



Report # / I.D : 3404
Inspection Date : February 19 2018 **Time :** 2:00 pm
Client Name : Donna Poole
Property Address : 107 Congressional Drive Stevensville, MD 21666

Buyers Agent :
Mario Bonanni
Champion Realty

Sellers Agent :
Norma Coursey
Ashley Premier Properties

MD

MD

This Inspection Report Is The Property Of: Donna Poole

INSPECTION CONDITIONS / GENERAL PROPERTY INFORMATION

Type Of Inspection: Pre-Purchase Inspection

Home Type / Style: Single Family Home

Number Of Units:

Age / Year built: 1966

Square Footage:

Condition:

Inspection Time Start: 2:00 pm

End:

Inspection Attendees:

Furnishings: Part furnished

Main Electrical Disconnect Location: Not Viewed

Main Water Shut Off Location: Located In The Front Of The House

Main Gas Shut Off Location: Located At:

Weather Conditions:

Temperature:

Soil Condition:

Other Conditions of Note:

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SUMMARY

Report #: 3404

Client: Donna Poole

Property: 107 Congressional Drive Stevensville, MD 21666

mainstreetinspections@gmail.com 410-967-6348

Inspection Date: February 19, 2018

George Wallace, Inspector

This Action List Is Only For Quick Reference And Not To Used As A Substitute For Reading The Inspection Report. I Always Recommend That All Repair Work Or Visual Examinations Be Performed By A Licensed Professional In The Related Field.

EXTERIOR:

The upper deck rails are climbable and the attachment is not secure. (2)(4)(5) See Photo # 13

Rot noted on ledger board at the deck stairs. (2)(4) See Photo # 14

Deck lacks proper attachment to house / unsecured and unsafe. (2)(4) Additional support post and beam is recommended for deck. Decks higher than 3 steps should be free standing. (2)(4)(5) See Photo # 15

The railing openings are loose and the openings are too wide. Railing spacing exceeds 4 inch maximum required. Recommend upgrading to provide enhanced safety for children / pets. (2)(4)(5) See Photo # 16-18

Pavers for sidewalks are a trip hazard. (2)(4) See Photo # 19

The rear steps have uneven rise and the railings are incorrect. (2)(4) See Photo 20

Missing bricks noted at the front entry steps. (2)(4) See Photo # 21

Pooling water noted on the low slope roof. (2) See Photo # 22

The rear deck steps are loose, the railings are too wide and rot was noted. (2)(4) See Photo # 23-24

ROOF / ATTIC:

The flashing for the drain waste vent is incorrect. (2) See Photo # 25

Appears to be some nail heads starting to pop up on roof, which is causing to raise at some locations. This is in the very early stages. Recommend addressing this in the near future. (2) See Photo # 26

CHIMNEY / FIREPLACE:

Complete evaluation and cleaning is recommended prior to use. (2)(4)

Spalling bricks noted on the chimney. (2) See Photo # 37

INTERIOR ROOMS:

The front living room windows do not lock. (2) See Photo # 49

Unusual cracks noted around the doors at the jack and jill bathroom. (2) See Photo # 50-51

1. Recommend to monitor current situation. If problem persists, recommend to consult with appropriate Licensed Tradesperson.
2. Recommend evaluation or repairs by Qualified Licensed Contractor / Specialty Tradesperson.
3. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector.
4. Recommend upgrading for health / safety / function / efficiency enhancement.
5. Recommend evaluation and / or repairs by Licensed Electrician, Plumber, Roofer, structural engineer,
6. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades person.

SUMMARY

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Evidence of freezing pipes noted at the lower level master bedroom closet. (2) See Photo # 52

BATHROOMS:

Lower Bathroom: Corroded drain trap noted. (2) See Photo # 73

Master Bathroom is not functional. (2) See Photo # 74

ELECTRICAL:

Be sure to test all smoke alarms when you move into your new home & be sure that at least every occupied level of your home has a smoke alarm, as well as each bedroom. I also recommend installing a Carbon Monoxide alarm on every level of your home as well as a fire extinguisher in your home. Remember that smoke alarms have a life span of 10yrs & carbon monoxide alarms 5yrs. (4)(5)

A representative sample of fixtures, switches and outlets tested appear to be serviceable.

Over fusing, breaker size too large for wire at main electrical panel. (2) (4) See Photo # 97-98
GFCI Recommended for kitchen counter. (2)(4)

GFCI recommended for exterior outlets and pool equipment and dock. (2)(4)

GFCI recommended for all bathrooms. (2)(4)

HEATING / COOLING:

Unable to evaluate air conditioning system due to outdoor ambient air temperature being below 60 degrees. It should be at least 60 degrees for 24 hours prior to operating. Operating below this temperature can damage air conditioning compressor. (2)

The age of the AC compressor appears to be a 2015. See Photo # 109

LAUNDRY:

Anti burst hoses are recommended for washer. * Solid metal tube is recommended for dryer vent. (4) Clean dryer vent regularly to help prevent fire. (4)(5)

Recommend cleaning the dryer vent line when you move into your home & then on a as needed basis thereafter. (2)(4)(5)

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FOUNDATION / STRUCTURE:

NOTICE: The visible portions of the foundation / structure were observed to determine their condition at the time of inspection. The condition of foundations / slabs / subfloors not visible due to carpet / floor coverings cannot be determined. The wall surfaces or design configuration of the structure often prevents access to visually verify the presence or condition of anchor bolts. If any foundation damage / deterioration / infestation is reported the client is strongly advised to obtain the services of a qualified licensed structural engineer / Geotechnical engineer / termite / pest inspector & consider any recommendations for repair / replacement / treatment prior to the close of escrow. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

FOUNDATION TYPE	Concrete Slab
CRAWL SPACE	
CRAWL SPACE VENTILATION	
VAPOR BARRIER	
ANCHORING / BRACING	Not Visible
FLOOR CONSTRUCTION	Joist
BEAMS AND PIERS	
BEAMS & PIERS	
SUB FLOOR	Not Visible

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Slab not visible due to floor coverings.

Walls and ceilings are finished unable to view foundation walls and ceiling. (2)

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EXTERIOR:

Structure Type Single family

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STRUCTURE TYPE	Single Family
EXTERIOR SURFACES	Vinyl & Brick
TRIM	Wood / Vinyl / Metal
DRIVEWAYS / SIDEWALKS	
EXTERIOR DOORS	Swing & Sliding Glass Metal
WINDOW FRAMES	Material Is Vinyl
PATIOS / PORCHES / DECKS	Material Is: Wood- See Comments
FENCES & GATES	Not Inspected
RETAINING WALL	Not Applicable
SOIL CONDITION:	
GRADING	Moderate Slope

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Unable to evaluate underground drainage lines & surface drains. This is beyond the scope of my inspection.

Route down spout discharge away from building. Subsurface drains are not tested. (2) Underground pipes can not be judged.

The upper deck rails are climbable and the attachment is not secure. (2)(4)(5) See Photo # 13

Rot noted on ledger board at the deck stairs. (2)(4) See Photo # 14

Deck lacks proper attachment to house / unsecured and unsafe. (2)(4) Additional support post and beam is recommended for deck. Decks higher than 3 steps should be free standing. (2)(4)(5) See Photo # 15

The railing openings are loose and the openings are too wide. Railing spacing exceeds 4 inch maximum required. Recommend upgrading to provide enhanced safety for children / pets. (2)(4)(5) See Photo # 16-18

Pavers for sidewalks are a trip hazard. (2)(4) See Photo # 19

The rear steps have uneven rise and the railings are incorrect. (2)(4) See Photo 20

Missing bricks noted at the front entry steps. (2)(4) See Photo # 21

Pooling water noted on the low slope roof. (2) See Photo # 22

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EXTERIOR:

Structure Type Single family

The rear deck steps are loose, the railings are too wide and rot was noted. (2)(4) See Photo # 23-24

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EXTERIOR PHOTOS

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13

The upper deck rails are climbable and the attachment is not secure. (2)(4)(5)



14

Rot noted on ledger board at the deck stairs. (2)(4)



15

Deck lacks proper attachment to house / unsecured and unsafe. (2)(4) Additional support post and beam is recommended for deck. Decks higher than 3 steps should be free standing. (2)(4)(5)



16

The railing openings are loose and the openings are too wide. (2)(4)



17

The railing openings are loose and the openings are too wide. (2)(4)



18

The railing openings are loose and the openings are too wide. (2)(4)

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Pavers for sidewalks are a trip hazard. (2)(4)



The rear steps have uneven rise and the railings are incorrect. (2)
(4)



Missing bricks noted at the front entry steps. (2)(4) See



Pooling water noted on the low slope roof. (2)



The rear deck steps are loose, the railings are too wide and rot was noted. (2)(4)



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ROOF / ATTIC:

NOTICE: The visible portions of the roof / roof penetrations / flashings & attic space were observed to determine their condition at the time of inspection. Roofs will only be inspected by walking on their surfaces if reasonably accessible / if doing so will not cause any damage to the roof / endanger the inspector. Reporting if a roof has an active leak is not possible unless the leak is observed at the time of inspection. Reporting remaining life expectancy / predicting future roof leaks is beyond the scope of this report. If damaged / deteriorated / missing areas are reported the client is advised to obtain the services of a qualified licensed roofing contractor for further evaluation prior to the close of escrow. The testing of gutters / down spouts / underground drains is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

MAIN ROOF	Gable
ROOF COVERING	Asphalt Shingles
ROOF SHEATHING	Not Visible
ATTIC / ROOF FRAMING	Engineered Trusses
ATTIC ACCESS & LOCATION	
ATTIC VENTILATION	
ATTIC INSULATION	Fiberglass
SKYLIGHTS	Not Applicable
GUTTERS / DOWNSPOUTS	See Comments
FLASHINGS / VENT PIPES	Around Vent Pipes

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Roof viewed from ground at time of inspection due to pitch/steepness of roof. Does not permit safe & easy access. Roof does show some signs of weathering & age. If you want a full roof inspection & an estimate of life left in shingles consult one or more licensed roofing contractors. (2) The inspection of the roof is therefore limited. (2)

Main Roof: The general condition of the roof appears to be in serviceable condition with weathering and aging. I recommend routine roof inspections and maintenance to insure the integrity of the roof. This usually consists of repair/replacement of damaged/missing ridge and other shakes/shingles. This maintenance should help ensure the water tightness of the building and be performed on a regular basis. Please note that wind driven rain can cause roof leaks which can happen regardless of the visible condition of the roof at the time of the inspection. (2)

Route downspouts discharge away from building. Proper drainage of roof water away from structure is important to reduce foundation moisture and damage. I recommend having gutter extensions extend 8-10' from foundation.

Gutters should be cleaned at least twice a years in spring & fall.

The flashing for the drain waste vent is incorrect. (2) See Photo # 25

Appears to be some nail heads starting to pop up on roof, which is causing to raise at some locations. This is in the very early stages. Recommend addressing this in the near future. (2) See Photo # 26

1. Recommend to monitor current situation. If problem persists, recommend to consult with appropriate Licensed Tradesperson.
2. Recommend evaluation or repairs by Qualified Licensed Contractor / Specialty Tradesperson.
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ROOF / ATTIC PHOTOS

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Appears to be some nail heads starting to pop up on roof, which is causing to raise at some locations. This is in the very early stages. Recommend addressing this in the near future. (2)

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CHIMNEY / FIREPLACE:

NOTICE: The visible portions of the fireplace / chimney were observed to determine their condition at the time of inspection. Associated mechanical features are tested by operating their normal controls to verify proper function. Reporting on chimney draw / performing a smoke test / ignition of wood / gas / the use of video equipment is beyond the scope of this report. If damaged / deteriorated / inoperable / unsafe items / features are reported the client is advised to obtain the services of a qualified licensed chimney contractor / specialist for further evaluation / testing prior to the close of escrow. Gas logs controlled by a switch / thermostat found shut off / that have shut off pilots will not be tested & pilots will not be lighted. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

FIREPLACE	Masonry
BRICK CHIMMINEY'S	
GLASS DOORS / SCREEN	Not Applicable
HEARTH	Not Applicable
DAMPER	
CHIMNEY FLUE	Not Visible
CHIMNEY CAP	
SPARK ARRESTOR	
FANS / BLOWERS	Not Inspected

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Complete evaluation and cleaning is recommended prior to use. (2)(4)

Spalling bricks noted on the chimney. (2) See Photo # 37

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CHIMNEY & FIREPLACE PHOTOS

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INTERIOR ROOMS:

NOTICE: The visible portions of the interior rooms were observed to determine their condition at the time of inspection. A comparative sample of the windows / doors / closets / cabinets / outlets / switches / fixtures were observed / tested to determine their condition at the time of inspection. Furniture / clothing will not be moved to test outlets / inspect walls / floors. Dual Pane seal failure will be reported where observed, however, weather / temperature / light changes can make identifying all problems difficult / impossible. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

WALLS / CEILINGS	Drywall	With Common Cracks
FLOORS	Carpet, Vinyl & Laminate	
DOORS	Wood	
WINDOWS & SCREENS	Vinyl	
WINDOW GLAZING	Is:	
STAIRS / RAILINGS		

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Typical cracks and nail pops noted at walls & ceiling's throughout home.

Window screens and screen doors not checked.

The front living room windows do not lock. (2) See Photo # 49

Unusual cracks noted around the doors at the jack and jill bathroom. (2) See Photo # 50-51

Evidence of freezing pipes noted at the lower level master bedroom closet. (2) See Photo # 52

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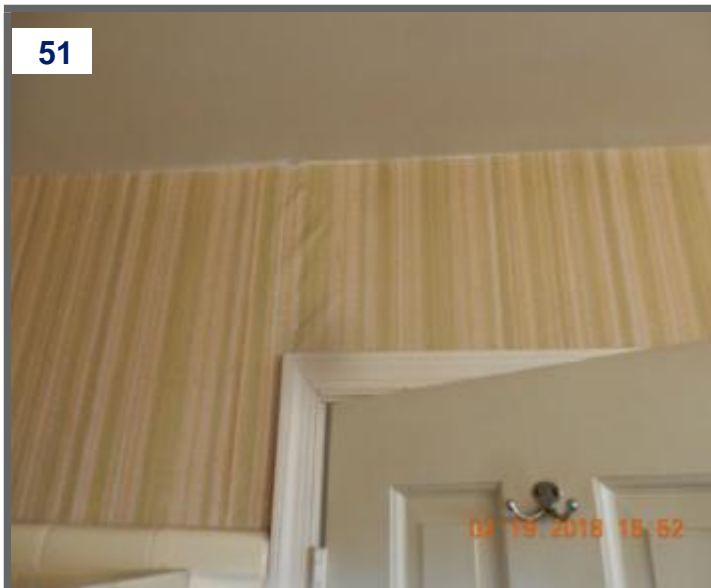
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The front living room windows do not lock. (2)



Unusual cracks noted around the doors at the jack and jill bathroom. (2)



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KITCHEN:

NOTICE: The visible portions of the kitchen were observed to determine their condition at the time of inspection. Associated built in appliances / fixtures / counters / cabinets / sinks / drains were observed / tested to determine their condition at the time of inspection. Appliances are not checked for temperature calibration / timer function / microwave oven radiation leaks. Testing water filter / purification equipment / instant hot water heating equipment is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

COUNTERS/CABINET/DRAWERS	Applicable
SINKS / FAUCETS	Acceptable
SEPARATE OVEN	Not Applicable
FREE STANDING RANGE	
COOK TOP	
BUILT IN MICROWAVE	Not Inspected
REFRIGERATOR	Not Inspected
DISHWASHER	Present
GARBAGE DISPOSAL	
EXHAUST VENT	Present
G.F.C.I. OUTLETS	See Comments

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

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BATHROOMS:

NOTICE: The visible portions of the bathrooms were observed to determine their condition at the time of inspection. Associated built in appliances / fixtures / counters / cabinets / sinks / drains were observed / tested to determine their condition at the time of inspection. Verifying the presents / temperature setting of no shock faucets / fixtures / determining if shower pans, tub / shower enclosures are water tight is beyond the scope of this report. Capacity of the water heater to serve the demands of a spa tubs is not reported. Any comments about the bathroom floors, walls, ceilings, doors, windows are located at the interior rooms page. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

Locations: Hall & Master Bathroom

COUNTER/CABINETS/DRAWERS

SINKS & SINK FAUCETS

TRAPS / DRAINS / SUPPLY

BATHTUB AND TUB FAUCET

not visible

JETTED TUB

Not Applicable

TOILET

Acceptable

G.F.C.I OUTLETS

Inspected

VENTILATION

not visible

G.F.C.I OUTLETS

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Lower Bathroom: Corroded drain trap noted. (2) See Photo # 73

Master Bathroom is not functional. (2) See Photo # 74

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PLUMBING:

NOTICE: The visible portions of the main water line, shutoff valve, water supply lines, drain / waste pipes & gas meter / pipes were observed to determine their condition at the time of inspection. Leaks, damage, corrosion of the plumbing system concealed from view / located underground cannot be reported by a visual inspection. Fixture shutoffs including those serving kitchen, bathrooms, wet bar sinks, laundry, etc. are not tested due to risk of causing a leak requiring immediate repair. Testing of water softeners, water filters, sump pumps as well as the testing of solar systems serving water heaters / pools / spas are beyond the scope of this report. Gas meters found shut off will not be turned on & gas appliances found shut off will not be tested & pilots will not be lighted. Some A B S plastic drain / waste pipe systems have experienced problems. Identifying when or by what company these materials were manufactured is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

WATER METER	Unable To Locate
WATER SHUT OFF VALVE	Located In The Front Of The House
WATER SUPPLY LINE	Not Visible For Inspection
WATER HEATER	
FUNCTIONAL WASTE DRAIN	
GAS METER/SHUT OFF LOC.	Located At:
WATER HEATER TPR VALVE	Present, Not Tested
GAS PIPING	Not Applicable
BACK FLOW PREVENTER	Not Applicable
	Not Applicable

HOSE FAUCETS

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below .

Notice underground pipes or pipes inside walls cannot be judged for sizing, leaks or corrosion.

When purchasing a home I always recommend having the sewer lines snaked out & inspected. Especially if the home has been vacant for any length of time. (2)

Recommend putting a water detector near water heater so you will be notified if water heater starts to leak. Keep in mind that when water heaters fail in this type of situation, it usually causes damage to yours & the lower unit & results in an insurance claim. When you do replace the water heater I recommend installing a catch pan under it with a drain line to the exterior. (2)

1. Recommend to monitor current situation. If problem persists, recommend to consult with appropriate Licensed Tradesperson.
2. Recommend evaluation or repairs by Qualified Licensed Contractor / Specialty Tradesperson.
3. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector.
4. Recommend upgrading for health / safety / function / efficiency enhancement.
5. Recommend evaluation and / or repairs by Licensed Electrician , Plumber, Roofer, structural engineer,
6. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades person.

INSPECTION REPORT

Report #: 3404

Client: Donna Poole

Property: 107 Congressional Drive Stevensville, MD 21666

mainstreetinspections@gmail.com 410-967-6348

Inspection Date: February 19, 2018

George Wallace, Inspector

ELECTRICAL:

NOTICE: The visible portions of the service entrance, grounding system, main / sub panels were observed to determine their condition at the time of inspection. Lights & accessible outlets / switches are checked for basic operation. Smoke detectors will be tested only if accessible & provided with a built in activation button / switch. The function of time clocks is not verified. The location & operation of ground fault circuit protection (G. F. C. I.) will be identified. Light fixtures that have missing or broken bulbs are considered nonfunctioning. Motion sensor / dusk to dawn light fixtures & low voltage yard lights are not tested. Electrical equipment found disconnected / dismantled will not be tested. Determining the adequacy / efficiency of the overall electrical system is beyond the scope of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

SERVICE ENTRANCE	Is Underground	
MAIN PANEL LOCATION/ BRAND	Basement	Brand Is Square D
MAIN BREAKER/ CIRCUIT TYPE	@ Main Panel	Breakers Are Used
PANEL RATING AMP/VOLTAGE	200 Amp / 240 Volt	
BRANCH CIRCUIT WIRING	Branch Wiring Is Copper	
GROUND FAULT DEVICES		
SMOKE DETECTORS	See Comments	
MAIN SERVICE GROUND	Not Visible	
MAIN ELECTRICAL DISCONNECT	Type Is:	
ARC FAULT DEVICES	Not Applicable	
SUB PANELS	Not Viewed	

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Be sure to test all smoke alarms when you move into your new home & be sure that at least every occupied level of your home has a smoke alarm, as well as each bedroom. I also recommend installing a Carbon Monoxide alarm on every level of your home as well as a fire extinguisher in your home. Remember that smoke alarms have a life span of 10yrs & carbon monoxide alarms 5yrs. (4)(5)

A representative sample of fixtures, switches and outlets tested appear to be serviceable.

Over fusing, breaker size too large for wire at main electrical panel. (2) (4) See Photo # 97-98

GFCI Recommended for kitchen counter. (2)(4)

GFCI recommended for exterior outlets and pool equipment and dock. (2)(4)

GFCI recommended for all bathrooms. (2)(4)

1. Recommend to monitor current situation. If problem persists, recommend to consult with appropriate Licensed Tradesperson.
2. Recommend evaluation or repairs by Qualified Licensed Contractor / Specialty Tradesperson.
3. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector.
4. Recommend upgrading for health / safety / function / efficiency enhancement.
5. Recommend evaluation and / or repairs by Licensed Electrician, Plumber, Roofer, structural engineer,
6. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades person.

ELECTRICAL PHOTOS

Report #: 3404

Client: Donna Poole

Property: 107 Congressional Drive Stevensville, MD 21666

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George Wallace, Inspector



Over fusing, breaker size too large for wire at main electrical panel. (2) (4)



Over fusing, breaker size too large for wire at main electrical panel. (2) (4)

INSPECTION REPORT

Main Street Home Inspections

Report #: 3404

Client: Donna Poole

Property: 107 Congressional Drive Stevensville, MD 21666

mainstreetinspections@gmail.com 410-967-6348

Inspection Date: February 19, 2018

George Wallace, Inspector

HEATING / COOLING:

NOTICE: The visible portions of the heating / cooling units, associated electrical / gas connections, vents, ducting & filters were observed to determine their condition at the time of inspection. Heating / cooling systems are tested by operating normal controls / thermostats to verify proper function. Checking for cracks / damage to heat exchangers & dismantling the components of heating / cooling systems is beyond the scope of this report. Heating / cooling systems found shut off / that have shut off pilots will not be tested & pilots will not be lighted. Heating / cooling systems are not evaluated for efficiency or adequacy. Thermostats are not checked for calibration / timer functions. Some makes / models of horizontal gas heaters are involved in a safety recall, this determination requires the services of a qualified licensed heating contractor / specialist. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

PRIMARY HEATING SYSTEM

THERMOSTATS / CONTROLS Located At

DUCTING

VENTING / COMBUSTION AIR Type:

AIR FILTERS Disposable Type

CENTRAL AIR CONDITIONING Compressor

AC COMPRESSOR

AC AIR HANDLER Utility Room

CONDENSATION LINE Location Is East Side Of Home

REFRIGERATION LINE

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Inspecting the heat exchangers for evidence of deterioration, cracks or holes, can only be done by dismantling the unit or other technical or other technical procedures. This is beyond the scope of this inspection. Safety devices are not tested by this company. (2) (When Available)

Unable to evaluate air conditioning system due to outdoor ambient air temperature being below 60 degrees. It should be at least 60 degrees for 24 hours prior to operating. Operating below this temperature can damage air conditioning compressor. (2)

The age of the AC compressor appears to be a 2015. See Photo # 109

1. Recommend to monitor current situation. If problem persists, recommend to consult with appropriate Licensed Tradesperson.
2. Recommend evaluation or repairs by Qualified Licensed Contractor / Specialty Tradesperson.
3. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector.
4. Recommend upgrading for health / safety / function / efficiency enhancement.
5. Recommend evaluation and / or repairs by Licensed Electrician, Plumber, Roofer, structural engineer,
6. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades person.

HEATING & AC PHOTOS

Report #: 3404

Client: Donna Poole

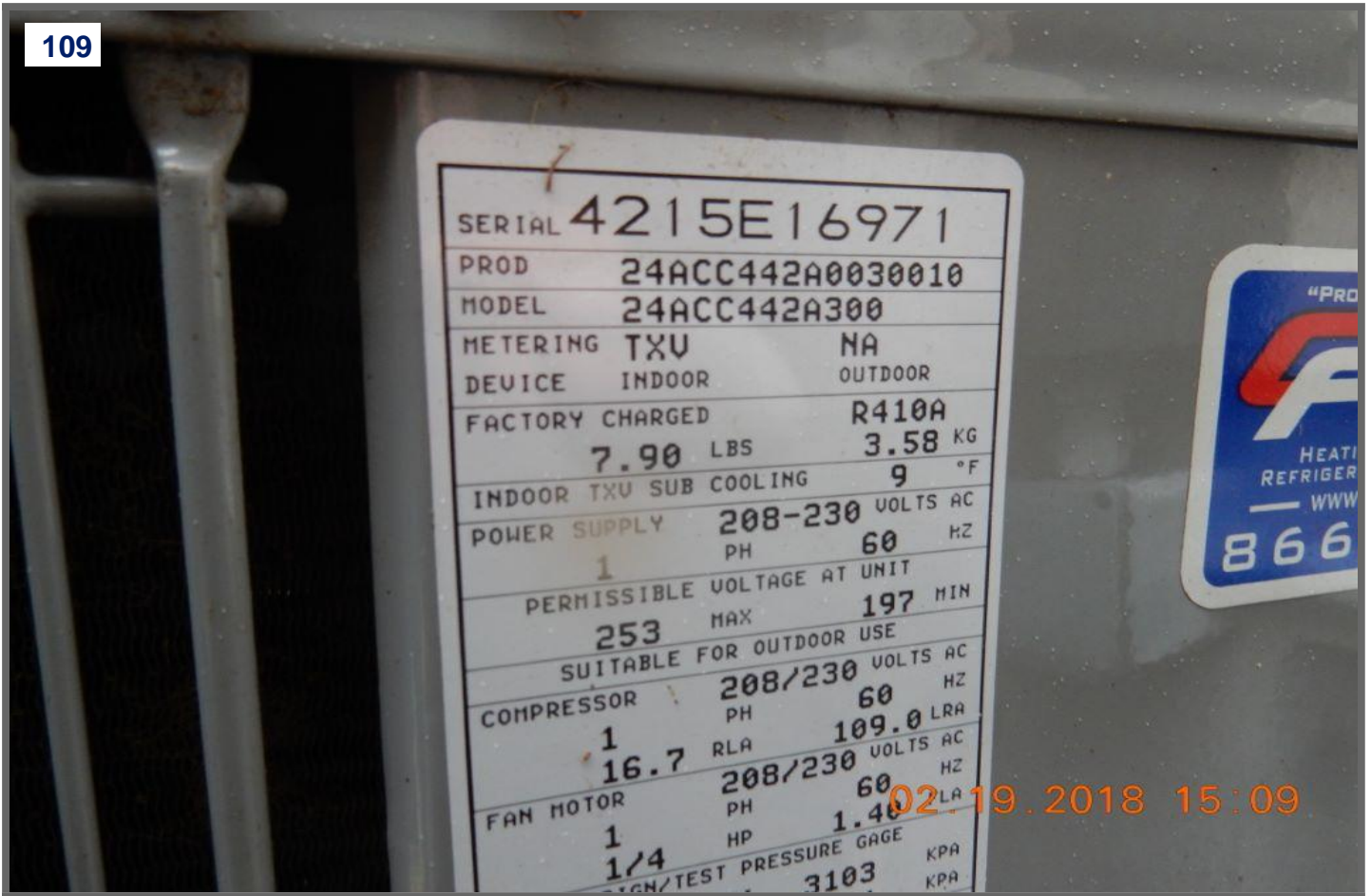
410-967-6348 mainstreetinspections@gmail.com

Property: 107 Congressional Drive Stevensville, MD 21666

George Wallace, Inspector

Inspection Date: February 19, 2018

109



The age of the AC compressor appears to be a 2015.

INSPECTION REPORT

Main Street Home Inspections

Report #: 3404

Client: Donna Poole

Property: 107 Congressional Drive Stevensville, MD 21666

mainstreetinspections@gmail.com 410-967-6348

Inspection Date: February 19, 2018

George Wallace, Inspector

GARAGE

NOTICE: The visible portions of the garage / carport were observed to determine their condition at the time of inspection. Associated mechanical equipment is tested by operating normal controls to verify proper function. Fire door self closing devices / automatic garage door openers / garage electrical / access doors / windows are checked for proper / safe function. Comments about equipment / appliances located inside the garage / carport i. e. electrical panels / laundry / water heaters / water softeners / heating / cooling equipment / water shut off / yard sprinkler controls / timers etc. will be found on their appropriate pages of this report. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

SLAB / FLOOR	Concrete
DOOR TO INTERIOR	Is:
WALLS & CEILINGS	Are:
ACCESS / SIDE DOOR	Not Applicable
VEHICLE DOOR / OPENER	
AUTOMATIC OPENERS	Wall Button
AUTO REVERSE SAFETY	Is:
G.F.C.I. OUTLETS	Is:

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Recommend lubricating garage door tracks.

1. Recommend to monitor current situation. If problem persists, recommend to consult with appropriate Licensed Tradesperson.
2. Recommend evaluation or repairs by Qualified Licensed Contractor / Specialty Tradesperson.
3. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector.
4. Recommend upgrading for health / safety / function / efficiency enhancement.
5. Recommend evaluation and / or repairs by Licensed Electrician, Plumber, Roofer, structural engineer,
6. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades person.

INSPECTION REPORT

Main Street Home Inspections

Report #: 3404

Client: Donna Poole

Property: 107 Congressional Drive Stevensville, MD 21666

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Inspection Date: February 19, 2018

George Wallace , Inspector

LAUNDRY:

NOTICE: The visible portions of the laundry room / area were observed to determine their condition at the time of inspection. Testing the washer / dryer by running the equipment through a wash / dry cycle is beyond the scope of this report. Washing & Drying capabilities will not be tested. Associated items / components that are concealed from view / inaccessible at the time of inspection are excluded from this report.

The Following Items / Components & Associated Features Present At The Time Of Inspection Were Found To Be In Satisfactory Condition Unless Noted Below.

COUNTERS/CABINETS/SHELVES Not Applicable

LAUNDRY SINK & FAUCET

Not visible for inspection

TRAPS / DRAINS / SUPPLY

See Notes

DRYER

DRYER HOOK UPS

See Notes

DRYER VENT

G.F.C.I. OUTLETS

Recommendations For Evaluations / Repairs / Upgrades / Inquiries & Comments Noted Below.

Washing machines and dryer are not tested or moved during this inspection - condition of walls or flooring under cannot be judged. The inspector does not test washing machine drains or supply valves. Water supply valves if turned may leak.

Anti burst hoses are recommended for washer. * Solid metal tube is recommended for dryer vent. (4) Clean dryer vent regularly to help prevent fire. (4)(5)

Recommend cleaning the dryer vent line when you move into your home & then on a as needed basis thereafter. (2)(4)(5)

1. Recommend to monitor current situation. If problem persists, recommend to consult with appropriate Licensed Tradesperson.
2. Recommend evaluation or repairs by Qualified Licensed Contractor / Specialty Tradesperson.
3. Recommend evaluation of infestation / deterioration by a licensed Pest Inspector.
4. Recommend upgrading for health / safety / function / efficiency enhancement.
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6. Additions / Alterations to this item or system noted, unable to determine if this was done with any required permits or by a qualified licensed contractor / specialty trades person.