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Inspected By:  
**Robert Schwindt**

Referral Information

## **SAMPLE GARDEN STYLE CONDO REPORT #2**

COVERPAGE

*Photo*



# Inspection Report Details

## (IL) INSPECTION LEGEND

Comment /  
Limitation

### (IL) INSPECTION LEGEND - MANDATORY MARYLAND STATEMENT, INSPECTION LEGEND

THE FOLLOWING INFORMATION IS PROVIDED IN ACCORDANCE WITH THE MARYLAND HOME INSPECTORS ACT, BILL 379

I. "AN INSPECTION IS INTENDED TO ASSIST IN THE EVALUATION OF THE OVERALL CONDITION OF A BUILDING. THE INSPECTION IS BASED ON OBSERVATION OF THE VISIBLE AND APPARENT CONDITION OF THE BUILDING AND ITS COMPONENTS ON THE DATE OF INSPECTION."

II. "THE RESULTS OF THIS HOME INSPECTION ARE NOT INTENDED TO MAKE ANY REPRESENTATION REGARDING LATENT OR CONCEALED DEFECTS THAT MAY EXIST, AND NO WARRANTY OR GUARANTEE IS EXPRESSED OR IMPLIED."

III. "IF YOUR HOME INSPECTOR IS NOT A LICENSED STRUCTURAL ENGINEER OR OTHER PROFESSIONAL WHOSE LICENSE AUTHORIZES THE RENDERING OF AN OPINION AS TO THE STRUCTURAL INTEGRITY OF A BUILDING OR THE CONDITION OF ITS COMPONENTS OR SYSTEMS, YOU MAY WISH TO SEEK THE PROFESSIONAL OPINION OF A LICENSED STRUCTURAL ENGINEER OR OTHER PROFESSIONAL REGARDING ANY POSSIBLE DEFECTS OR OBSERVATIONS SET FORTH IN THIS REPORT."

IV. "ONLY HOME INSPECTIONS PERFORMED BY MARYLAND LICENSED HOME INSPECTORS WILL BE RECOGNIZED BY THE BUYER AS A VALID HOME INSPECTION UNDER A REAL ESTATE CONTRACT".

NOTE: YOUR HOME INSPECTOR IS NOT A LICENSED STRUCTURAL ENGINEER.

PRE-INSPECTION AGREEMENT- This condo inspection was conducted in accordance with the "pre-inspection agreement" and ASHI standards as applicable to condos.

#### INSPECTOR QUALIFICATIONS

Robert Schwindt - Inspections since 1990  
ASHI (American Society of Home Inspectors) Certified  
Maryland MHIC Licensed Contractor  
Virginia Licensed Home Inspector, Voluntary License #3380 000038  
Licensed Maryland Home Inspector #29360  
District of Columbia - No license yet available.

#### DEFINITIONS USED THROUGHOUT THE REPORT

SATISFACTORY - Item is functional, with no obvious signs of defect. Item is in normal condition. (at time of inspection)

MAJOR DEFECT - An item with a current defect which could have a high cost to repair. Further evaluation may be needed to fully understand potential needed repairs and costs.

SERVICE / REPAIRS - An item in need of Repairs/Maintenance/Service. The expected cost is less significant than a Major Defect.

SAFETY CONCERN - A item that could affect the safety of the home occupants. Immediate repairs needed.

MARGINAL / AGED - Item is marginally acceptable, due to age or generalized deterioration, repairs or replacement will be needed in near future.

COMMENT / LIMITATION - Comments on an item or explanation of why the inspection of this item was limited.

**None noted**

Major Defect

- sTypes

## (PI) PROPERTY INFO.

Comment /  
Limitation

**(PI) PROPERTY INFO. - General Comment**

Comment /  
Limitation

**Condo Type? - Unit in Garden Style Multi Unit Building**

The condo unit was inspected. The building in general and the building systems are not within the scope of this inspection.

Satisfactory

**Suspected Unit Age - Suspected Unit Age**

Suspected unit age: 1974, 41 years.

Satisfactory

**Garage? - N/A**

Satisfactory

**Space Below Grade? - None**

Comment /  
Limitation

**Water Source? - From Condo**

Condo Water systems are not in scope of inspection.

Not known if this unit has a individual water meter or if water is supplied by the condo. Further investigation is needed.

Satisfactory

**Water On? - Yes**

Comment /  
Limitation

**Sewage Disposal? - To Condo**

Condo Waste systems are not in scope of inspection.

Satisfactory

**Gas On? - N/A**

Satisfactory

**Electricity On? - Yes**

Satisfactory

**Weather? - Cloudy**

Satisfactory

**Approximate Temperature? - 80-90**

Comment /  
Limitation

**Soil Condition? - Damp**

Some rain within the past few days. The ground was damp at inspection.

## (LGE) LOTS/GROUNDS & EXTERIOR

Comment /  
Limitation

**(LGE) LOTS/GROUNDS & EXTERIOR - General Comment, Not Full Inspection of Lots/Grounds/Exterior**

This inspection is not a full inspection of building exterior. Only areas of exterior that relate to this particular unit were inspected.

## (LGE) LOTS/GROUNDS & EXTERIOR

### Safety Concern

#### Patio - Flagstone

- Rear flagstone patio and walkway.
- There are open gaps inbetween some stones. These are a potential trip hazard. (safety) gaps should be filled with gravel dust or sand. Repairs needed.
  - A few flagstones are cracked or have corners broken off them. (cosmetic)



### Comment / Limitation

#### Porch/s - Inspected

Rear covered porch/patio area has concrete with tile floor. Area is covered by the building above.



### Service / Repairs

#### Grading - General Positive Grading

Only grade near this particular unit was observed.

- Timber flower beds have been installed next to the house wall. Drain holes should be added to prevent water from standing next to the house wall. Water standing next to the wall could cause seepage to the inside. Repairs needed.



### Satisfactory

#### Vegetation/Trees (near house) - Observed

### Satisfactory

#### Fences - Wood Privacy



## (LGE) LOTS/GROUNDS & EXTERIOR

Satisfactory

Unit Entry Door/s - Operated

Comment /  
Limitation

Exterior Wall Surfaces - Brick, Pertaining Surfaces Observed

Only sections of the exterior as they pertain to this unit were observed. cursory inspection only.

Service / Repairs

Outside Vent Cap/s - Dryer, Bathroom/s, Kitchen Exhaust

1. Screening has been installed to keep birds from nesting. The screening is holding open all the vent wind caps. Cold air can enter back through the vents. Repairs needed. The screen should be removed. If a screen is installed it should be on the under side of the vent cap. This would permit the wind flaps to function. (See Picture #1)

2. The microwave exhaust has very marginal flow when checked outside. Not typical. Not known if the exhaust pipe is separated above sheet rock in living space or maybe the microwave fan was not properly installed. Further investigation needed. (See Picture #1, red arrow)

Inspection and repairs are needed by a licensed Contractor.



Comment /  
Limitation

Attic - No Attic

No attic is directly related to this unit. Building attic was not inspected.

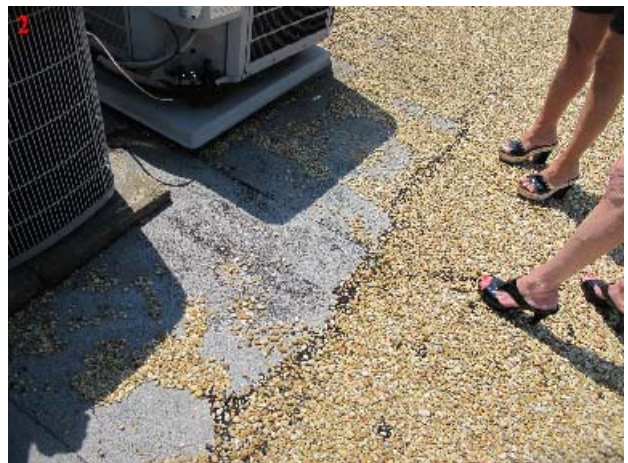
## (LGE) LOTS/GROUNDS & EXTERIOR

### Comment / Limitation

#### Roof - Roof Comment

Roof Comment:  
Cursory view of the roof when the inspector was on the roof to look at the condenser unit.  
Roof is a single ply modified bitumen base. With tar and gravel installed on top. Roof is not at end of life.

Further investigation is needed to find out when the building roof was last replaced and what plan or reserves have they set aside for future replacement.



## (ST) STRUCTURE

### Comment / Limitation

#### (ST) STRUCTURE - General Comment, Building Structure Not in Scope of Inspection

Building Structure is not in the scope of this inspection. Structural defects noticed by the inspector during the inspection may be included in the report at the discretion of the inspector.

## (ELS) ELECTRICAL SERVICE (IN UNIT)

### Comment / Limitation

#### (ELS) ELECTRICAL SERVICE (IN UNIT) - General Comment

Building electrical systems are not within the scope of this inspection. This inspection is of the condo unit only.

### Comment / Limitation

#### Electrical Service Drop - Service From Building Meter Room

Electrical Service Drop is from the buildings meter room and was not viewed. This service cable is not in the scope of this inspection.

### Comment / Limitation

#### Unit Service Size, Amps - 125 amps

The only service wire viewed was the service wiring leading into the unit panel.

### Satisfactory

#### Unit Service Conductor - Copper, Metal Jacketed (BX)

## (ELS) ELECTRICAL SERVICE (IN UNIT)

Satisfactory

Unit Voltage - 120/240 volt

Satisfactory

Main Breaker/Fuse Size - Main Disconnect Not In Unit

Main electrical disconnect is not in the unit. There may be a disconnect in building electrical service room. Further investigation is needed.

Satisfactory

Unit Grounding - Sub Panel Bounded

Satisfactory

#1 Panel Type - Breakers and Main Breaker



Satisfactory

#1 Panel Max Capacity - 125 amp

Satisfactory

#1 Panel Location - Living Room

## (ELB) ELECTRICAL BRANCH ITEMS

Comment /  
Limitation

(ELB) ELECTRICAL BRANCH ITEMS - General Comment, Electrical Defects Discovered

Electrical branch wiring for this unit only was observed. Closed walls and ceilings limit the view of branch electrical items.

Electrical defects were discovered during the inspection. These defects and the system in general should be inspected and repaired by a licensed Electrician as needed for safe and normal use. Receipts of repairs and condition should be provided to the buyer.

Comment /  
Limitation

House Branch Wiring/Circuits - Metal Jacketed (BX), View Limited, Copper Wires

Electrical Branch Wiring, View Limited By:  
Closed walls and ceilings.

Satisfactory

Aluminum 120 volt Circuits? - No

Comment /  
Limitation

Interior Outlets - Inspected

ASHI Standards require a representative number of outlets be tested.

Satisfactory

Lights/Ceiling Fans/Switches - Inspected

## (ELB) ELECTRICAL BRANCH ITEMS

### Marginal / Aged

#### Smoke Detectors - Present on every level.

Existing smoke detector/s are aged. These units should be replaced every 10 years. Suggest installing new unit/s with 10 year battery or battery back up. (suggested safety improvement)



### Safety Concern

#### GFCI Outlets - Bathroom/s, Outside, Kitchen

1. The rear outside GFCI breaker is not breaking when tested. Repairs needed. (safety) (See Picture #1)

GFCI house outlets need to be inspected and repaired as needed for safe and normal function by a licensed Electrician.



## (BA) BASEMENT(In Unit)

### Comment / Limitation

#### (BA) BASEMENT - Entire unit is above grade.

The entire unit is above grade. Any building basements are not within the scope of this inspection.

### Satisfactory

#### Past/Present Water Entry? - No Signs Observed

## (HP1) #1 HEAT PUMP (Heating & Cooling)

### Service / Repairs

#### #1 (HP1) HEAT PUMP (Heating & Cooling) - General Comment, Split Unit (typical ), HVAC Repairs

During the process of the home inspection defects to the Heat Pump system were observed and are listed in this section of the report. These items should be repaired and the entire system should be inspected, cleaned and repaired as needed to be in good and normal working order. Service and repairs should be by a licensed HVAC contractor.

### Satisfactory

#### #1 (HP) Area Served - Unit System

#1 Heating System Serves= Unit

### Comment / Limitation

#### #1 (HP) System Operation - Operated in Cooling Mode Only

Due to warm temperatures the Heat Pump could only be operated in cooling mode only. Operating the system in heating mode when it is warm outside can damage the compressor unit. Testing in cooling mode is typically an accurate measure of how the system will function in heating mode.



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## (HP1) #1 HEAT PUMP (Heating & Cooling)

Satisfactory

#1 (HP) Back Up Heat - Operated

Satisfactory

#1 (HP) Capacity - 2 Ton

Service / Repairs

#1 (HP) Approx. Age - Suspected Age:

Suspected Age: 12

#1 Heat pump is aged unit. Typical life of 6 to 12 years.

Due to the age and observed system defects. The entire heat pump system should be inspected, serviced and repaired as needed to be in normal working order.

Satisfactory

#1 (HP) Temp. Differential - Details

Unit Air Change: 15

Normal air change is 15-22 degrees

Satisfactory

#1 (HP) Filter - Washable Filter

## (HP1) #1 HEAT PUMP (Heating & Cooling)

### Service / Repairs

#### #1 (HP) Condensor/ Compressor - Roof Unit

Roof heat pump condensing unit. (See Picture #1)  
a. Coolant line insulation is damaged and needs to be replaced. Loss of unit efficiency. Repairs needed. (See Picture #2)  
b. Outside unit electrical disconnect box and exterior and interior rust damage. (safety) Needs to be replaced. Water has been entering the box. (See Picture #3,4)  
Repairs/Service needed by licensed HVAC contractor.



Satisfactory

#### #1 (HP) Air Handler - Inside Unit

Comment /  
Limitation

#### #1 Heat Pump Room Distribution - System Registers

No registers installed in the bathrooms, These rooms have heat lamps for heat. No cooling. (typical)

Satisfactory

#### #1(HP) Distribution Heat/Cool - Ductwork

## (HP1) #1 HEAT PUMP (Heating & Cooling)

### Comment / Limitation

#### Thermostat - Heating & Cooling Combined

Only basic functions of the thermostat are checked. Calibrations are not checked.

## (FP1) #1 FIREPLACE/STOVE

### Satisfactory

#### (FP1) #1 FIREPLACE/STOVE - No Fireplace in Unit

No Fireplace in Unit.

## (PL) PLUMBING (In Unit)

### Comment / Limitation

#### (PL) PLUMBING - General Comment

Unit plumbing systems are observed. The building systems in general are not inspected.

As per ASHI standards, Only readily visible areas of the plumbing system are inspected. Closed walls and ceilings limit the full view of plumbing systems. Secured plumbing access panels are not typically opened.

As per ASHI standards. Plumbing valves are observed and not operated. Sink, toilet, ice maker, dishwasher, humidifier and other shut off valves are observed and not operated.

Some plumbing items are listed in other areas of the report. See:Kitchen Sink in "Kitchen"

Bathrooms and there plumbing issues are listed in "Bathrooms" As per ASHI standards,

### Comment / Limitation

#### Water Service Pipe - From Condo, No View

Building Water Service Pipe not viewed. Not in scope of inspection.

### Comment / Limitation

#### Main Water Shut Off - No Shut Off in Unit

No shut off in the unit. Further investigation is suggested to discover how to turn off unit water in emergency.

### Comment / Limitation

#### Interior Visible Water Pipes - Copper, Limited View

View of interior water pipes limited by:  
Closed walls and ceilings limit view.

### Comment / Limitation

#### Interior Vent Pipes - Not Viewed

Interior Plumbing Vent Pipes could NOT be viewed.  
Finished walls and ceilings block view.

### Comment / Limitation

#### Interior Waste Pipes - PVC, Limited View

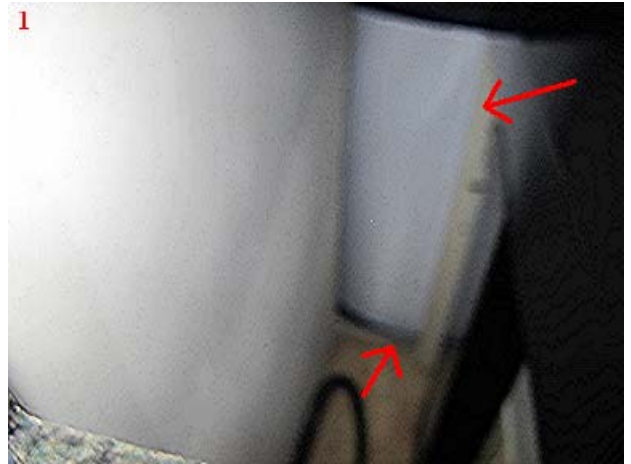
View of Interior Waste Pipes were limited by:  
Closed walls and ceilings limit view.

## (PL) PLUMBING (In Unit)

### Comment / Limitation

#### #1 Water Heater Type - Electric

The water heater is located under the kitchen counter. The range/oven would have to be removed. Moving appliances is not within the scope of a home inspection. The inspector lifted the front of the range oven and pulled in forward about 10 inches. This inspector did not want to damage the floor. The flooring was not damaged. The inspector had a limited view of the electric water heater. There is a safety leak pan under the unit. NO water was seen in the pan. Not known if the pan is connected to a drain. Good idea to installed a battery powered leak alarm into the pan to warn if the unit starts leaking.



### Satisfactory

#### #1 Water Heater Operation - Operating

### Comment / Limitation

#### #1 Water Heater Size - Unknown

Size not known, unable to read the ID plate.  
Suspect 40-50 gallons. Consult with the seller for more information.

### Comment / Limitation

#### #1 Water Heater Approx. Age - Unknown

Age not known, unable to read identification plate.  
The seller disclosed that the unit was 3 years old. Further investigation is needed to see if there are any applicable warranties.  
Typical life is 10-15 years.

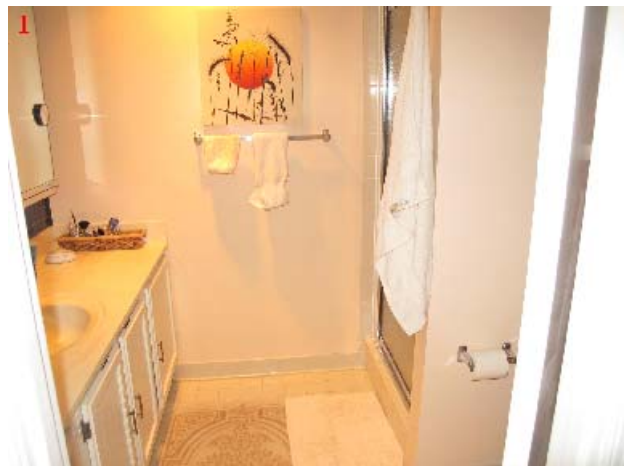
### Satisfactory

#### Exterior Hose Bibb/s - None Discovered

## (WC1) #1 BATHROOM

### Satisfactory

#### #1 BATHROOM - General Comment



### Satisfactory

#### #1 BATHROOM LOCATION - Master Bath

#1 Bathroom= Master Bath

### Satisfactory

#### #1 Bathroom Sink - Vanity/Sink



## (WC1) #1 BATHROOM

Satisfactory

#1 Bathroom Faucets - Sink/Shower

Satisfactory

#1 Bathroom Traps/Drains - PVC

Satisfactory

#1 Bathroom Shower Stall - Tile

Comment /  
Limitation

#1 Bathroom Shower Pan - Custom Tile

Custom shower pans. The actual shower pan cannot be viewed. The pan in older buildings was lead metal. (not a safety concern) Newer home have vinyl pans. One the pan is installed it is covered with tile or marble. The inspector checks around the pan and below the pan if its on an upper level for signs of leaking. Old lead pans can age and fail. No leaking viewed.



Satisfactory

#1 Bathroom Toilet - 2 Piece, Operated

Satisfactory

#1 Bathroom Ventilation - Exhaust Fan

Satisfactory

#1 Bathroom Floor - Ceramic

Satisfactory

#1 Bathroom Supplemental Heat - Heat Lamp

## (WC2) #2 BATHROOM

Satisfactory

#2 BATHROOM - General Comment



## (WC2) #2 BATHROOM

Satisfactory

#2 BATHROOM LOCATION - Hall Bath

#2 Bathroom = Hall Bath

Satisfactory

#2 Bathroom Sink - Vanity/Sink

Satisfactory

#2 Bathroom Faucets - Sink/Tub

Service / Repairs

#2 Bathroom Traps/Drains - PVC

Pop up tub stopper is not properly operating. Repairs needed.



Satisfactory

#2 Bathroom Tub - Metal

Satisfactory

#2 Bathroom Tub Surround - Tile

Satisfactory

#2 Bathroom Toilet - 2 Piece, Operated

Satisfactory

#2 Bathroom Ventilation - Exhaust Fan

Satisfactory

#2 Bathroom Floor - Ceramic

Satisfactory

#2 Bathroom Supplemental Heat - Heat Lamp

## (KA) KITCHEN/APPLIANCES

Satisfactory

### (KA) KITCHEN/APPLIANCES - General Comment



Comment /  
Limitation

### Cooking Appliances - Range/Oven, Electric, Operated

Only basic functions are checked. Calibrations and timers are not checked.

Comment /  
Limitation

### Kitchen Microwave - Operating

Cursory operation. The unit is checked to see if it heat water and that the timer works for that task.  
Unit heated a cup of water.

Service / Repairs

### Ventilator - Microwave Exhaust

Very low air flow outside when the over range microwave exhaust was operated. Further investigation needed.



## (KA) KITCHEN/APPLIANCES

Satisfactory

Garbage Disposal - Operating

Satisfactory

Kitchen Sink/Faucets - Stainless, Operated

Safety Concern

Dishwasher - Operating

Dish washers are operated in one cycle only. Basic fill and drain functions are checked. cursory inspection only.

1. No air gap installed, the drain hose from the dishwasher needs to be looped up in the sink base cabinet as close to the counter top as possible and secured there. (Health/Safety) This is needed to prevent dirty water from the disposal from entering the dishwasher. (See Picture #1) Repairs needed.



Marginal / Aged

Kitchen Refrigerator - Operating

Aged Refrigerator, Typical life 15-25 years.



Satisfactory

Counter Tops - Laminate



## (KA) KITCHEN/APPLIANCES

### Safety Concern

#### Kitchen Cabinets - Upper, Lower

1. Upper cabinets are connected to the wall using hardened sheet rock type screws. This is not proper because hardened screws are brittle. The heads could break off and the cabinet could fall. (safety) Softer, large headed screws are provided with most new cabinets and or available at hardware stores. Proper cabinet hanging screws need to be installed next to or below existing screws. Repairs needed.



### Satisfactory

#### Kitchen Floors - Composite Wood Flooring

### Marginal / Aged

#### Clothes Washer - Operating

Clothes washers are operated in a single mode only. cursory inspection only. Unit is checked to see that it fills, operates and drains. Tested in only one washing mode. Clothes washer is aged unit. Typical life 7-12 years.

No safety leak pan was observed. A failed washer could cause damage to unit flooring and possible unit ceilings below. Not known if there is a drain in the floor under the unit, due to no way to view.



### Marginal / Aged

#### Hose Bibs (washer) - Not Viewed, Direct Discharge

Clothes washer has direct discharge drain pipe.

Clothes washer shut off valves could not be viewed.

Clothes washer shut offs are located behind the unit. The unit will need to be removed to turn off the water. Design flaw.

### Marginal / Aged

#### Clothes Dryer - Gas, Operating

Clothes dryers are operated in one cycle only. They are checked to heat and the timer is checked for set time period.

Cursory inspection only.

Aged clothes dryer, typical life 7-12 years.

### Satisfactory

#### Dryer Energy Source - 240 Volt

### Satisfactory

#### Dryer Vent - Vented

## (LS) LIVING SPACES

Comment /  
Limitation

### (LS) LIVING SPACES - General Comment, Furniture/Storage limit view, Cosmetic Items

Living Space descriptions are in general. Specific locations provided for defects.

Furniture and Storage in unit limit view. Best if the unit were re-inspected when cleared.

Cosmetic Items are typically not in the scope of the inspection. Occasionally at the inspectors discretion items of this type may be identified in report or in new homes may be tagged with blue tape.

Satisfactory

### Living Space Closets - Inspected

Satisfactory

### Living Space Ceilings #1 - Concrete

Satisfactory

### Living Space Walls #1 - Dry Wall

Satisfactory

### Living Space Floors #1 - Carpet

Comment /  
Limitation

### Living Space Doors #1 - Inspected

ASHI Standards require a representative number of doors be tested.

Comment /  
Limitation

### Living Space Windows #1 - Representative/Operation, Insulated glass, Metal Sliders

ASHI Standards require a representative number of windows be tested.

Satisfactory

### Window Screen/s - Present