

# Home Inspection



123 Anystreet St  
Anytown, Anystate 12345

Prepared for: John Homebuyer

Prepared by: Blue Crab Inspections

# Blue Crab Inspections

21:07 February 21, 2021

John Homebuyer  
123 Anystreet St  
Page 1 of 26



## 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 - Moss growth noted. A qualified roofing contractor is recommended to evaluate and estimate repairs.
2. Leader/Extension: Splash Block - Roof drainage system is discharging next to home. Recommend extending runoff drains to move water away from foundation. A qualified contractor is recommended to evaluate and estimate repairs.



### Lots and Grounds

3. Grading: Negative slope - Improper soil slope towards foundation, recommend improving grade to move water away from the house. A qualified contractor is recommended to evaluate and estimate repairs.
4. Vegetation: Shrubs - Vegetation has grown close to, or is touching the structure. Recommend all vegetation be cut back a minimum of six inches away from the house structure. A qualified contractor is recommended to evaluate and estimate repairs.



### Exterior Surface and Components

5. Type: Stone, Vinyl siding - Gaps and cracks noted in sealant around home. Recommend filling all gaps and cracks through out exterior of home to prevent moisture penetration. Recommend monitoring all exterior caulking. A qualified contractor is recommended to evaluate and estimate repairs.
6. Trim: Wood, Vinyl - Soft wood present. Gaps and cracks noted. Recommend filling all gaps and cracks through out exterior of home to prevent moisture penetration. Recommend monitoring all exterior caulking. A qualified contractor is recommended to evaluate and estimate repairs.



# Blue Crab Inspections

21:07 February 21, 2021

John Homebuyer  
123 Anystreet St  
Page 2 of 26



## Exterior Surface and Components (Continued)



7. Window Screens: Present, Not Present - Multiple windows do not have screens, recommend you follow up with seller and replacing as needed. A qualified contractor is recommended to evaluate and estimate repairs.



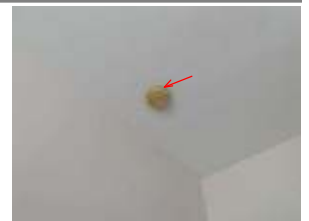
## Air Conditioning

8. Side AC System A/C System Operation: Not tested - The unit is currently in service beyond average life expectancy, recommend budgeting for repair and or replacement. 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.



## Electrical

9. Smoke Detectors: Present - Recommend having smoke detectors updated to be in compliant with State laws. A qualified contractor is recommended to evaluate and estimate repairs.



## Plumbing

10. Basement Water Heater Water Heater Operation: Functional - Cannot determine the age of water heater due to wrap. Corrosion noted on water heater. A licensed plumber is recommended to evaluate and estimate repairs.



# Blue Crab Inspections

21:07 February 21, 2021

John Homebuyer  
123 Anystreet St  
Page 3 of 26



## Marginal Summary (Continued)

### Basement

11. Main Basement Sump Pump: Functional - Recommend extending drain line away from the foundation. A qualified contractor is recommended to evaluate and estimate repairs.



### Laundry Room/Area

12. 1st Floor Laundry Room/Area Dryer Vent: Metal flex - Improper venting material being used through the wall/floor. A qualified contractor is recommended to evaluate and estimate repairs.



13. 1st Floor Laundry Room/Area Floor Drain: Not Present - Due to the presence of a living space below the laundry area it is recommend to have a overflow pan with drain. A qualified contractor is recommended to evaluate and estimate repairs.



### Garage

14. Attached Garage Doors: Metal - Recommend tightening spring hinges, so door is self closing to help protect the house from harmful gasses and fires. A qualified contractor is recommended to evaluate and estimate repairs.



### Living Space

15. Family Room Living Space Windows: Vinyl - Moisture present between layers of glass. A qualified contractor is recommended to evaluate and estimate repairs.



# Blue Crab Inspections

21:07 February 21, 2021

John Homebuyer  
123 Anystreet St  
Page 4 of 26



## Marginal Summary (Continued)

### Attic

16. Garage Attic Roof Framing: Trusses - No separation noted between garage and main attic. A qualified contractor is recommended to evaluate and estimate repairs.



# Blue Crab Inspections

21:07 February 21, 2021

John Homebuyer  
123 Anystreet St  
Page 5 of 26



## 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.

### Lots and Grounds

1. Window Wells: Not covered - Uncovered egress windows present a fall hazard. Open window well present, recommend covering to prevent the build up of debris and moisture penetration. A qualified contractor is recommended to evaluate and estimate repairs.



### Exterior Surface and Components

2. Exterior Electric: Non-GFCI - Non GFCI circuit, recommend GFCI circuit be installed. A qualified contractor is recommended to evaluate and estimate repairs.



### Plumbing

3. Fuel Lines: Corrugated Stainless Steel Tubing (CSST) - Manufacturers believe that yellow corrugated stainless steel tubing (CSST) is safer if properly bonded and grounded as required by the manufacturers installation instructions. Proper bonding and grounding of CSST can be determined only by a licensed master electrician.



### Basement

4. Main Basement Doors: Wood - Potential biological growth noted on rear basement door. A qualified contractor is recommended to evaluate and estimate repairs.



5. Main Basement Moisture Penetration: Present - Water stain(s) noted, verified dry at time of inspection, recommend further investigation into whether the source of the moisture penetration has been corrected. A qualified contractor is recommended to evaluate and estimate repairs.

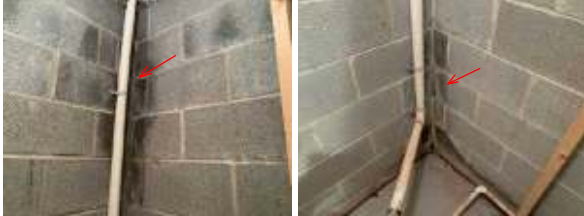
# Blue Crab Inspections

21:07 February 21, 2021

John Homebuyer  
123 Anystreet St  
Page 6 of 26



## Basement (Continued)



## Garage

6. Attached Garage Electrical: Light(s) and Outlet(s) - Fan did not operate at time of inspection. A licensed electrician is recommended to evaluate and estimate repairs.



## Attic

7. Main Attic Wiring/Lighting: Light(s) - Light did not function, recommend change bulb and re-test. A qualified contractor is recommended to evaluate and estimate repairs.



# Blue Crab Inspections

21:07 February 21, 2021

John Homebuyer  
123 Anystreet St  
Page 7 of 26



## Table of Contents

Definitions	8
General Information	8
Roof	9
Lots and Grounds	10
Exterior Surface and Components	11
Air Conditioning	12
Electrical	13
Heating System	14
Plumbing	14
Structure	16
Basement	16
Laundry Room/Area	17
Bathroom	18
Kitchen	20
Garage	21
Bedroom	21
Living Space	23
Fireplace/Stove	24
Attic	25
State Disclaimer	26



# Blue Crab Inspections

21:07 February 21, 2021

John Homebuyer  
123 Anystreet St  
Page 8 of 26



## 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 Anystreet St  
City Anytown State Anystate Zip 12345  
Contact Name James HomeSeller

### Client Information

Client Name John Homebuyer  
Phone (123) 456-7890  
E-Mail johnhomebuyer@gmail.com

### Inspection Company

Inspector Name Josh Hagelin  
Company Name Blue Crab Inspections  
E-Mail inspector@bluecrabinspections.com  
License Number 123456

### Conditions

Others Present Buyer, Buyer's Agent Property Occupied Occupied  
Estimated Age 2006 Entrance Faces Southeast  
Inspection Date 01/01/2021  
Start Time 8:30 am End Time 11:30 pm  
Electric On  Yes  No  Not Applicable  
Gas/Oil On  Yes  No  Not Applicable  
Water On  Yes  No  Not Applicable  
Temperature 43 Degrees F  
Weather Sunny Soil Conditions Wet  
Space Below Grade Basement  
Water Source Well How Verified Visual Inspection

# Blue Crab Inspections

21:07 February 21, 2021

John Homebuyer

123 Anystreet St

Page 9 of 26



## 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: On roof

2.  Material: Asphalt shingle - Moss growth noted. A qualified roofing contractor is recommended to evaluate and estimate repairs.



3. Type: Gable

4. Approximate Age: Unknown

5.  Flashing: Metal

6.  Valleys: Closed

7.  Vent Pipes: Plastic

8.  Skylights:

9.  Electrical Mast: Underground utilities

10.  Gutters: Metal

11.  Downspouts: Metal

12.  Leader/Extension: Splash Block - Roof drainage system is discharging next to home. Recommend extending runoff drains to move water away from foundation. A qualified contractor is recommended to evaluate and estimate repairs.



### Rear of the house, Direct Vent Chimney

13.  Chimney: Metal

14.  Flue/Flue Cap: Metal

15.  Chimney Flashing: Metal

# Blue Crab Inspections

21:07 February 21, 2021

John Homebuyer  
123 Anystreet St  
Page 10 of 26



## 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 N P N I M D

1.  Driveway: Present
2.  Walks: Present
3.  Steps: Present
4.  Porch: Present
5.  Patio:
6.  Deck:
7.  Balcony:
8.  Grading: Negative slope - **Improper soil slope towards foundation, recommend improving grade to move water away from the house. A qualified contractor is recommended to evaluate and estimate repairs.**



9.  Vegetation: Shrubs - **Vegetation has grown close to, or is touching the structure. Recommend all vegetation be cut back a minimum of six inches away from the house structure. A qualified contractor is recommended to evaluate and estimate repairs.**



10.  Window Wells: Not covered - **Uncovered egress windows present a fall hazard. Open window well present, recommend covering to prevent the build up of debris and moisture penetration. A qualified contractor is recommended to evaluate and estimate repairs.**



11.  Retaining Walls: Masonry
12.  Basement Stairwell: Masonry
13.  Basement Stairwell Drain: Present
14.  Fences:

# Blue Crab Inspections

21:07 February 21, 2021

John Homebuyer

123 Anystreet St

Page 11 of 26



## 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: Stone, Vinyl siding - Gaps and cracks noted in sealant around home. Recommend filling all gaps and cracks through out exterior of home to prevent moisture penetration. Recommend monitoring all exterior caulking. A qualified contractor is recommended to evaluate and estimate repairs.



2.  Trim: Wood, Vinyl - Soft wood present. Gaps and cracks noted. Recommend filling all gaps and cracks through out exterior of home to prevent moisture penetration. Recommend monitoring all exterior caulking. A qualified contractor is recommended to evaluate and estimate repairs.



3.  Fascia: Metal  
4.  Soffits: Vinyl  
5.  Door Bell: Present  
6.  Windows: Vinyl  
7.  Window Screens: Present, Not Present - Multiple windows do not have screens, recommend you follow up with seller and replacing as needed. A qualified contractor is recommended to evaluate and estimate repairs.



8.  Exterior Lighting: Present  
9.  Exterior Electric: Non-GFCI - Non GFCI circuit, recommend GFCI circuit be installed. A qualified contractor is recommended to evaluate and estimate repairs.



10.  Hose Bibs: Present

# Blue Crab Inspections

21:07 February 21, 2021

John Homebuyer  
123 Anystreet St  
Page 12 of 26



## 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

### Side AC System

1.  A/C System Operation: Not tested - The unit is currently in service beyond average life expectancy, recommend budgeting for repair and or replacement. 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: Plastic
3.  Exterior Unit: Pad
4. Area Served: Living Space Approximate Age: 2005
5. Fuel Type: Electric Temperature Differential: Unknown
6. Type: Central A/C Capacity: 5 Ton
7.  Visible Coil: Not visible
8.  Refrigerant Lines: Suction/Liquid Line
9.  Electrical Disconnect: Pull out
10.  Exposed Ductwork: Metal
11.  Filters: Disposable filter
12.  Thermostats: Individual



# Blue Crab Inspections

21:07 February 21, 2021

John Homebuyer  
123 Anystreet St  
Page 13 of 26



## 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: Rod in ground
8.  Smoke Detectors: Present - [Recommend having smoke detectors updated to be in compliant with State laws. A qualified contractor is recommended to evaluate and estimate repairs.](#)



9.  Carbon Monoxide Detectors: Not Present

Basement (right) Electric Panel

10.  Manufacturer: Square D
11. Maximum Capacity: 200 Amps
12.  Main Breaker Size: 200 Amps
13.  Breakers: Copper
14.  Fuses:
15.  AFCI: Present
16.  GFCI: Present

Basement (left) Electric Panel

17.  Manufacturer: Square D
18. Maximum Capacity: 200 Amps
19.  Main Breaker Size: 200 Amps
20.  Breakers: Copper
21.  Fuses:
22.  AFCI: Present
23.  GFCI: Not Present

# Blue Crab Inspections

21:07 February 21, 2021

John Homebuyer  
123 Anystreet St  
Page 14 of 26



## 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

### Basement Heating System

- Heating System Operation: Functional
- Type: Forced air
3. Area Served: Living Space Approximate Age: 2005
4. Energy Source: Electric
- Filter: Disposable filter
- Distribution: Duct work
- Flue Pipe:
- Thermostats: Individual
- Fuel Tank: Present
10. Tank Location: Side yard

## 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

- Service Line: Plastic
- Water Shut Off: Basement



- Water Lines: Plastic
- Drain Pipes: Plastic

# Blue Crab Inspections

21:07 February 21, 2021

John Homebuyer  
123 Anystreet St  
Page 15 of 26



## Plumbing (Continued)

- 5.  Gas Meter: Exterior
- 6.  Fuel Shut Off: At meter



- 7.  Fuel Lines: Corrugated Stainless Steel Tubing (CSST) - **Manufacturers believe that yellow corrugated stainless steel tubing (CSST) is safer if properly bonded and grounded as required by the manufacturers installation instructions. Proper bonding and grounding of CSST can be determined only by a licensed master electrician.**



- 8.  Sprinklers:
- 9.  Ejector Pump: Present
- 10.  Radon Mitigation:

Basement Water Heater \_\_\_\_\_

- 11.  Water Heater Operation: Functional
- 12. Type: Electric Capacity: 50 Gal.
- 13. Approximate Age: 2020 Area Served: Living Space
- 14.  Flue Pipe:
- 15.  TPRV and Drain Tube: Plastic

Basement Water Heater \_\_\_\_\_

- 16.  Water Heater Operation: Functional - **Cannot determine the age of water heater due to wrap. Corrosion noted on water heater. A licensed plumber is recommended to evaluate and estimate repairs.**



- 17. Type: Electric Capacity: 50 Gal.
- 18. Approximate Age: Unknown Area Served: Living Space
- 19.  Flue Pipe:
- 20.  TPRV and Drain Tube: Plastic



# Blue Crab Inspections

21:07 February 21, 2021

John Homebuyer  
123 Anystreet St  
Page 16 of 26



## 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 NPNI M D

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

## Basement

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. It is recommended that any basement with habitable rooms have an additional easement to outside of house.

A NPNI M D

### Main Basement

1.      Ceiling: Paint
2.      Walls: Paint
3.      Floor: Carpet, Tile
4.      Doors: Wood - Potential biological growth noted on rear basement door.  
A qualified contractor is recommended to evaluate and estimate repairs.



5.      Windows: Vinyl
6.      Electrical: Light(s) and Outlet(s)
7.      Smoke Detector: Present
8.      HVAC Source: Present
9.      Vapor Barrier: Present

# Blue Crab Inspections

21:07 February 21, 2021

John Homebuyer  
123 Anystreet St  
Page 17 of 26

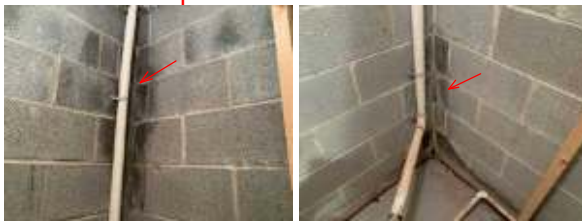


## Basement (Continued)

- 10.  Insulation: Present
- 11.  Ventilation: Present
- 12.  Sump Pump: Functional - **Recommend extending drain line away from the foundation. A qualified contractor is recommended to evaluate and estimate repairs.**



- 13.  Moisture Penetration: Present - **Water stain(s) noted, verified dry at time of inspection, recommend further investigation into whether the source of the moisture penetration has been corrected. A qualified contractor is recommended to evaluate and estimate repairs.**



## 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: Tile
- 5.  Doors: Wood
- 6.  Windows:
- 7.  Electrical: Light(s) and Outlet(s)
- 8.  Smoke Detector: Not Present
- 9.  HVAC Source: Present
- 10.  Laundry Tub:
- 11.  Washer Hose Bib: Present
- 12.  Washer and Dryer Electrical: 120-240 VAC

# Blue Crab Inspections

21:07 February 21, 2021

John Homebuyer  
123 Anystreet St  
Page 18 of 26



## Laundry Room/Area (Continued)

13.  Dryer Vent: Metal flex - Improper venting material being used through the wall/floor. A qualified contractor is recommended to evaluate and estimate repairs.
14.  Dryer Gas Line:
15.  Washer Drain: Wall mounted drain
16.  Floor Drain: Not Present - Due to the presence of a living space below the laundry area it is recommend to have a overflow pan with drain. A qualified contractor is recommended to evaluate and estimate repairs.



## 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, Jack & Jill Bathroom

1.
2.  Ceiling: Paint
3.  Walls: Paint
4.  Floor: Tile
5.  Doors: Wood
6.  Windows: Vinyl
7.  Electrical: Light(s) and Outlet(s)
8.  Counter/Cabinet: Present
9.  Sink/Basin: Single Bowl
10.  Tub: Present
11.  Shower: Not Present
12.  Toilets: Present
13.  HVAC Source: Present
14.  Ventilation: Present

### First Floor, Master Bedroom Bathroom

15.  Closet: Present
16.  Ceiling: Paint

# Blue Crab Inspections

21:07 February 21, 2021

John Homebuyer  
123 Anystreet St  
Page 19 of 26



## Bathroom (Continued)

- 17.      Walls: Paint
- 18.      Floor: Tile
- 19.      Doors: Wood
- 20.      Windows: Glass Block, Vinyl
- 21.      Electrical: Light(s) and Outlet(s)
- 22.      Counter/Cabinet: Present
- 23.      Sink/Basin: Single Bowl (2)
- 24.      Tub: Present
- 25.      Shower: Present
- 26.      Toilets: Present
- 27.      HVAC Source: Present
- 28.      Ventilation: Present

### First Floor, Hall Bathroom

- 29.      Closet: Present
- 30.      Ceiling: Paint
- 31.      Walls: Paint
- 32.      Floor: Tile
- 33.      Doors: Wood
- 34.      Windows: Vinyl
- 35.      Electrical: Light(s) and Outlet(s) - Master GFCI reset location.



- 36.      Counter/Cabinet: Present
- 37.      Sink/Basin: Single Bowl
- 38.      Tub/Surround: Not Present
- 39.      Shower/Surround: Present
- 40.      Toilets: Present
- 41.      HVAC Source: Present
- 42.      Ventilation: Present

### Basement Bathroom

- 43.      Closet: Present
- 44.      Ceiling: Paint
- 45.      Walls: Paint
- 46.      Floor: Vinyl
- 47.      Doors: Wood
- 48.      Windows: Vinyl
- 49.      Electrical: Light(s) and Outlet(s)
- 50.      Counter/Cabinet: Present

# Blue Crab Inspections

21:07 February 21, 2021

John Homebuyer

123 Anystreet St

Page 20 of 26



## Bathroom (Continued)

- 51.      Sink/Basin: Single Bowl
- 52.      Tub/Surround: Present
- 53.      Shower/Surround:
- 54.      Toilets: Present
- 55.      HVAC Source: Present
- 56.      Ventilation: Present

## 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

### 1st Floor Kitchen

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- 1.      Closet: Present
- 2.      Ceiling: Paint
- 3.      Walls: Paint
- 4.      Floor: Tile
- 5.      Doors: Wood
- 6.      Windows:
- 7.      HVAC Source: Present
- 8.      Cooking Appliances: Present
- 9.      Ventilator: Not Present
- 10.      Disposal: Present
- 11.      Dishwasher: Present
- 12.      Refrigerator: Present
- 13.      Microwave: Present
- 14.      Sink: Double Bowl
- 15.      Electrical: Light(s) and Outlet(s)
- 16.      Counter Tops: Present
- 17.      Cabinets: Present

# Blue Crab Inspections

21:07 February 21, 2021

John Homebuyer  
123 Anystreet St  
Page 21 of 26



## 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.

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### Attached Garage

1.  Garage Doors: Metal
2.  Exterior Surface: House Exterior
3.  Roof: Asphalt shingle
4.  Doors: Metal - **Recommend tightening spring hinges, so door is self closing to help protect the house from harmful gasses and fires. A qualified contractor is recommended to evaluate and estimate repairs.**



5.  Ceiling: Paint
6.  Walls: Paint
7.  Floor/Foundation: Concrete
8.  Electrical: Light(s) and Outlet(s) - **Fan did not operate at time of inspection. A licensed electrician is recommended to evaluate and estimate repairs.**



9.  HVAC Components: Not Present
10.  Windows: Vinyl
11.  Gutters: Metal
12.  Downspouts: Metal
13.  Leader/Extensions: Splash Block

## 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.

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### 1st Floor, Front, Left Bedroom

1.  Closet: Present
2.  Ceiling: Paint

# Blue Crab Inspections

21:07 February 21, 2021

John Homebuyer

123 Anystreet St

Page 22 of 26



## Bedroom (Continued)

- 3.      Walls: Paint
- 4.      Floor: Carpet
- 5.      Doors: Wood
- 6.      Windows: Vinyl
- 7.      Electrical: Light(s) and Outlet(s)
- 8.      HVAC Source: Present
- 9.      Smoke Detector: Present

### 1st Floor, Left, Center Bedroom

---

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

### 1st Floor, Master Bedroom

---

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

### 1st Floor, Right Bedroom

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

# Blue Crab Inspections

21:07 February 21, 2021

John Homebuyer

123 Anystreet St

Page 23 of 26



## Living Space

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### Entryway Living Space

1.      Closet:
2.      Ceiling: Paint
3.      Walls: Paint
4.      Floor: Tile
5.      Doors: Wood
6.      Windows: Stationary
7.      Electrical: Light(s) and Outlet(s)
8.      HVAC Source: Present
9.      Smoke Detector: Not Present

### Dining Room Living Space

10.      Closet:
11.      Ceiling: Paint
12.      Walls: Paint
13.      Floor: Wood
14.      Doors:
15.      Windows: Vinyl
16.      Electrical: Light(s) and Outlet(s)
17.      HVAC Source: Present
18.      Smoke Detector: Not Present

### Living Room Living Space

19.      Closet:
20.      Ceiling: Paint
21.      Walls: Paint
22.      Floor: Wood
23.      Doors: Wood
24.      Windows:
25.      Electrical: Light(s) and Outlet(s)
26.      HVAC Source: Present
27.      Smoke Detector: Not Present

### Family Room Living Space

28.      Closet:



# Blue Crab Inspections

21:07 February 21, 2021

John Homebuyer  
123 Anystreet St  
Page 24 of 26



## Living Space (Continued)

- 29.      Ceiling: Paint
- 30.      Walls: Paint
- 31.      Floor: Wood
- 32.      Doors: Wood
- 33.      Windows: Vinyl - **Moisture present between layers of glass. A qualified contractor is recommended to evaluate and estimate repairs.**



- 34.      Electrical: Light(s) and Outlet(s)
- 35.      HVAC Source: Present
- 36.      Smoke Detector: Not 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.

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### Family Room Fireplace

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

# Blue Crab Inspections

21:07 February 21, 2021

John Homebuyer  
123 Anystreet St  
Page 25 of 26



## Attic

Areas hidden from view by insulation or stored items cannot be judged and are not a part of this inspection.

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### Garage Attic

1. Method of Inspection: In the attic
2.  Roof Framing: Trusses - No separation noted between garage and main attic. A qualified contractor is recommended to evaluate and estimate repairs.



3.  Sheathing: Wood
4.  Ventilation: Soffit and ridge
5.  Insulation: Present
6.  Vapor Barrier: Present
7.  House Fan:
8.  Wiring/Lighting: Light(s)
9.  Moisture Penetration: No moisture present at time of inspection
10.  Bathroom Fan Venting: Present

### Main Attic

11. Method of Inspection: In the attic
12.  Roof Framing: Trusses
13.  Sheathing: Wood
14.  Ventilation: Soffit and ridge
15.  Insulation: Present
16.  Vapor Barrier: Not Present
17.  Attic Fan:
18.  House Fan:
19.  Wiring/Lighting: Light(s) - Light did not function, recommend change bulb and re-test. A qualified contractor is recommended to evaluate and estimate repairs.



20.  Moisture Penetration: No moisture present at time of inspection
21.  Bathroom Fan Venting: Present

# Blue Crab Inspections

21:07 February 21, 2021

John Homebuyer  
123 Anystreet St  
Page 26 of 26



## State Disclaimer

- (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.**

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