge, Soffit
- 5. Insulation: Present
- 6. Vapor Barrier:
- 7. House Fan:

Blue Crab Inspections

14:55 January 06, 2018

Happy Homeowner

123 Main St

Page 22 of 22



Attic (Continued)

8. Wiring/Lighting: Light(s) - Light did not function at time of inspection.
Recommend replacing bulb and re-testing.



9. Moisture Penetration: No moisture present at time of inspection
10. Bathroom Fan Venting: Present