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January 1, 2009

Mr. & Mrs. Home Buyer
3200 Spring Ave.
Laurel, Maryland 20707

RE: 1234 Main Street
Bowie, Maryland 20715
Inspection #: 000-000000-0000

Dear Mr. & Mrs. Buyer:

On 1/01/2009 HomeBiz Inspection Team made a visual inspection of the property referenced above. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Home Inspection Agreement. Although maintenance items may have been addressed verbally at the time of the inspection, they may not be included in the enclosed report.

I hope the enclosed information is helpful and I hope you enjoy every aspect of your new home. If I can be of any assistance, please feel free to call me at the above telephone number.

Sincerely,

The HomeBiz Inspection Team

Dwayne Moore

Enclosures



GENERAL DESCRIPTION:

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. The term "major visual defect" is defined in the Home Inspection Agreement, the terms of which are incorporated into this report. HomeBiz Inspection Team inspects for evidence of structural failure and safety concerns only. The cosmetic conditions of the paint, wall covering, carpeting, window coverings, etc., are

not addressed. All conditions are reported as they existed at the time of the inspection.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects as defined in the Home Inspection Agreement. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

Structures that have been vacant for a period of time may present unique problems when the buyer moves in. Some structural and mechanical components and systems that have not been used on a daily basis may malfunction upon first use.

The inspected property consisted of a two story wood-framed structure with synthetic stucco (EIFS), stone, and vinyl siding. There were no major visual defects on the visible portions of the siding.

The approximate temperature at the time of the inspection was 40 to 45 degrees Fahrenheit, and the weather was cloudy. The utilities were on at the time of the inspection, and the home was occupied. The buyer and agent were present during the inspection.

The home was situated on a level to lightly sloped lot. The general grade around the home appeared to be adequate to direct rain water away from the foundation. The home, as reported by the agent, was said to be two years old.

There was a concrete walkway leading to a stone porch in the front of the home. There were no major visual defects observed in the walkway or the porch.

There was a concrete driveway in the front of the home, which led to the garage. There were no major visual defects observed in the driveway.

GARAGE:

The attached garage was designed for two cars with access provided by two overhead-style doors. The Chamberlain brand electric garage door opener was tested and found to be functional. The automatic safety reverse on the garage door were tested and found to be functional. The concrete garage floor was in good condition. There were no major visual defects observed in the garage or the door mechanisms.

PATIO:

There was a concrete patio located in the back of the home. There were no major visual defects observed to the patio.

DECKS:

There was a wood deck located in the back of the home. There did not appear to be significant deterioration of the wood. A wood deck should be cleaned and sealed regularly to prevent deterioration. There were no major visual defects observed on the visible portions of the deck or support structure.

ROOF STRUCTURE:

The roof was a gable and valley design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing, and penetrations through the roof was performed from ground level with the aid of binoculars. The roof covering, as reported by the seller, was approximately two years old. There was one layer of shingles on the roof at the time of the inspection.

There was light curling and light surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were in the first half of their useful life.

This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for the use. There were no major visual defects detected on the exterior of the roof.

The roof drainage system consisted of aluminum gutters and downspouts, which appeared to be functional at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure. There were no major visual defects observed on the visible portions of the gutters or downspouts.

FOUNDATION:

The foundation was constructed of concrete. A single inspection cannot determine

whether movement of a foundation has ceased. Any cracks should be monitored regularly. There were no major visual defects observed on the visible portions of the foundation.

BASEMENT: (LOWER LEVEL)

The full basement was partially finished, and contained the following mechanical systems: furnace, water heater and sump pump. It consisted of a recreation room, storage room, bathroom and utility room

NOTE: The interior walls of the basement were finished; therefore, a complete inspection of the foundation was not possible.

The basement was dry at the time of the inspection. Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains. There were no major visual defects observed in the basement.

FLOOR STRUCTURE:

The visible floor structure consisted of a particle board subfloor, supported by two-inch by twelve-inch I joists spaced twenty four inches on center. There were no major visual defects observed in the visible portions of the floor structure.

PLUMBING:

The visible water supply lines throughout the home were CPVC pipe. The water was supplied by a public water supply. The visible waste lines consisted of PVC pipe. The home was connected to a public sewer system. All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Water flow throughout the home was average. There were no major visual defects observed in the visible portions of the plumbing system.

NOTE:

The cold water control handle at the right master bathroom sink was loose and should be repaired.

The water meter was located in the basement. The main water shutoff valve for the home was located adjacent to the water service entry point in the basement.

The propane tank was located at the rear of the home. Although no actual testing was performed to detect the presence of gas fumes, there was no noticeable odor of gas detected at the time of the inspection.

There was a sump pump located in the basement. The sump pump was functional.

There was a 75 gallon capacity, propane gas water heater located in the utility room.

The water heater was manufactured by State, model #GS675HRVIT and serial #E06A049612. Information on the water heater indicated that it was manufactured three years ago. A temperature and pressure relief valve (T & P) was present. Because of the lime build-up typical of T & P valves, we do not test them. An overflow leg was present. It did terminate close to the floor. Your safety depends on the presence of a T & P valve and an overflow leg terminating close to the floor. There was an adequate venting system from the water heater to the exterior of the house. The water heater was functional.

ELECTRIC SERVICE:

The underground electric service wire entered the home on the right wall. The electric meter was located on the exterior wall. The service wire entered a Cutler Hammer service panel, located on the basement wall with a 200 amps and 120/240 volt rated capacity. The branch circuits within the panel were copper. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched. The visible house wiring consisted primarily of the Romex type and appeared to be in good condition.

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested. All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were GFCI protected circuits located in the bathrooms, kitchen, basement, garage, and at the exterior. The GFCI receptacles were functional.

NOTE:

The light fixture over the kitchen sink was nonfunctional. We recommend having the light fixture placed in working order.

The electrical service appeared to be adequate. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection. There were no major visual defects observed in the electrical system.

SMOKE ALARMS:

There were smoke alarms observed in the home. The smoke alarms were found to be functional at the time of the inspection.

For safety reasons, a functional smoke alarm should be installed on each living level of the home. Smoke alarms should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house, and tested on a monthly basis thereafter.

WINDOWS, DOORS, WALLS AND CEILINGS:

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were constructed of vinyl, double hung style, with insulated glass. All exterior doors were operated and found to be functional. The exterior door locks should be changed or re-keyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted. There were no major visual defects observed in the windows or doors.

NOTE:

The fire safety door between the garage and the home was not self closing. For safety reasons, we recommend having a self closing mechanism installed.

The interior wall and ceiling surfaces were finished with drywall. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. There were no major visual defects observed in the interior walls or ceilings.

The stairways in the home were inspected and there were no major visual defects or visual safety concerns observed with the steps, stairways or handrails.

FIRST LEVEL:

The first level consisted of a living room, dining room, kitchen, family room, library, laundry room, and powder room. HomeBiz inspects for evidence of structural failure and safety concerns only. The cosmetic conditions of the paint, wall covering, carpeting, window coverings, etc., are not addressed. There were no major visual defects observed on the first level.

The visible portions of the cabinets and counter tops were in good condition. The appliances were turned on to check operational function only. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following appliances:

The General Electric electric built-in oven and microwave were inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

The General Electric propane gas counter top range was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

The General Electric range vent was inspected and did appear to be functional. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.

The General Electric refrigerator was inspected and did appear to be functional. The temperature setting and ice maker, if present, are not within the scope of the inspection.

The General Electric dishwasher was observed through a complete cycle and did appear to be functional when set on the "wash" and "drain" cycle.

The ISE disposal was inspected and did appear to be functional. The efficiency rating is not within the scope of the inspection.

LAUNDRY AREA:

There was a General Electric washer. This appliance was tested through a complete cycle and did appear to be functional. Please note that the washer was run without clothing, and therefore, some defects may appear when run full of clothing, which may not have been evident at the time of the inspection. The cleaning efficiency is not within the scope of this inspection.

There was a General Electric dryer. This appliance was tested through a complete cycle and did appear to be functional. Please note that the dryer was run without clothing, and therefore, some defects may appear when run full of clothing, which may not have been evident at the time of the inspection. The temperature and drying efficiency is not within the scope of this inspection.

SECOND LEVEL:

The second level of the home consisted of four bedrooms and four bathrooms. There were no major visual defects observed on the second level.

FIREPLACE:

A gas-log fireplace was located in the family room. The fireplace was tested and found to be functional at the time of the inspection.

ATTIC STRUCTURE:

The attic was accessed through a pull-down in the 2nd floor bedroom. The attic above the living space was insulated with loose-fill insulation, approximately 12-inches in depth. Ventilation throughout the attic was provided by soffit and ridge vents. The roof structure consisted of two-inch by four-inch wood trusses spaced 24 inches on center and particle board sheathing.

Because of the configuration of the trusses and the ductwork, which limited access, it was not possible to inspect all areas of the attic. There was no moisture visible in the attic space. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is

to inspect the underside of the roof during a heavy rain. There were no major visual defects observed in the attic or roof structure.

HVAC INSPECTION REPORT:

The heating, ventilating and air conditioning systems were inspected by HomeBiz. Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life.

FURNACE:

The basement and first level of the home were heated by a Lennox propane gas forced air furnace, serial #5907B16404, model #GU34F-48C-090-08, which is two years old. The unit was located in the utility room of the home. It has an approximate net heating capacity of 90,000 BTUH. The heating system was found to be functional. NOTE: Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible.

The condensate line was trapped. HVAC condensate lines must be trapped and not in contact with wet drain inlets to prevent the possible migration of bacteria and mold into the air-handling system.

AIR CONDITIONER

The electric outdoor air conditioner condensing unit, cooling the basement and the first level of the home, was a Lennox, model #13ACD-042-230-02 and serial #5807A03046. The unit was located on the right side of the home. This unit is approximately two years old.

NOTE: The cooling system appeared to be in good condition, however, could not be tested for function due to the cold temperatures.

NOTE:

There appeared to be freon leak at the A/C. We recommend consulting a HVAC technician to evaluate and repair the unit as needed.

AIR HANDLER:

The heated and cooled air for the second level of the home was distributed by a Lennox electric air handler, serial #6006L40776, model # CB26UH-036-R-230-1. The unit was located in the attic of the home. This unit is approximately three years old. The unit was found to be functional.

The condensate line was trapped. HVAC condensate lines must be trapped and not in contact with wet drain inlets to prevent the possible migration of bacteria and mold into the air-handling system.

HEAT PUMP:

The electric outdoor heat pump condensing unit, heating and cooling the second level of the home, was a Lennox, model #13HPD-036-230-01 and serial #5807B18975. The unit was located on the right side of the home. This unit is approximately two years old. The unit was tested in the heating mode and found to be functional.

NOTE: Due to the cold temperatures, the unit could not be tested in the cooling mode.

NOTE:

There appeared to be freon leak at the heat pump. We recommend consulting a HVAC technician to evaluate and repair the unit as needed.

DUCTWORK:

Airflow throughout the house may be balanced by adjusting any dampers in the supply ducts, or by adjusting the supply registers.

FILTER TYPE:

The disposable filters should be replaced on a regular basis to maintain the efficiency of the systems. The efficiency rating is not within the scope of this inspection.

CONTROLS:

The controls for the heating and air conditioning systems were 24 volt thermostats located on the hallway and master bedroom walls of the home. The thermostats were manufactured by Honeywell and found to be in working order.

WOOD DESTROYING ORGANISM INSPECTION (WDO):

The wood destroying organism inspection was performed by XYZ Termite & Pest Solutions. Their report was given to the agent at the time of the inspection.

SUMMARY:

PLEASE READ THIS ENTIRE REPORT, FROM BEGINNING TO END, BEFORE THE HOME INSPECTION CONTINGENCY PERIOD IN YOUR CONTRACT WITH THE HOME OWNER EXPIRES. CONSULT WITH YOUR REAL ESTATE PROFESSIONAL, PERTAINING TO YOUR CONTRACT.

DO NOT RELY UPON THIS SUMMARY OF THE INSPECTION REPORT. THE SUMMARY IS NOT INTENDED TO BE COMPREHENSIVE. YOU MUST READ THE ENTIRE INSPECTION REPORT, WHICH CONTAINS MORE DETAILED DESCRIPTIONS OF THE PROPERTY AND ITS SYSTEMS AND COMPONENTS. SECTION HEADINGS IN THE REPORT ARE FOR REFERENCE PURPOSES ONLY AND DO NOT AFFECT THE MEANING OR INTERPRETATION OF THE REPORT. THE ORDER IN WHICH THE SYSTEMS AND COMPONENTS OF THE PROPERTY ARE PRESENTED IS NOT INTENDED TO REFLECT THE RELATIVE IMPORTANCE OF ANY SYSTEM OR COMPONENT OF THE PROPERTY. YOU MUST DETERMINE THE IMPORTANCE OF EACH SYSTEM AND COMPONENT OF THE PROPERTY FOR YOURSELF.

Major Defects

None

Minor Defects

- The cold water control handle at the right master bathroom sink was loose and should be repaired.
- The light fixture over the kitchen sink was nonfunctional. We recommend having the light fixture placed in working order.
- There appeared to be freon leaks at the air conditioner and the heat pump. We recommend consulting a HVAC technician to evaluate and repair the units as needed.

Safety Concerns

- The fire safety door between the garage and the home was not self closing. We recommend having a self closing mechanism installed.



UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Investigate the main shutoff valves for plumbing, heating and electrical systems
- Change the locks on all exterior doors
- Check that all windows and doors are secure. Improve window hardware as necessary. Consider a home security system
- Install rain caps and vermin screens on all chimney flues as necessary
- Install smoke detectors on each living level of the home. Ensure that a smoke detector is installed outside of all bedrooms. Replace batteries on any existing smoke detectors and test them for functionality
- Create a plan of action in case of fire in the home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding safety issues and what to do in the event of a fire
- Examine the interior of the home for trip hazards. Loose or torn carpeting or flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling
- Examine driveways and walkways for trip hazards
- Contact your HOA manager to outline what the maintenance responsibilities of the Association are and what you will be responsible for maintaining

Regular Maintenance:

- Check that all fire extinguishers are fully charged
- Examine heating/cooling air filters and replace/clean and or service as necessary
- Inspect condition of shower/tub enclosures, caulk as necessary to prevent moisture penetration
- Repair or replace leaking faucets or shower heads
- Inspect and clean humidifiers and electronic air cleaners

Bi-Annual Maintenance:

- Check attic ventilation for blockage; check for condensation, leakage or vermin activity
- Examine the basement or crawl space for evidence of moisture penetration
- Test all ground fault circuit interrupter (GFCI) devices
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations
- Shut off all outdoor valves/hose bibs in the fall; insulate if necessary
- Replace or clean exhaust hood filters

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- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary
- Check/replace smoke alarm and CO detector batteries

Annual Maintenance:

- Have the HVAC system(s) cleaned and serviced
- Have chimneys/chases inspected and cleaned; ensure that rain caps and vermin screens are secured. If a gas fireplace, have the system serviced by a professional technician
- If you are in an area prone to vermin or pest infestation, have the home inspected by a licensed specialist