



AmeriSpec Home Inspections
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Waldorf, Md 20602
Ph#: (301)843-9960 Fax#: (301)843-9963

Doc #: 123631 Inspector: Inspection Associates
Date Time: 12/12/2012
Dwelling Address: 45485 Westmeath Way G24
Great Mills, MD 20634
Client Name: Guy Curley



We attempt to give the client a comprehensive, clear-cut, unbiased view of the home. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report. Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We can perform verification of repairs to ensure repairs or corrections were made and also recommend the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference.

FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snap shot

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of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.



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DEFINITION OF TERMS

Please take the time to analyze the following pages contained herein. This is your complete inspection report and must be reviewed carefully. Below is an index of the ratings used in this report.

SERVICEABLE: The materials and workmanship are acceptable and in generally satisfactory condition. We will occasionally point out minor items and still note Serviceable, such as light fixture with no globe.

NOT PRESENT: The item was not present or not located at the time of inspection.

NOT INSPECTED: The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading 'Not Inspected' will appear in the 'Summary Report'.

NOT OBSERVED: The system or component was not viewed or tested due to inaccessibility and or beyond the scope of the inspection.

NOT OPERATED/NOT TESTED: The system or component was not operated due to inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection. Items with the heading 'Not Operated or Not Tested' will appear in the 'Summary Report'.

DEFICIENT: The item is 'Significantly Deficient' which is deemed: not functioning properly, significantly worn or near the end of its useful service life. Component Action Area: Indicates the need for repair or further evaluation of items inspected. Read the conditions or comments very carefully and act upon the information timely and appropriately.

REPAIR/REPLACE/MONITOR: Component Action Area: Indicates the need for repair or further evaluation of items inspected. Read the conditions or comments very carefully and act upon the information timely and appropriately.

UNSAFE: The item or condition poses a safety hazard and needs correction.

REPAIRS NOTED: The items marked with repairs noted are items reinspected after the original inspection has been preformed. This comment means there was evidence of repairs or repairs have been attempted only to said item. This is not a guarantee or warranty that the items have been repaired properly or 'up to code'. It the responsibility of the buyer to contact the contractor that completed the work to receive that warranty or guarantee he or she desires or requires.

INCOMPLETE: At the time of inspection this item was not fully installed and/or completed. Due to these conditions this item was not inspected or tested (this includes all related components). It is recommended that when the item has been fully installed, completed and/or finished it be reviewed for proper installation. The inspector cannot foresee any conditions that may arise or change due to the completion of the listed item(s).

GENERAL INFORMATION

MAJOR SYSTEMS Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of environmental hazards such as but limited to mold, asbestos, radon, lead-based products, or other potentially hazardous materials is not within the scope of this report. Judging the

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sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. There is a time period from inspection to closing that varies with each property. We can only state condition at time of inspection. Therefore, we urge you to evaluate and operate all major systems prior to closing.

This inspection does NOT take in account product / component or system recalls. It is beyond the scope of this inspection to determine if any system or component is currently or will be part of any recall in the future. Client may wish to subscribe or contact the CPSC (Consumer Product Safety Commission) web site for recall information regarding any system or component.

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GENERAL CONDITIONS

1001.	Inspector	Scott Boain.
1003.	Occupancy	The property is vacant. The inspector is unable to determine the period of time this house has been unoccupied. Major systems were reviewed during the home inspection. Plumbing related fixtures, appliances and piping systems were reviewed for appropriate function and leaks, as applicable, at visible areas. However; due to non-use of plumbing and other major systems for a period of time it is important that these systems be reviewed during your final walk-through prior to closing and closely monitored for a few months after occupancy for evidence of leaks and other problems. We also suggest monitoring visible areas of sub-flooring, under showers, commodes and tubs for wet conditions during this same period.
1004.	Property Information	Home is a condominium. Typically, exterior and common areas are the responsibility of the Homeowners Association. It is recommended you review the Association Bylaws or property manager to determine the scope of responsibility regarding these areas prior to closing.
1007.	Weather Conditions	Weather conditions at the time of inspection were partly cloudy with temperature in the 40's.
1008.	Start Time	8:30 AM.
1009.	Stop Time	11:00 AM.

Plumbing

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures. We suggest you obtain the maintenance history for the home's plumbing and obtain receipts for any recent work or for anything for which a warranty may apply.

Our evaluation of the water heater is both visual and functional provided power and/or fuel is supplied to the unit. Since water heaters are capable of producing scalding temperatures, we suggest you measure your water temperature upon taking occupancy and adjust it to a safe temperature (typically 120 -130 degrees). For further protection, anti-scald faucets are available for sinks, tubs and showers. Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection. Manufacturers suggest regular testing to help assure performance. Water heater blankets may void the warranty on some water heaters. Keep all combustibles away from the heater and store no paints or other chemicals in the same room. A spill pan and drain is advised if your heater is located in, adjacent to, or above a finished area. The client is encouraged to consult their agent concerning home warranty options as water heaters can fail at any time and are expensive to repair or replace.

The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance. If the washer and dryer are present, they are not moved to prevent floor damage and the review of the area behind the washer/dryer is limited. It is beyond the scope of the inspection to inspect the washer and dryer. If these appliances are included in the sale of the property, we suggest consulting the sellers as to proper operation prior to close. We suggest that you clean exhaust pipes upon occupancy and then regularly to enhance

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safety/performance. Water hoses that discharge into laundry tubs can cause contamination by creating a "cross connection" if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub.

Step #	Component	Comment
1601.	Water Supply System	Water supply system appears to be public Main shut-off is located in outside utility closet.
1602.	Waste Disposal System	The waste disposal system appears to be connected to public sewer systems.
1603.	Visible Supply Lines	Serviceable. Copper; CPVC.
1605.	Vents & Traps	Serviceable.
1606.	Energy Source	Serviceable. Natural Gas.
1607.	Water Heater	Serviceable. The water heater(s) are located in the utility room the energy source is tankless natural gas the gallon size is 0 and the temperature is 110 to 120. The estimated age is 4.
1608.	Laundry	Serviceable. Washer Hookups; Gas Dryer Hookups; Stackable Units noted. Appliances can change at any time. It is strongly recommended that the appliances including refrigerator, stove, exhaust fan, oven, dishwasher, trash compactor, freezer, icemaker, disposal, washer and dryer be thoroughly tested prior to settlement. Limited review behind units due lack of access.

Electrical

Our electrical inspection meets the ASHI standards of practice and is done by sampling visibly accessible wiring and fixtures. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. While age is one factor, most homes have electrical issues created by amateur electricians. We do not move belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Covers are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage to finish. Much of the wiring in the home is not visible and not reviewed. Once the current occupant's belongings have been removed, it's a good idea to check all outlets with a tester and to look inside cabinets, closets and other obstructed areas before moving in your own belongings. We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. Because electrical defects are safety concerns, we advise the use of a qualified licensed electrician for cost estimates, repairs and upgrades.

Step #	Component	Comment
1801.	General Electric Information	The estimated rating of service is 125 amps with the volts being. The overcurrent device is breakers with main conductors of aluminum and branch conductors of copper and has no main disconnect.
1802.	Electrical Main Service	Serviceable. The service entrance cable is underground and the system ground could not be verified. Service entrance cable and service grounds that are underground are limited in review.

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1803. Main Electrical
Panel & Location

Serviceable: Typical sub-panel for condos; kitchen



1805. Wiring

Serviceable. Romex.

Heating System

Our evaluation of heating systems is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST.** Our inspection is not a heat engineering or sufficiency review. We suggest you ask the sellers/occupants if any areas of the unit do not properly heat or cool. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. We suggest an annual cleaning and safety check by a licensed contractor who is trained in this furnace model. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.

Step #	Component	Comment
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1900.	Type:	Gas Hot Water.
1901.	Location:	The heating system is located in the utility room and services the entire home.
1902.	Age:	The estimated age is 4.
1903.	General Conditions:	Serviceable. The supply is 100 degrees and the return is 70 degrees.
1904.	Venting System:	Serviceable. Direct thru-the-wall vent (forced fan).
1905.	Distribution / Ducting:	Serviceable. Ducts/Registers.
1906.	Thermostat/ Controls:	Serviceable. The thermostat is located at/in the living room.

Air Cooling System

Our evaluation of AC systems is both visual and functional provided power is supplied to the unit. Identifying or testing for the presence of asbestos products, or other potentially hazardous materials is not within the scope of this report. Judging the adequacy of the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing. We are not allowed to install gauges on the cooling system to perform a detailed evaluation due to concerns with refrigerants. This requires a special license and would cost much more than the fees charged for a General Home Inspection. This type of visual inspection does not determine the proper tonnage of A/C equipment needed or if the air conditioning equipment is properly sized for the dwelling or matched by brand or capacity. It is not within the scope of a General Home Inspection to determine unit size, SEER rating or if the evaporator and condenser coil are matched properly on the AC system. If a detailed evaluation is desired an HVAC contractor should be consulted prior to close. Information can be obtained from licensed heating and air conditioning contractors if a more comprehensive inspection is desired. A detailed evaluation of the cooling capacity is beyond the scope of this report. Air conditioners can be damaged if operated in temperatures below 60 degrees or immediately after a cold night. Additionally, some units can be damaged if operated when the breaker or fuses have not been on for at least 12 hours. We do not test units in cold weather nor do we test units that have no power at the time of inspection. Air conditioners should be kept clean and free of debris. Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out quickly. Winter covers can accelerate corrosion and should not be used unless approved by the manufacturer. The client is encouraged to consult their agent concerning home warranty options as air conditioners can fail at any time and are expensive to repair or replace. We suggest obtaining the maintenance history of air conditioning units and inquiring of the sellers/occupants if any areas of the home do not cool well or are not supplied with air conditioning. You should obtain warranty paperwork, if applicable, and request receipts for any recent repairs. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION.**

Step #	Component	Comment
2000.	Location:	The Air conditioning compressor is located at/on the outside utility closet, with the A-coil located in/on the same and services the entire home.
2001.	Type & Energy Source:	Air cooled condensing unit; Electric.
2002.	Age:	The estimated age is 4.

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2003.	General Conditions:	Serviceable. Not Tested. As most manufacturers warn against operating air conditioning units when the outside temperature is below 60 degrees and heat pump units below 65 degrees, this unit was not tested. Due to fact it could damage the unit. Recommend referring to the Sellers Disclosure Statement regarding the condition of this unit. Units are not tested due to these conditions.
2004.	Distribution / Ducting	Serviceable. Distribution is the same as heating system above-refer to heating system distribution comments.
2005.	Thermostat/ Controls	Serviceable. The thermostat/controls are the same as the heating system listed above-refer to heating system thermostat and control comments.

Kitchen

Appliance inspection is beyond the scope of the American Society of Home Inspectors Standards of Practice but, as a courtesy to our clients, we perform a visual and operational inspection of all built-in appliances. The appliances listed in this report are operated, if accessible and power is supplied. Cooking systems are checked for burner operation but not for calibration, timers, special features or cleaning cycles. Built-in dishwashers are run through a full normal wash cycle to determine if the system is free of leaks and excessive corrosion. Please double-check appliance operation just before closing and re-check for secure cabinets, counters and appliances. Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. (Most ovens come with directions on how to do this.) Individuals have been injured when sitting on or standing on these doors. Older appliances (five years or older), of course, are more prone to failure.

Step #	Component	Comment
2210.	General	Serviceable. Appliances can change at any time. It is strongly recommended that the appliances including refrigerator, stove, exhaust fan, oven, dishwasher, trash compactor, freezer, icemaker, disposal, washer and dryer be thoroughly tested prior to settlement.
2211.	Kitchen Sink(s)	Serviceable.
2214.	Waste Disposal	Serviceable.
2215.	Range/Ovens	Serviceable. Freestanding; Gas. Number of Oven(s) 1. Self or continuous cleaning operations, clocks, timing devices, lights, and thermostat accuracy are not tested during inspection
2215.	Cooktop	Serviceable. Gas.
2216.	Exhaust Vent	Serviceable. Recirculating.
2217.	Dishwasher(s)	Serviceable.
2218.	Special Features	Serviceable. Microwave Oven. Built-in microwave ovens are tested using normal operating controls. Unit was tested and appeared to be serviceable at time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by qualified technician.
2219.	Fridge/Freezer	Serviceable.

AmeriSpec General Home Inspection**Bathroom(s)**

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.

Step #	Component	Comment
2301.	Toilet	Serviceable.

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2302. Sinks

Repair/Replace/Monitor. Missing caulk or grout.



Lifted up vanity top/loose



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2303. Bathtub

Repair/Replace/Monitor. Missing grout at side and top of tub.



2303a. Bathtub #2

Serviceable. Whirlpool tub noted. Tub was filled to level above the water jets and operated to check intake and jets.

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2304. Shower

Repair/Replace/Monitor. Missing caulk or grout at master shower.

2307. Heat / Ventilation Serviceable.

2308. Electrical Serviceable. Ground fault interrupter provided for safety.

Interior Rooms

Our interior review is visual and evaluated with similar aged units in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring.

Windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key or tool) and place furniture so as to keep windows accessible for emergency use. Older units may have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Rooms used for sleeping should have functional exits to both the interior and exterior of the units. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage.

Step #	Component	Comment
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2401. Doors

Repair/Replace/Monitor. Door won't latch at master bedroom.



Door to balcony, caulk missing



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2402. Windows

Repair/Replace/Monitor. Single Hung. Water stain.



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2403. Walls

Repair/Replace/Monitor. Drywall. Cracking observed in drywall/plaster. Noted in master and family room.



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2404. Ceilings

Repair/Replace/Monitor. Drywall. Moisture damage/ repair work noted at hallway bathroom. Possible water entry from condo unit above.



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2405. Floors

Repair/Replace/Monitor. Carpet; Ceramic tile; Linoleum. Crack in kitchen floor noted

2406. Fireplace

Serviceable. Location; Gas logs/fireplace. Gas logs are tested for operational uses only. Others components such as fans, remotes, thermostats and etc. are not tested.

Fireplace/woodstoves noted in family room.

Special Features

Our review of these areas is limited to visible and/or accessible areas. Applying a few suggestions to interior and exterior stairs can help to significantly reduce the risk of an accidental fall and injury. Graspable handrails mounted between 34 and 38 inches high are suggested for the full length of all stairs. Occupants may not be able to regain their balance with rails that are too big to grip or that are too close to the wall. Guardrails that are at least 36 inches high are advised for any open sides of stairways, raised floor areas, balconies and porches. Current child safety standards call for all openings in rail systems (such as at vertical balusters) to be small enough that a four-inch sphere cannot pass through. We suggest that when you take occupancy you make sure that all rails are secure, upgrade as needed, and check for slip and fall hazards such as loose or damaged floor coverings. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. This may be a good time to be sure you have functional smoke and carbon monoxide detectors in place.

Step #	Component	Comment
2502.	Smoke Detectors	Serviceable. Tested OK. Periodic testing is suggested to ensure proper working order. Noted at kitchen.
2503.	Interior Sprinkler System	Not Tested. A central automatic fire sprinkler system noted. We do not inspect/test.

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12/12/2012

SUMMARY REPORT

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Client Name: Guy Curley
Inspector: Inspection Associates

This summary is provided as a service to assist in verifying that noted items are not in proper working order at the time of inspection. We do not have access to individual sales contracts and suggest client review sales contract with a real estate professional and/or real estate attorney to determine what repairs if any are to be made. This summary is only part of the inspection report. The entire inspection report must be reviewed prior to close.

Bathroom(s)

2302. Sinks **Repair/Replace/Monitor. Missing caulk or grout.**

 Lifted up vanity top/loose
2303. Bathtub **Repair/Replace/Monitor. Missing grout at side and top of tub.**
2304. Shower **Repair/Replace/Monitor. Missing caulk or grout at master shower.**

Interior Rooms

2401. Doors **Repair/Replace/Monitor. Door won't latch at master bedroom.**

 Door to balcony, caulk missing
2402. Windows **Repair/Replace/Monitor. Water stain.**
2403. Walls **Repair/Replace/Monitor. Cracking observed in drywall/plaster. Noted in master and family room.**
2404. Ceilings **Repair/Replace/Monitor. Moisture damage/ repair work noted at hallway bathroom. Possible water entry from condo unit above.**
2405. Floors **Repair/Replace/Monitor. Crack in kitchen floor noted**

Special Features

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2503. Interior Sprinkler
System

**Not Tested. A central automatic fire sprinkler system noted. We do not
inspect/test.**