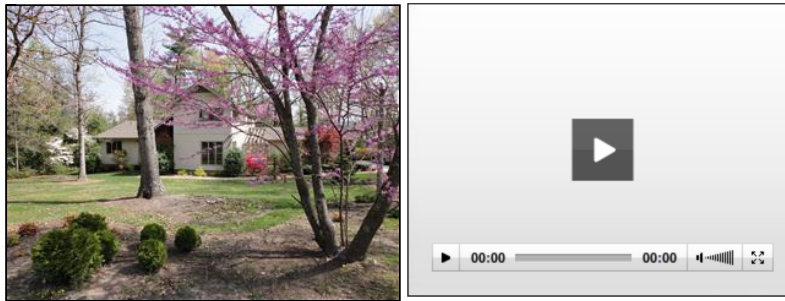




Inspection Report

Danica Sample

Property Address:
11312 StareCt
Baltimore Md 21219



WorkinMan Property Inspections

Dale Hunter 31349
P.O.BOX 9165, Baltimore, md. 21219

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Date: 3/30/2012	Time: 10:00 AM	Report ID: 33977 Star Lane
Property: 11312 StareCt Baltimore Md 21219	Customer: Danica Sample	Real Estate Professional: Victor Tate Victor Realty

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:
Customer

Type of building:
Single Family (1 story)

Approximate age of building:
Under 5 Years

Temperature:
Over 65

Weather:
Cloudy

Ground/Soil surface condition:
Dry

Rain in last 3 days:
Yes

Radon Test:
Yes, No

Water Test:
No

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1. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

	IN	NI	NP	RR	
1.0 Roof Coverings				•	Styles & Materials
1.1 Flashings	•				Viewed roof covering from:
1.2 Skylights, Chimneys and Roof Penetrations	•				Ground
1.3 Roof Ventilation	•				Roof-Type:
1.4 Roof Drainage Systems (gutters and downspouts)				•	Gable
1.5 Roof Structure and Attic (Report leak signs or condensation)	•				Roof Covering:
1.6 Ventilation Fans and Thermostatic Controls (Attic)	•				3-Tab fiberglass
1.7 Insulation in Attic	•				Chimney (exterior):
1.8 Visible Electric Wiring in Attic	•				Rock
					Sky Light(s):
					Three
					Roof Ventilation:
					Ridge vents
					Soffit Vents
					Method used to observe attic:
					Walked
					Roof Structure:
					Engineered wood trusses
					2 X 12 Rafters
					Lateral bracing
					Sheathing
					Ceiling Structure:
					2X6
					Attic info:
					Pull Down stairs
					Attic Insulation:
					Blown
					Cellulose
					R-30 or better

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- 1.0 (1) Evidence of a leak in the Den below corresponds with the middle skylight roof and flashing area. Repairs are needed. Recommend a qualified contractor inspect further and repair as needed.
- 1.0 (2) The roof covering was installed improperly above garage. Roof sheathing needs to be replaced in this area. This will involve some shingle replacement. A qualified contractor should inspect and repair as needed.



1.0 Picture 1

- 1.4 The gutter screens are missing at the front of home above garage. Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified person should repair or replace as needed.

- 1.5 No longer an attic access. Use the pull down stairs at garage.



1.5 Picture 1



1.5 Picture 2

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



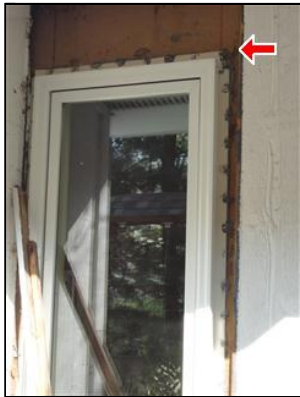
	IN	NI	NP	RR	Styles & Materials
2.0 Wall Cladding, Flashing and Trim				●	Siding Style: RB&B (Reverse board and batten) Brick
2.1 Doors (Exterior)	●				Siding Material: Wood Full brick
2.2 Windows	●				Exterior Entry Doors: Steel Insulated glass
2.3 Decks, Balconies, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings	●				Appurtenance: Covered porch Porch Sidewalk Patio
2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)				●	Driveway: Asphalt
2.5 Eaves, Soffits and Fascias				●	
2.6 Plumbing Water Faucets (hose bibs)	●				
2.7 Outlets (Exterior)	●				
2.8 Other	●				

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2.0 The Wood siding at the right side (facing front) and rear of home is missing or incomplete at time of inspection around new premium windows that have recently been installed. I did not inspect the installation of siding at this location. A qualified contractor should inspect and repair as needed.The siding will need prep and paint.



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3



2.0 Picture 4

2.4 (1) Possible water run-off from the street into driveway during rain. I am unable to determine the frequency or amount.



2.4 Picture 1

🔊 (2) The brick walkway at the front of home are deteriorated in areas. A general replacement is likely. A qualified contractor should inspect and repair as needed.



2.4 Picture 2 Water signs at front step



2.4 Picture 3



2.4 Picture 4



2.4 Picture 5

(3) Concrete is cracked at front entrance of home. Appears to only affect the slab itself and is more cosmetic.



2.4 Picture 6

🔊 (4) The brick floor on the patio at the left side (facing front) has deteriorated mortar or grout, and is loose and uneven in areas. Water can cause further deterioration if not repaired and sealed properly. A qualified contractor should inspect and repair as needed.



2.4 Picture 7

🔊 (5) The brick floor on the patio at the rear of home is old and deteriorated. A general replacement is likely. A qualified contractor should inspect and repair as needed.



2.4 Picture 8

2.5 (1) The wood fascia and soffit panels at eave on the front of home above garage are deteriorated. Repairs are needed to roof covering as well. A qualified contractor should inspect and repair as needed.



2.5 Picture 1



2.5 Picture 2

2.5 (2) The wood fascia at eave on the right side (facing front) is deteriorated. This is a small repair. A qualified contractor should inspect and repair as needed.



2.5 Picture 3

2.8 Possible bees nest forming at right corner of front steps (see video)



2.8 Picture 1

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

		IN	NI	NP	RR	Styles & Materials
3.0	Garage Ceiling	•				Garage Door Type: One automatic
3.1	Garage Walls (Including Firewall Separation)	•				Garage Door Material: Insulated
3.2	Garage Floor	•				Metal
3.3	Garage Door (s)	•				
3.4	Occupant Door from Garage to inside home	•				
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•				

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INNI NPNP RR

3.5 The garage door will reverse when met with resistance.

4. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

	IN	NI	NP	RR	Styles & Materials
4.0 Ceiling	•				Dishwasher Brand: KENMORE
4.1 Walls	•				Disposer Brand: IN SINK ERATOR
4.2 Floor	•				Exhaust/Range hood: RE-CIRCULATE
4.3 Pantry/Closet Doors	•				Range/Oven: GENERAL ELECTRIC
4.4 Windows	•				Built in Microwave: KENMORE
4.5 Counters and a representative number of Cabinets				•	Cabinetry: Wood
4.6 Plumbing Drain and Vent Systems	•				Countertop: Granite
4.7 Plumbing Water Supply Faucets and Fixtures	•				Clothes Dryer Vent Material: PVC Rigid
4.8 Outlets Wall Switches and Fixtures	•				Dryer Power Source: 220 Electric
4.9 Dishwasher				•	
4.10 Ranges/Ovens/Cooktops	•				
4.11 Range Hood	•				
4.12 Trash Compactor			•		
4.13 Food Waste Disposer	•				
4.14 Microwave Cooking Equipment				•	
4.15 Clothes Dryer Vent Piping	•				

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4.5 Base Cabinetry and trim at wall cabinet are unfinished at kitchen.



4.5 Picture 1



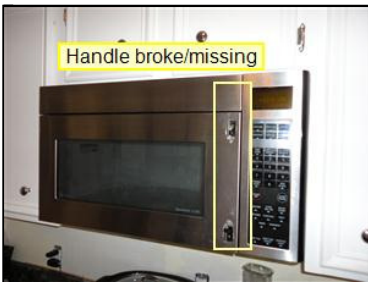
4.5 Picture 2

4.9 The dishwasher is loose and needs securing to underside of countertop (using a proper length screw). I recommend repair as necessary.



4.9 Picture 1

4.14 The microwave door handle is broken. I recommend repair as needed.



4.14 Picture 1

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

		IN	NI	NP	RR	
5.0 Ceilings					•	Styles & Materials
5.1 Walls					•	Ceiling Materials:
5.2 Floors					•	Drywall
5.3 Steps, Stairways, Balconies and Railings	•					Suspended ceiling panels
5.4 Doors (Representative number)	•					Wall Material:
5.5 Windows (Representative number)	•					Drywall
5.6 Outlets, Switches and Fixtures	•					Floor Covering(s):
						Carpet
						Hardwood T&G
						Tile
						Interior Doors:
						Raised panel
						Wood
						Window Types:
						Casement
						Double-hung
						Thermal/Insulated
						Tilt feature
						Window Manufacturer:
						UNKNOWN

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5.0 (1) The Sheetrock on the ceiling reveals a water stain indicating a leak did or still exists at the Den. Repairs are needed. A qualified contractor should inspect and repair as needed (See Roof Coverings).



5.0 Picture 1

(2) Water stain on ceiling panel lower level indicates plumbing leak.



5.0 Picture 2

(3) The Drywall on the ceiling reveals a water stain indicating a leak did or still exists at the Dining Room. Repairs are needed. A qualified contractor should inspect and repair as needed.



5.0 Picture 3



5.0 Picture 4

5.1 (1) Unfinished around windows in kitchen, and Den.

🔧 (2) The Wall at the bathtub is deteriorated and needs repair or replacement. The wall board and framing may need repair (not visible). I recommend repair or replace using a qualified contractor.



5.1 Picture 1

🔧 (3) The sheetrock on the wall is dented or damaged from door knob at the hallway. While this damage is cosmetic, it needs to be repaired. A qualified contractor should inspect and repair as needed.



5.1 Picture 2

🔧 (4) Stair cover trim is unfinished needs prep and paint at stairs.



5.1 Picture 3

🔧 **5.2** Carpet is loose or cut short from where electric baseboard use to be in areas around the perimeter of the Den.



5.2 Picture 1

5.3 Stair side trim have been prepped some but unfinished.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Bathroom and Components

		IN	NI	NP	RR	Styles & Materials
6.0	Counters and Cabinets	•				Exhaust Fans: Fan/Heat/Light
6.1	Doors (Representative number)	•				
6.2	Windows	•				
6.3	Plumbing Drain, Waste and Vent Systems	•				
6.4	Plumbing Water Supply and Distribution Systems and Fixtures	•				
6.5	Outlets Switches and Fixtures	•				
6.6	Exhaust fan	•				
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		IN	NI	NP	RR	

7. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

		IN	NI	NP	RR	Styles & Materials
7.0	Foundations, Basements and Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•				Foundation: Masonry block Method used to observe
7.1	Walls (Structural)	•				Crawlspace: Limited access
7.2	Columns or Piers	•				Floor Structure: 2 X 8 Wood joists Slab Engineered floor trusses
7.3	Floors (Structural)	•				Wall Structure: Masonry 2 X 4 Wood
7.4	Ceilings (Structural)	•				Columns or Piers: Steel lally columns Supporting walls
7.5	Insulation under Floor System	•				Floor System Insulation: Unfaced Batts Fiberglass R-19
7.6	Vapor Retarders (On ground in crawlspace or basement)	•				
7.7	Ventilation of Foundation Area (crawlspace or basement)	•				
		IN	NI	NP	RR	

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

	IN	NI	NP	RR	Styles & Materials
8.0 Plumbing Drain, Waste and Vent Systems	•				Water Source: Public
8.1 Plumbing Water Supply and Distribution Systems and Fixtures	•				Water Filters: None
8.2 Hot Water Systems, Controls, Chimneys, Flues and Vents	•				Plumbing Water Supply (into home): Copper
8.3 Main Water Shut-off Device (Describe location)	•				Plumbing Water Distribution (inside home): Copper
8.4 Fuels Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)			•		Washer Drain Size: 2" Diameter
8.5 Main Fuel Shut-off (Describe Location)			•		Plumbing Waste Line: PVC
8.6 Sump Pump	•				Water Heater Power Source: Electric

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Water Heater Capacity:
50 Gallon (2-3 people)
Water Heater Manufacturer:
A.O. SMITH
Water Heater Location:
Under Stairs

8.3 The main shut off is the blue knob located at the lower level right when exiting to outside behind small door on wall. This is for your information.

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		IN	NI	NP	RR	Styles & Materials
9.0	Service Entrance Conductors	•				Electrical Service Conductors: Overhead service 220 volts
9.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				Panel capacity: 200 AMP
9.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•				Panel Type: Circuit breakers
9.3	Connected Devices and Fixtures (A representative number of ceiling fans, lighting fixtures, switches, and receptacles inside the house, garage, and on the exterior walls)	•				Electric Panel Manufacturer: GENERAL ELECTRIC
9.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage and exterior walls of inspected structure	•				Branch wire 15 and 20 AMP: Copper
9.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•				Wiring Methods: Romex
9.6	Location of Main and Distribution Panels	•				
9.7	Smoke Detectors	•				
9.8	Carbon Monoxide Detectors	•				
		IN	NI	NP	RR	

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	Styles & Materials
10.0 Heating Equipment		•				Heat Type: Heat Pump Forced Air (also provides cool air)
10.1 Normal Operating Controls		•				Energy Source: Electric
10.2 Automatic Safety Controls		•				Number of Heat Systems (excluding wood): Two
10.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)					•	Heat System Brand: BRYANT
10.4 Presence of installed Heat Source in each room		•				Ductwork: Insulated
10.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters, or heat systems)		•				Filter Type: Washable
10.6 Solid fuel heating devices (Fireplaces, Woodstove)		•				Types of Fireplaces: Conventional
10.7 Gas/LP Firelogs and Fireplaces		•				Operable Fireplaces: One
10.8 Cooling and Air Handler Equipment		•				Number of Woodstoves: None
10.9 Normal Operating Equipment		•				Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)
10.10 Presence of installed Cooling Source in each room		•				Cooling Equipment Energy Source: Electricity
						Central Air Manufacturer: BRYANT

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🔧 **10.3** The washable filter is dirty. The filter needs to be cleaned. Recommend foil taping the filter for a better seal. See Video. Foam sleeve missing at suction line creates condensation and drips water.



10.3 Picture 1



10.3 Picture 2



10.3 Picture 3

10.8 Air handler and heat pump is old but appears to be working properly. Foam sleeve on suction line is not covering copper line and condensation can drip.



10.8 Picture 1



10.8 Picture 2

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Home Warranty Offer

11.0	This home is eligible for a one year Home Warranty offer!
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11.0 Items included in the one year home warranty if purchased are: *Furnaces, Boilers, Heat Pumps, Central Air Conditioners, Electrical System, Thermostats, Water heater System, Plumbing, Polybutylene lines, Sump Pump, WhirlPools, Dishwasher, Food Waste Disposer, Cooking Range/Oven, Microwave, Kitchen Refrigerator, Trash Compactor, Plumbing Fixtures and Faucets, Domestic Water Softener, Clearing of Line Stoppage, Well Water System, Refrigerant Recapture and Disposal, Permits in conjunction with a covered repair, Code Violations in conjunction with a covered repair, Improper installation or modification, Removal of defective equipment, Fireplace gas burner, Attic and Exhaust fans, Humidifiers, Dehumidifiers, Electronic Air Filtering Devices, Door bell System, Lighting Fixtures, Septic Lines, Ejector pump.* **For more information and to compare warranties or purchase this warranty, please click on the Warranty offer beside your uploaded report.**

General Summary



WorkinMan Property Inspections

P.O.BOX 9165, Baltimore, md. 21219

Customer

Danica Sample

Address

11312 StareCt
Baltimore Md 21219

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing / Chimneys / Roof Structure and Attic

1.0 Roof Coverings

Repair or Replace

- ✎ (1) Evidence of a leak in the Den below corresponds with the middle skylight roof and flashing area. Repairs are needed. Recommend a qualified contractor inspect further and repair as needed.
- ✎ (2) The roof covering was installed improperly above garage. Roof sheathing needs to be replaced in this area. This will involve some shingle replacement. A qualified contractor should inspect and repair as needed.



1.0 Picture 1

1.4 Roof Drainage Systems (gutters and downspouts)

Repair or Replace

- ✎ The gutter screens are missing at the front of home above garage. Gutters that drain poorly or clogged can lead to many costly problems such as deterioration of fascia, soffit or roof edge. It can also cause gutters to pull loose and lead to possible water intrusion. A qualified person should repair or replace as needed.

2. Exterior

2.0 Wall Cladding, Flashing and Trim

Repair or Replace

- ✎ The Wood siding at the right side (facing front) and rear of home is missing or incomplete at time of inspection around new premium windows that have recently been installed. I did not inspect the installation of siding at this location. A qualified contractor should inspect and repair as needed. The siding will need prep and paint.

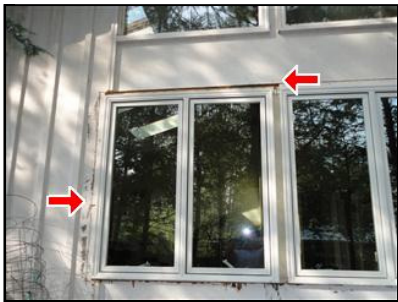
2. Exterior



2.0 Picture 1



2.0 Picture 2



2.0 Picture 3



2.0 Picture 4

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)
Repair or Replace

(1) Possible water run-off from the street into driveway during rain. I am unable to determine the frequency or amount.



2.4 Picture 1

(2) The brick walkway at the front of home are deteriorated in areas. A general replacement is likely. A qualified contractor should inspect and repair as needed.

2. Exterior



2.4 Picture 2 Water signs at front step



2.4 Picture 3



2.4 Picture 4



2.4 Picture 5



(4) The brick floor on the patio at the left side (facing front) has deteriorated mortar or grout, and is loose and uneven in areas. Water can cause further deterioration if not repaired and sealed properly. A qualified contractor should inspect and repair as needed.



2.4 Picture 7



(5) The brick floor on the patio at the rear of home is old and deteriorated. A general replacement is likely. A qualified contractor should inspect and repair as needed.



2.4 Picture 8

2.5 Eaves, Soffits and Fascias Repair or Replace



(1) The wood fascia and soffit panels at eave on the front of home above garage are deteriorated. Repairs are needed to roof covering as well. A qualified contractor should inspect and repair as needed.

2. Exterior



2.5 Picture 1



2.5 Picture 2

(2) The wood fascia at eave on the right side (facing front) is deteriorated. This is a small repair. A qualified contractor should inspect and repair as needed.



2.5 Picture 3

4. Kitchen Components and Appliances

4.5 Counters and a representative number of Cabinets

Repair or Replace

Base Cabinetry and trim at wall cabinet are unfinished at kitchen.



4.5 Picture 1



4.5 Picture 2

4.9 Dishwasher

Repair or Replace

The dishwasher is loose and needs securing to underside of countertop (using a proper length screw). I recommend repair as necessary.



4.9 Picture 1

4.14 Microwave Cooking Equipment

Repair or Replace

The microwave door handle is broken. I recommend repair as needed.

4. Kitchen Components and Appliances



4.14 Picture 1

5. Rooms

5.0 Ceilings

Repair or Replace



(1) The Sheetrock on the ceiling reveals a water stain indicating a leak did or still exists at the Den. Repairs are needed. A qualified contractor should inspect and repair as needed (See Roof Coverings).



5.0 Picture 1



(2) Water stain on ceiling panel lower level indicates plumbing leak.



5.0 Picture 2



(3) The Drywall on the ceiling reveals a water stain indicating a leak did or still exists at the Dining Room. Repairs are needed. A qualified contractor should inspect and repair as needed.



5.0 Picture 3



5.0 Picture 4

5.1 Walls

Repair or Replace



(1) Unfinished around windows in kitchen, and Den.



(2) The Wall at the bathtub is deteriorated and needs repair or replacement. The wall board and framing may need repair (not visible). I recommend repair or replace using a qualified contractor.

5. Rooms



5.1 Picture 1



(3) The sheetrock on the wall is dented or damaged from door knob at the hallway. While this damage is cosmetic, it needs to be repaired. A qualified contractor should inspect and repair as needed.



5.1 Picture 2



(4) Stair cover trim is unfinished needs prep and paint at stairs.



5.1 Picture 3

5.2

Floors

Repair or Replace



Carpet is loose or cut short from where electric baseboard use to be in areas around the perimeter of the Den.



5.2 Picture 1

10. Heating / Central Air Conditioning

10.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Repair or Replace



The washable filter is dirty. The filter needs to be cleaned. Recommend foil taping the filter for a better seal. See Video. Foam sleeve missing at suction line creates condensation and drips water.

10. Heating / Central Air Conditioning



10.3 Picture 1



10.3 Picture 2



10.3 Picture 3

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

WorkinMan Property Inspections
P.O.BOX 9165, Baltimore, md. 21219
Inspected By: Dale Hunter

Inspection Date: 3/30/2012
Report ID: 33977 Star Lane

Customer Info:	Inspection Property:
Danica Sample Customer's Real Estate Professional: Victor Tate Victor Realty	11312 StareCt Baltimore Md 21219

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 3,001 - 3,500	400.00	1	400.00
Radon test with kit	125.00	1	125.00
Water Test(Bacteria or lead)	110.00	1	110.00

Tax \$0.00
Total Price \$635.00

Payment Method: Cash
Payment Status: Paid
Note:

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Property Inspection Agreement

The address of the property is: 11312 StareCt Baltimore Md 21219

Fee for the home inspection is \$635.00. INSPECTOR acknowledges receiving a deposit of \$ from CLIENT.

THIS AGREEMENT made on 3/30/2012 by and between Dale Hunter (Hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT"), collectively referred to herein as "the parties." The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.
2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.
3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.
4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.
5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing or noted here:
_____.
6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.
7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.
8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.
9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.
10. If CLIENT requests a re-inspection, the re-inspection is also subject to all the terms and conditions set forth in this agreement.

11. This Agreement is not transferable or assignable.

12.HOLD HARMLESS AGREEMENT: CLIENT agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claims by reason of acts or neglects of the INSPECTOR or his employees or visitors or of independent contractors engaged or paid by INSPECTOR for the purpose of inspecting the subject home.

13. Should any provision of this Agreement require judicial interpretation, the Court shall not apply a presumption that the term shall be more strictly construed against one party or the other by reason of the rule of construction that a document is to be construed more strictly against the party who prepared it.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

_____, September 27, 2012
CLIENT OR REPRESENTATIVE

_____, September 27, 2012
CLIENT OR REPRESENTATIVE

_____, INSPECTOR

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