

KYAWA OC Services

Kyawa OC Services

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Inspector: **Kenneth Earle**

MD LICENSE #33540



Property Inspection Report

Client(s):

Property address:

Inspection date: Friday, April 12, 2019

This report published on Saturday, April 13, 2019 7:53:49 AM EDT

Thank you for the opportunity to conduct this inspection for you. This report is the exclusive property of **KYAWA** OC Services and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. Properties being inspected do not "Pass" or "Fail." If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

Introduction

This is a report on the readily accessible components and systems for signs of significant non-performance, excessive or unusual wear and general state of repair, and potential risks to property or occupants. This home inspection is a "snapshot in time" of the conditions of the property on the day and time of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow. Any component can fail at any time without warning. This report is not a guarantee or warranty of any kind.

In the report, there may be specific references to areas and items that were inaccessible. We do not move owner possessions, cut open sealed panels, move furniture or enter locations that may be a hazard to the inspector. We can make no representations regarding conditions that may be present but were

concealed or inaccessible for review. There may be hidden or concealed damage in these areas. Inspection of any previously inaccessible areas can be requested at additional cost.

We do not extensively review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF THE CONTINGENCY PERIOD. If needed, request an extension of the contingency to have such inspections performed. Any evaluations or repairs called for in this report should be completed prior to closing by qualified contractors who are insured and appropriately licensed for the work to be performed.

If you choose to purchase a Home Warranty, be aware that any system or component that is marked as "defective" in this report, for whatever reason, may be excluded from warranty repair coverage due to it being a "pre-existing condition." Consult with your warranty company for details.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms, conditions and limitations contained in the contract provided by the inspector who prepared this report.

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

Safety	Poses a safety hazard
Repair/Replace	Recommend repairing or replacing
Repair/Maintain	Recommend repair and/or maintenance
Maintain	Recommend ongoing maintenance
Evaluate	Recommend evaluation by a specialist
Monitor	Recommend monitoring in the future
Comment	For your information

Contact your inspector if there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporthost.com/glossary.asp>

General Information

Report number: 20190412SANDALWOOD128

Present during inspection: Client

Weather conditions during inspection: Dry (no rain)

Temperature during inspection: Cool

Inspection fee: 0

Type of building: Townhouse

Buildings inspected: One house

Number of residential units inspected: 1, Shed

Age of main building: 34

Source for main building age: Municipal records or property listing

Front of building faces: Southwest

Main entrance faces: Southwest

Occupied: No

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins

or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

Site profile: Level

Condition of sidewalks and/or patios: Appeared serviceable

Sidewalk material: Poured in place concrete

Condition of decks, porches and/or balconies: Appeared serviceable

Deck, porch and/or balcony material: Wood

1) Repair/Maintain - Soil was in contact with or too close to wooden deck, porch or balcony substructure components. This is a conducive condition for wood-destroying organisms. Clearances to soil should be as follows:

- 12 inches below beams
- 18 inches below joists
- 6 inches below support post bases and other wood components

Pressure treated wood is typically rated for 25 year contact with soil, but the cut ends hidden below grade may not have been treated and can rot quickly. Support posts should be elevated above grade on concrete piers or footings, and be separated from the concrete by metal brackets or an impermeable membrane such as shingle scraps. For other components, soil should be graded and/or removed to maintain these clearances if possible. Otherwise, replacing non-treated wood with treated wood, or installing borate-based products such as Impel rods may help to prevent infestation and damage. For more information, visit:

<http://www.reporthost.com/?IMPEL>

2) Repair/Maintain - Soil was in contact with one or more wooden deck, porch or balcony components. This is a conducive condition for wood destroying organisms. Even if posts are made of treated wood, the cut ends below soil may not have been field treated. Recommend grading soil or repairing as necessary to prevent wood-soil contact.

All areas of the deck substructure were inaccessible due to limited space below. These areas couldn't be evaluated and are excluded from the inspection.



Photo 2-1 Soil in contact with decking structure.



Photo 2-2 Soil in contact with decking structure.

3) Comment - Cracks, holes, settlement, heaving and/or deterioration resulting in trip hazards were found in the sidewalks or patios. For safety reasons, recommend that a qualified contractor repair as necessary to eliminate trip hazards.

HOA owned and maintained.



Photo 3-1 Trip hazard on common area sidewalk.

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Wall inspection method: Viewed from ground

Condition of wall exterior covering: Appeared serviceable

Apparent wall structure: Wood frame

Wall covering: Metal, Aluminum

Condition of foundation and footings: Not determined

Apparent foundation type: Concrete slab on grade

4) Repair/Maintain - Soil was in contact with or less than 6 inches from siding or trim. Regardless of what material is used for siding, it should not be in contact with the soil. If made of wood, siding or trim will eventually rot. For other materials, ground or surface water can infiltrate siding or trim and cause damage to the wall structure. Wood-destroying insects are likely to infest and damage the wall structure. This is a conducive condition for wood-destroying organisms. Recommend grading or removing soil as necessary to maintain a 6-inch clearance. Note that damage from fungal rot and/or insects may be found when soil is removed, and repairs may be necessary.



Photo 4-1 Soil in contact with siding.



Photo 4-2 Soil in contact with siding.



Photo 4-3 Soil in contact with trim.



Photo 4-4 Soil in contact with trim.

5) Maintain - Caulk was deteriorated in some areas. For example, Siding to brick. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit:

<http://www.reporhost.com/?CAULK>

Caulk deteriorated at exterior wall where it meets unit 126.



Photo 5-1 Caulking degraded; need to be re-caulked.

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

Roof inspection method: Viewed from ground

Condition of roof surface material: Appeared serviceable

Roof surface material: Asphalt or fiberglass composition shingles, Built up tar and felt

Roof type: Gable

Condition of exposed flashings: Appeared serviceable

Condition of gutters, downspouts and extensions: Appeared serviceable

6) Repair/Maintain - Extensions such as splash blocks or drain pipes for one or more downspouts were missing. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.

Extend drains away from house



Photo 6-1 Need to extend downspout drain.



Photo 6-2 Buried downspout line-destination unknown.

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Attic inspection method: Viewed from hatch(es)

Condition of roof structure: Appeared serviceable

Roof structure type: Trusses

Ceiling structure: Trusses

Condition of insulation in attic (ceiling, skylight chase, etc.): Required repair, replacement and/or evaluation (see comments below)

Ceiling insulation material: Fiberglass roll or batt

Approximate attic insulation R value (may vary in areas): R-30

Condition of roof ventilation: Appeared serviceable

Roof ventilation type: Ridge vent(s), Open soffit vents

7) Repair/Replace - The ceiling insulation in one or more areas of the attic was installed upside down. Heating and cooling costs may be higher due to reduced energy efficiency. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-38).

Insulation in attic was installed upside down-paper towards roof.

8) Monitor, Comment - Evidence of previous water infiltration on roof sheathing at front of house.



Photo 8-1 Evidence of previous water leak.

9) **Monitor, Comment** - Evidence of paint on sheathing in attic at rear of house-possible repair of organic growth.



Photo 9-1 Evidence of repair; may be treatment for organic growth.



Photo 9-2 Evidence of repair; may be treatment for organic growth.

10) **Comment** - Evidence of repair to party wall in attic.



Photo 10-1

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

Electric service condition: Appeared serviceable

Primary service type: Underground

Service voltage (volts): 120-240

Estimated service amperage: 200

Primary service overload protection type: Circuit breakers

Main disconnect rating (amps): 200

System ground: Ground rod(s) in soil

Condition of main service panel: Appeared serviceable

Location of main service panel #A: Living room

Location of main disconnect: Breaker at bottom of main service panel

Condition of branch circuit wiring: Serviceable

Branch circuit wiring type: non-metallic sheathed

Ground fault circuit interrupter (GFCI) protection present: Yes

Smoke alarms installed: Yes, but not tested

11) Safety, Repair/Replace - Smoke alarms were missing from one or more bedrooms. Smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom and on each level. For more information, visit:

<http://www.reporhost.com/?SMKALRM>

One smoke alarm was present on each floor. The 1st floor smoke detector was located in the family room and was a sealed 10 year battery non-hardwired type. The 2nd floor smoke detector was located at the top of the stairs and was a hardwired type. They were not interconnected. No smoke detectors in any bedrooms.



Photo 11-1 1st floor 10-year sealed battery non-hardwired smoke detector.



Photo 11-2 2nd floor hardwired smoke detector.

12) Safety, Repair/Replace - Outdoor condenser has max breaker of 20 Amps-panel has 30 Amp.



Photo 12-1 30 AMP breaker for HVAC compressor. Compressor rated for 20 AMP.

13) - Electric panel.



Photo 13-1

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable

Water service: Public

Location of main water shut-off: Laundry room
Condition of supply lines: Appeared serviceable
Supply pipe material: Copper
Condition of drain pipes: Appeared serviceable
Drain pipe material: Plastic
Condition of waste lines: Appeared serviceable
Waste pipe material: Plastic
Vent pipe condition: Appeared serviceable
Vent pipe material: Plastic

14) Evaluate - A water filtration system was installed on the premises. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Filter cartridges typically need replacing periodically. Cleaning and other maintenance may also be needed. Recommend consulting with the property owner about this system to determine its condition, required maintenance, age, expected remaining life, etc. For more information, visit:

<http://www.reporhost.com/?WTRFLTR>



Photo 14-1

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.

Condition of water heater: Appeared serviceable

Type: Tank

Energy source: Electricity

Capacity (in gallons): 50

Location of water heater: Laundry room

Hot water temperature tested: Yes

Water temperature (degrees Fahrenheit): 118

15) Repair/Replace - TPR valve drain pipe terminated >6" from the floor; recommend replacement.



Photo 15-1

16) - US/Craftmaster E50R6-45 100; 1601102448606; Est Mfg Date 01/16

Heating, Ventilation and Air Condition (HVAC)

General Comments: The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood. The estimated useful life for most forced air furnaces is 15-20 years. The inspector will test the heating and air conditioner using the thermostat or other controls. A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year. Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, resulting in death.

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

General heating system type(s): Heat pump

General heating distribution type(s): Ducts and registers

Condition of cooling system and/or heat pump: Appeared serviceable

Cooling system and/or heat pump fuel type: Electric

Location of heat pump or air conditioning unit: northeast

Type: Heat pump

Condition of controls: Appeared serviceable

17) **Repair/Replace, Evaluate** - The thermostat was inoperable. Recommend that a qualified person evaluate and repair or replace as necessary.

2nd floor thermostat does not operate.

18) **Repair/Replace** - Insulation on the heat pump or air conditioning condensing unit's refrigerant lines was deteriorated or missing in some areas. This may result in reduced efficiency and increased energy costs. Recommend that a qualified person replace or install insulation as necessary.



Photo 18-1 Degraded HVAC line insulation needs replacing.

19) Repair/Maintain - The water heater is installed too close to the air handler preventing access to the filter slot. Filter must be forced in to install. This has limited service to the unit.



Photo 19-1 New filter ruined during install/removal. No clearance to filter slot resulting from installation of water heater too close to air handler.



Photo 19-2

20) Repair/Maintain - Coils in air handler were dirty and in need of service. Recommend a complete service by a qualified HVAC contractor.



Photo 20-1

21) Comment - The outdoor air temperature was below 65 degrees Fahrenheit during the inspection. Air conditioning systems can be damaged if operated during such low temperatures. Because of this, the inspector was unable to operate and fully evaluate the cooling system.

22) - Compressor: Goodman CPLE18-1A; 0304450055; Est Mfg Date 04/03
Air Handler: Goodman AR18-1; 021141364; Est Mfg Date 11/02

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.

Condition of counters: Appeared serviceable

Condition of under-sink food disposal: Appeared serviceable

Condition of dishwasher: Appeared serviceable

Condition of ranges, cooktops and/or ovens: Appeared serviceable

Range, cooktop, oven type: Electric

Condition of refrigerator: Appeared serviceable

Condition of built-in microwave oven: Appeared serviceable

23) Safety, Repair/Replace - Electrical wiring for the under-sink food disposal was substandard. Non-metallic sheathed wiring was exposed and subject to damage. The wiring can be damaged by repeated bending or contact with sharp objects. BX-armored conduit should be installed to protect wiring, or a flexible appliance cable should be installed. This is a potential shock hazard. Recommend that a qualified contractor repair per standard building practices.



Photo 23-1 Missing wire clamp.

24) Safety, Repair/Replace - The range could tip forward. An anti-tip bracket may not be installed. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. Recommend installing an anti-tip bracket to eliminate this safety hazard. For more information, visit: <http://www.reporthost.com/?ATB>

25) Repair/Replace, Evaluate - The inspector was unable to determine if the dishwasher's drain line had a high loop or air gap (e.g. drain line not visible). A high loop is created by routing the drain line up to the bottom surface of the counter top above and securely fastening it to that surface. An air gap is a device that makes the drain line non-continuous. Both of these prevent waste-water backflow from entering the dishwasher, and possibly flooding out of the dishwasher if/when a siphon occurs. Some newer dishwashers have these devices built in. Recommend reviewing the dishwasher's installation instructions, consulting with the property owner and/or having a qualified contractor evaluate further to determine if a high loop and air gap are installed or needed. If not installed, and none is built into the dishwasher, then recommend that a qualified contractor install a high loop and air gap per standard building practices.



Photo 25-1 No evidence of high loop for dishwasher.

26) Repair/Replace - One or more cabinets, drawers and/or cabinet doors were loose. Recommend that a qualified person repair or replace as necessary.

Lower cabinet to left of range top hinge is loose. Recommend aligning and tightening.

27) Comment - Appliances:

Refrigerator: WRB322DMBM00; K72211822; Est Mfg Date 05/17

Range: WFE540H0ES0; R72389350; Est Mfg Date 06/17

Dishwasher: WDT720PADM2; F72411681; Est Mfg Date 06/17

Microwave: WMH53520CS-7; TR71?34191; Est Mfg Date 04/17

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Half bath, first floor

Location #B: Full bath, second floor

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of flooring: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)

Condition of bathtubs and related plumbing: Appeared serviceable

Condition of shower(s) and related plumbing: Appeared serviceable

Condition of ventilation systems: Appeared serviceable

Bathroom and laundry ventilation type: with individual ducts

240 volt receptacle for laundry equipment present: Yes

28) Repair/Replace, Evaluate - The toilet at location(s) #A was loose where it attached to the floor. Leaks can occur. Flooring, the sub-floor or areas below may get damaged. Sewer gases can enter living spaces. Recommend that a qualified contractor remove the toilet(s) for further evaluation and repair if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.

29) - Sink stopper not operable in 2nd floor bathroom. Pull rod not connected to strap.



Photo 29-1 Sink stopper not connected.

Interior, Doors and Windows

General Comments: Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas. All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items. An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous

waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks through a slab and is hidden by floor coverings that moisture can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or source of odors is not within the scope of this inspection.

Condition of exterior entry doors: Appeared serviceable

Condition of interior doors: Appeared serviceable

Condition of windows and skylights: Appeared serviceable

Type(s) of windows: Vinyl

Condition of walls and ceilings: Appeared serviceable

Wall type or covering: Drywall

Ceiling type or covering: Drywall

Condition of flooring: Appeared serviceable

Condition of concrete slab floor(s): Appeared serviceable

Flooring type or covering: Carpet, Ceramic

Condition of stairs, handrails and guardrails: Appeared serviceable

30) Comment - One or more exterior doors had minor damage and/or deterioration. Although serviceable, the client may wish to repair or replace such doors for appearances' sake. Weather strip needs repair at front entry.



Photo 30-1 Damaged weather seal; needs replacement.

31) Comment - Evidence of repair to door frame in bedroom.



Photo 31-1

SCOPE AND LIMITATIONS OF THIS INSPECTION

This inspection is limited to a visual observation of the exposed and readily accessible areas of the home. The concealed and inaccessible areas are not included. The following locations are considered inaccessible due to limited height and excluded from this inspection unless otherwise stated:

Crawl space areas less than 18 inches in height
 Attic spaces less than 5 feet in height
 Spaces under outdoor decks less than 5 feet high

Observation includes operation of the systems or components by means of the normal user controls. Dismantling of equipment, and destructive testing is not included. Some specific items are also excluded, and these are listed in the following section. If you feel there is a need for evaluation of any of these items, then you will need to arrange for specific inspections.

Items not Included:

1. Recreational, leisure, playground or decorative equipment or appliances including but not limited to pools, hot tubs, saunas, steam baths, landscape lighting, fountains, shrubs, trees, and tennis courts;
2. Cosmetic conditions (wallpapering, painting, carpeting, scratches, scrapes, dents, cracks, stains, soiled or faded surfaces on the structure or equipment, soiled, faded, torn, or dirty floor, wall or window coverings etc.);
3. Noise pollution or air quality in the area;
4. Earthquake hazard, liquefaction, flood plain, soil, slide potential or any other geological conditions or evaluations;
5. Engineering level evaluations on any topic;
6. Existence or non-existence of solder or lead in water pipes, asbestos, hazardous waste, radon, urea formaldehyde urethane, lead paint or any other environmental, flammable or toxic contaminants or the existence of water or airborne diseases or illnesses and all other similar or potentially harmful substances (although the inspector may note the possible existence of asbestos in ceiling texture and furnace duct tape);
7. Zoning or municipal code (e.g. building, fire, housing (existing buildings), mechanical, electrical, plumbing, etc. code) restrictions or other legal requirements of any kind;
8. Any repairs which relate to some standard of interior decorating;
9. Cracked heat exchangers or similar devices in furnaces;
10. Any evaluation which requires the calculation of the capacity of any system or item that is expected to be part of the inspection. Examples include but are not limited to the calculation of appropriate wattage or wiring of kitchen appliances, appropriate sizing of flues or chimneys, appropriate ventilation to combustion-based items (e.g. furnaces, water heaters, fireplaces etc.), appropriate sizing, spacing and spanning of joists, beams, columns, girders, trusses, rafters, studs etc., appropriate sizing of plumbing and fuel lines, etc.;
11. Washers and dryers;
12. Circuit breaker operation;
13. Specialty evaluations such as private sewage, wells, solar heating systems, alarms, intercom systems, central vacuum systems, wood and coal stoves, pre-fab and zero clearance fireplaces, space heaters, sprinkler systems, gas logs, gas lights, elevators and common areas unless these have been specifically added to the inspection description above but only to the degree that the inspector is capable of evaluating these items;
14. Items that are not visible and exposed including but not limited to concealed wiring, plumbing, water leaks, under bathtubs and shower stalls due to faulty pans or otherwise, vent lines, duct work, exterior foundation walls (below grade or covered by shrubs or wall/paneling, stored goods etc.)

- and footings, underground utilities, and systems and chimney flues;
- 15. Evaluations involving destructive testing;
- 16. Evaluation which requires moving personal goods, debris, furniture, equipment, floor covering, insulation or like materials;
- 17. Design problems and adequacy or operational capacity, quality or suitability;
- 18. Fireplace drafting;
- 19. To prevent damages to units, air conditioning when outside temperature below 60 degrees F or if the unit has not been warmed up or on for at least 24 hours prior to inspection;
- 20. Any evaluation which would involve scraping paint or other wall coverings;
- 21. Heating system accessories (e.g. humidifiers, electronic air cleaners etc.);
- 22. Legal description of property such as boundaries, egress/ingress, etc.;
- 23. Quality of materials;
- 24. Conformance with plan specifications or manufacturers specifications;
- 25. Flood conditions or plains;
- 26. Any other characteristics or items which are generally not included in a building inspection report on a regular basis.

As a part of our service, we sometimes provide approximate, cost of repair estimates for particular items. These estimates should be considered as background information only. It is beyond the scope of this inspection and report to supply you with accurate repair costs. Such estimates should be supplied by contractors who specialize in this type of work. Our estimates should be used only as guidelines. If you intend to negotiate the price of this property based on defects found during this inspection, we strongly suggest you obtain one or more written bids from a licensed contractor(s). It is a conflict of interest for All Point Home Inspections to recommend any specific contractor.

Evaluations are made as to the present age, and remaining economic life of an item, i.e. water heaters, roofs, plumbing, furnaces, etc. These evaluations are based on visual observation, industry averages and prior experience. THEY ARE NOT OFFERED AS A WARRANTY OR CERTIFICATION OF REMAINING LIFE.

Anticipated Appliance Expected life (in years)

Microwave oven	8-10
Garbage disposal	10-12
Trash compactor	10
Water heater, gas	10-13
Water heater, electric	10-14
Water heater, tankless (on demand)	20+
Smoke detector	10
Refrigerator, side by side	14
Refrigerator, top mount	14
Refrigerator, bottom mount	17
Refrigerator, single door	19
Refrigerator, compact (dorm type)	5
Gas Range.....	15
Electric Range.....	13
Garage Door Openers	10-15
Washing machine, top load	14
Washing machine, front load	11
Dryer	13
Dishwasher	9-10
Cooktops	13-20
Air Conditioner (window unit)	10
Furnace (electric).....	13
Furnace (gas)	15
Heat Pump	16
Sump Pump	5-12

Primary source is NAHB's report "Study of Life Expectancy of Home Components" combined with a number of other articles returned by Google. All of the articles say something to the effect of "your mileage may vary".

Disclaimer

In some cases we may recommend your consulting a specialist such as a structural engineer or licensed electrician. Hiring a specialist can be a prudent means of providing some protection of your financial investment in this property. WE DO NOT MAKE ANY TYPE OF WARRANTY OR GUARANTEE AS TO THE CONDITION OF THE PROPERTY. SOME THINGS MAY REMAIN HIDDEN OR BECOME DEFECTIVE AFTER THE INSPECTION. IT IS NOT POSSIBLE TO DETECT EVERY DEFECT WITHIN A BUILDING DURING THE COURSE OF A GENERAL INSPECTION. THIS REPORT SHOULD BE USED IN CONJUNCTION WITH, AND NOT A REPLACEMENT FOR , A PRE-CLOSING WALK-THROUGH BY THE CLIENT.

THIS INSPECTION IS NOT AN INSURANCE POLICY AGAINST HIDDEN DEFECTS, OR CONDITIONS THAT ARE NOT VISIBLE AND READILY APPARENT AT THE TIME OF INSPECTION.

THE COST OF THIS INSPECTION DOES NOT ENTITLE YOU TO ANY TYPE OF PROTECTION FROM HIDDEN FLAWS AND DEFECTS. THIS

INSPECTION DOES NOT TRANSFER YOUR ULTIMATE RESPONSIBILITY TO ALL POINT HOME INSPECTIONS.

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Inspector: **Kenneth Earle**

MD LICENSE #33540



Summary

Client(s)

Property address

Inspection date: Friday, April 12, 2019

This report published on Saturday, April 13, 2019 7:53:49 AM EDT

Important: This summary page is not the complete report. Clients should refer to the complete report for evaluating the subject property.

Concerns are shown and sorted according to these types:

Safety	Poses a safety hazard
Repair/Replace	Recommend repairing or replacing
Repair/Maintain	Recommend repair and/or maintenance
Maintain	Recommend ongoing maintenance
Evaluate	Recommend evaluation by a specialist
Monitor	Recommend monitoring in the future
Comment	For your information

Grounds

1) **Repair/Maintain** - Soil was in contact with or too close to wooden deck, porch or balcony substructure components. This is a conducive condition for wood-destroying organisms. Clearances to soil should be as follows:

- 12 inches below beams
- 18 inches below joists
- 6 inches below support post bases and other wood components

Pressure treated wood is typically rated for 25 year contact with soil, but the cut ends hidden below grade may not have been treated and can rot quickly. Support posts should be elevated above grade on concrete piers or footings, and be separated from the concrete by metal brackets or an impermeable membrane such as shingle scraps. For other components, soil should be graded and/or removed to maintain these clearances if possible. Otherwise, replacing non-treated wood with treated wood, or installing borate-based products such as Impel rods may help to prevent infestation and damage. For more information, visit:

<http://www.reporthost.com/?IMPEL>

2) **Repair/Maintain** - Soil was in contact with one or more wooden deck, porch or balcony components. This is a conducive condition for wood destroying organisms. Even if posts are made of treated wood, the cut ends below soil may not have been field treated. Recommend grading soil or repairing as necessary to prevent wood-soil contact.

All areas of the deck substructure were inaccessible due to limited space below. These areas couldn't be evaluated and are excluded from the inspection.



Photo 2-1 Soil in contact with decking structure.



Photo 2-2 Soil in contact with decking structure.

Exterior and Foundation

4) **Repair/Maintain** - Soil was in contact with or less than 6 inches from siding or trim. Regardless of what material is used for siding, it should not be in contact with the soil. If made of wood, siding or trim will eventually rot. For other materials, ground or surface water can infiltrate siding or trim and cause damage to the wall structure. Wood-destroying insects are likely to infest and damage the wall structure. This is a conducive condition for wood-destroying organisms. Recommend grading or removing soil as necessary to maintain a 6-inch clearance. Note that damage from fungal rot and/or insects may be found when soil is removed, and repairs may be necessary.



Photo 4-1 Soil in contact with siding.



Photo 4-2 Soil in contact with siding.



Photo 4-3 Soil in contact with trim.



Photo 4-4 Soil in contact with trim.

5) Maintain - Caulk was deteriorated in some areas. For example, Siding to brick. Recommend that a qualified person renew or install caulk as necessary. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit: <http://www.reporthost.com/?CAULK>

Caulk deteriorated at exterior wall where it meets unit 126.



Photo 5-1 Caulking degraded; need to be re-caulked.

Roof

6) Repair/Maintain - Extensions such as splash blocks or drain pipes for one or more downspouts were missing. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.

Extend drains away from house



Photo 6-1 Need to extend downspout drain.



Photo 6-2 Buried downspout line-destination unknown.

Attic and Roof Structure

7) Repair/Replace - The ceiling insulation in one or more areas of the attic was installed upside down. Heating and cooling costs may be higher due to reduced energy efficiency. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-38).

Insulation in attic was installed upside down-paper towards roof.

8) Monitor, Comment - Evidence of previous water infiltration on roof sheathing at front of house.



Photo 8-1 Evidence of previous water leak.

9) **Monitor, Comment** - Evidence of paint on sheathing in attic at rear of house-possible repair of organic growth.



Photo 9-1 Evidence of repair; may be treatment for organic growth.



Photo 9-2 Evidence of repair; may be treatment for organic growth.

Electric

11) **Safety, Repair/Replace** - Smoke alarms were missing from one or more bedrooms. Smoke alarms should be installed as necessary so a functioning alarm exists in each hallway leading to bedrooms, in each bedroom and on each level. For more information, visit:

<http://www.reporthost.com/?SMKALRM>

One smoke alarm was present on each floor. The 1st floor smoke detector was located in the family room and was a sealed 10 year battery non-hardwired type. The 2nd floor smoke detector was located at the top of the stairs and was a hardwired type. They were not interconnected. No smoke detectors in any bedrooms.



Photo 11-1 1st floor 10-year sealed battery non-hardwired smoke detector.



Photo 11-2 2nd floor hardwired smoke detector.

12) **Safety, Repair/Replace** - Outdoor condenser has max breaker of 20 Amps-panel has 30 Amp.

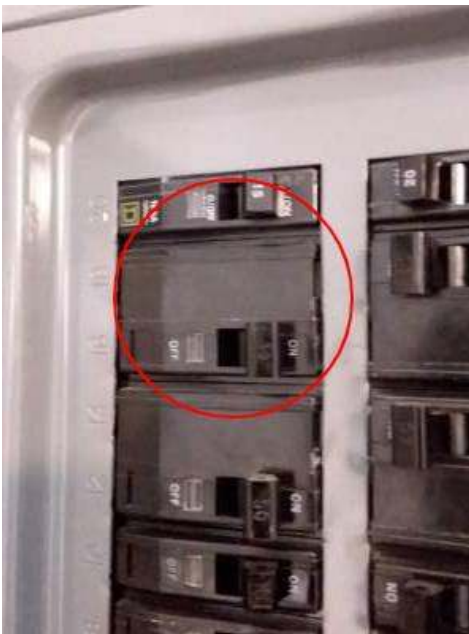


Photo 12-1 30 AMP breaker for HVAC compressor. Compressor rated for 20 AMP.

Plumbing / Fuel Systems

14) **Evaluate** - A water filtration system was installed on the premises. These are specialty systems and are excluded from this inspection. Comments in this report related to this system are made as a courtesy only and are not meant to be a substitute for a full evaluation by a qualified specialist. Filter cartridges typically need replacing periodically. Cleaning and other maintenance may also be needed. Recommend consulting with the property owner about this system to determine its condition, required maintenance, age, expected remaining life, etc. For more information, visit:

<http://www.reporthost.com/?WTRFLTR>



Photo 14-1

Water Heater

15) **Repair/Replace** - TPR valve drain pipe terminated >6" from the floor; recommend replacement.



Photo 15-1

Heating, Ventilation and Air Condition (HVAC)

17) **Repair/Replace, Evaluate** - The thermostat was inoperable. Recommend that a qualified person evaluate and repair or replace as necessary.

2nd floor thermostat does not operate.

18) **Repair/Replace** - Insulation on the heat pump or air conditioning condensing unit's refrigerant lines was deteriorated or missing in some areas. This may result in reduced efficiency and increased energy costs. Recommend that a qualified person replace or install insulation as necessary.

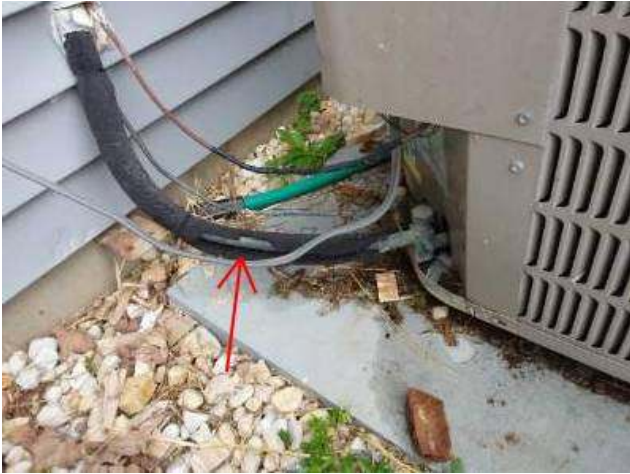


Photo 18-1 Degraded HVAC line insulation needs replacing.

19) Repair/Maintain - The water heater is installed too close to the air handler preventing access to the filter slot. Filter must be forced in to install. This has limited service to the unit.



Photo 19-1 New filter ruined during install/removal. No clearance to filter slot resulting from installation of water heater too close to air handler.



Photo 19-2

20) Repair/Maintain - Coils in air handler were dirty and in need of service. Recommend a complete service by a qualified HVAC contractor.



Photo 20-1

Kitchen

23) **Safety, Repair/Replace** - Electrical wiring for the under-sink food disposal was substandard. Non-metallic sheathed wiring was exposed and subject to damage. The wiring can be damaged by repeated bending or contact with sharp objects. BX-armored conduit should be installed to protect wiring, or a flexible appliance cable should be installed. This is a potential shock hazard. Recommend that a qualified contractor repair per standard building practices.



Photo 23-1 Missing wire clamp.

24) **Safety, Repair/Replace** - The range could tip forward. An anti-tip bracket may not be installed. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. Recommend installing an anti-tip bracket to eliminate this safety hazard. For more information, visit:

<http://www.reporthost.com/?ATB>

25) **Repair/Replace, Evaluate** - The inspector was unable to determine if the dishwasher's drain line had a high loop or air gap (e.g. drain line not visible). A high loop is created by routing the drain line up to the bottom surface of the counter top above and securely fastening it to that surface. An air gap is a device that makes the drain line non-continuous. Both of these prevent waste-water backflow from entering the dishwasher, and possibly flooding out of the

dishwasher if/when a siphon occurs. Some newer dishwashers have these devices built in. Recommend reviewing the dishwasher's installation instructions, consulting with the property owner and/or having a qualified contractor evaluate further to determine if a high loop and air gap are installed or needed. If not installed, and none is built into the dishwasher, then recommend that a qualified contractor install a high loop and air gap per standard building practices.



Photo 25-1 No evidence of high loop for dishwasher.

26) Repair/Replace - One or more cabinets, drawers and/or cabinet doors were loose. Recommend that a qualified person repair or replace as necessary.

Lower cabinet to left of range top hinge is loose. Recommend aligning and tightening.

Bathrooms, Laundry and Sinks

28) Repair/Replace, Evaluate - The toilet at location(s) #A was loose where it attached to the floor. Leaks can occur. Flooring, the sub-floor or areas below may get damaged. Sewer gases can enter living spaces. Recommend that a qualified contractor remove the toilet(s) for further evaluation and repair if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.