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Inspected By:

Referral Information

SAMPLE GARDEN STYLE CONDO REPORT #3

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.

Satisfactory

(PI) PROPERTY INFO. - General Comment

Comment /
Limitation

Present at Inspection - Present at Inspection

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: 1989, 24 years.

Satisfactory

Garage? - N/A

Comment /
Limitation

Space Below Grade? - Other

Space Below Grade: The left side of the living room is below grade. The unit front walks out on grade.

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 light rain within the past day.

(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.

Service / Repairs

Grading - Flat Grade Next to Building

Flat Grade Next to Building at: Left side of the building. Rain water can stand here.

Water standing next to the house can increase risk of water entry and can over time cause damage to foundation.

Fill dirt needs to be added next to the building to create a positive slope away structure.

The left side of the living/dining rooms are below grade. The left side of the building is pictured below. Good idea to work with the condo to see if the grading could be improved here. No seepage was seen inside the unit.



Satisfactory

Vegetation/Trees (near house) - Observed

Satisfactory

Walkways - Concrete

(LGE) LOTS/GROUNDS & EXTERIOR

Comment / Limitation

Patio - Brick

Original patio was brick pavers. A wood surface material has been installed on top of the brick patio. (See Picture #1)
Some areas of the brick patio has settled. No damage seen on the wood surface material. Should the area continue to sink, some repairs to the brick patio below could be needed in the future.



Satisfactory

Porch/s - Concrete

Front entry roof covered porch area with concrete floor.

Satisfactory

Fences - Wood Fence

Service / Repairs

Unit Entry Door/s - Operated

Front entry door, operated.
a. The door sticks on the jamb. Adjustments are needed. (See Picture #1)



(LGE) LOTS/GROUNDS & EXTERIOR

Service / Repairs

Unit Entry Door/s #2 - Not all operated

End bedroom to patio door, operated.

a. The screen door has fallen out of track. Repairs needed. (See Picture #1)

Center bedroom to patio door, operated.

Living room to patio door, operated.



Comment / Limitation

Exterior Wall Surfaces - Wood Siding, Pertaining Surfaces Observed

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



Comment / Limitation

Exterior Trim - Pertaining Exterior Trim Observed

Only the exterior trim related to this unit was inspected.

Service / Repairs

Outside Vent Cap/s - Other

- Kitchen over range microwave exhaust is connected to a duct. The end location outside was not seen.
- The clothes dryer outside vent cap was not seen. Where is it venting to?
- The bathroom exhaust outside vent cap was not discovered.

The buyer should be informed about the end location of all of these vents. They all need to vent outside.

(LGE) LOTS/GROUNDS & EXTERIOR

Comment / Limitation

Chimney/s - Metal, Limited View

Chimney and Flue view limited by:
Height of chimney. Viewed from ground only. Limited view.
Metal flue pipe in wood sided chase box.



Comment / Limitation

Attic - No Attic

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

Comment / Limitation

Roof - Roof Comment

Roof Comment:
Not a full inspection of building roofs/roof structure/gutters or spouts.
Cursory inspection only.
Viewed from ground with binoculars. Not all of the building roof surfaces were seen.
Asphalt shingles, Not at end of life. Suspect at least 5 years service life remains.



(ST) STRUCTURE

Service / Repairs

(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.

Units floor is concrete. Suspect the walls are wood framed. No view due to wall coverings.
No view of the attic or roof framing of the building.
No obvious defects were seen to the exterior walls near this unit or interior walls and floors.

Small view of foundation wall. Paint is peeling and flaking. Paint not required on the structure. Scrape and paint is needed.



(ELS) ELECTRICAL SERVICE (IN UNIT)

Service / Repairs

(ELS) ELECTRICAL SERVICE (IN UNIT) - General Comment, Electrical Defects Observed

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

Electrical defects were discovered during the process of the inspection. These defects should be repaired and the system in general should be inspected and repaired as needed for safe and normal function by a licensed Electrician.

Comment / Limitation

Electrical Service Drop - Service From Building Meter Room

From building meter room. Building service is not within the scope of the inspection.

Satisfactory

Unit Service Size, Amps - 150 amps

Comment / Limitation

Unit Service Conductor - Plastic Jacketed , Aluminum, Viewed at Main Panel Only

Service cable only viewed where it enters the main unit panel. Small view. Building service is not in the scope of this inspection.

Satisfactory

Unit Voltage - 120/240 volt

Satisfactory

Main Breaker/Fuse Size - 150 amp, Unit Disconnect located in Building Meter Room



Comment / Limitation

Unit Grounding - Sub Panel Bounded, Building System Ground Not Viewed

The building system ground was not viewed. Building systems are not within the scope of this inspection.

Service / Repairs

#1 Panel Type - Breakers

When the hall bathroom electric ceiling heat was operated. The breaker tripped. Further investigation and repairs needed.



(ELS) ELECTRICAL SERVICE (IN UNIT)

Satisfactory

#1 Panel Max Capacity - 150 amp

Satisfactory

#1 Panel Location - Storage 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.

Safety Concern

House Branch Wiring/Circuits - Plastic Jacketed (ROMEX), View Limited, Copper Wires

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

Loose and open junction box on wall below the main panel. (safety)
Repairs needed. (See Picture #1)



Satisfactory

Aluminum 120 volt Circuits? - No

Safety Concern

Interior Outlets - Inspected

ASHI Standards require a representative number of outlets be tested.

Outlet on living room floor needs screw in plug installed to keep dirt from entering into the socket. (safety) Repairs needed.



(ELB) ELECTRICAL BRANCH ITEMS

Service / Repairs

Lights/Ceiling Fans/Switches - Inspected

Patio storage room pull chain light is not operating. The chain is stuck. Repairs needed.

Master bathroom fan light. One bulb not operating. Repairs needed.



Satisfactory

Smoke Detectors - One Per level, Bedrooms

Safety Concern

GFCI Outlets - Bathroom/s, Renovated Kitchen

The patio area outlet is not GFCI protected as required. (safety)
Repairs needed. (See Picture #1)

The kitchen has been renovated and the outlets within six feet of the kitchen sink have not had GFCI protection added. (safety) Repairs needed. (See Picture #2)



(ELB) ELECTRICAL BRANCH ITEMS

Service / Repairs

Outside Electrical - Inspected

Patio outside door light is not operating and glass lenses are missing in the fixture. (safety) Repairs needed.



(BA) BASEMENT(In Unit)

Comment / Limitation

(BA) BASEMENT - General Comment

The left side of the living/dining room is below grade. No signs of seepage were seen on walls or flooring at this area. Some grading improvements are needed next to the left side of the building to move water away from the structure and reduce the risk of future seepage. Discussed in detail elsewhere in the report. The entire front of the unit is above grade. Rear not viewed, unknown.



(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

Service / Repairs

#1 (HP) System Operation - Operating/Defects

Defects to the Heat Pump were observed and are discussed in this section of the report. Inspection and repairs are needed by a licensed HVAC contractor.

Satisfactory

#1 (HP) Back Up Heat - Operated

Satisfactory

#1 (HP) Capacity - 1 1/2 Ton

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

Service / Repairs

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

Suspected Age: 12

Typical life 6-12 years.

#1 Heat pump is aged unit.

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.

Service / Repairs

#1 (HP) Temp. Differential - Details

Unit Air Change: 13

Normal air change is 15-22 degrees

System is UNDER cooling when checked with a thermometer.

Repairs/Service needed by a licensed HVAC contractor

Service / Repairs

#1 (HP) Filter - Washable Filter, Electrostatic Filter

Filter is very dirty, showing lack of Maintenance. Service needed.
No filter slot cover installed. Dirty air can enter the system. Repairs needed. Present but not installed.



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

Service / Repairs

#1 (HP) Condensor/ Compressor - Other

#1 Heat Pump Condenser/Compressor:

Unit is installed in patio closet area. This is not typical, but suspect it is proper. (See Picture #1)

- a. The condensation pan below the condenser has rust damage and has leaked to wood stand below. The pan needs to be replaced. The wood pan should be inspected and repaired as needed.
- b. The condenser unit is rattling loudly. The condenser should not be supported by the pan, legs or supports need to be added under the unit.

Repairs/Service needed by licensed HVAC contractor.



Service / Repairs

#1 (HP) Air Handler - Inside Unit

Cooling coils in the air handler are dirty and need to be cleaned for the system to have normal function.

The emergency leak pan under the air handler has much dirt and debris in it. Needs to be cleaned. (See Picture #1)



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

Service / Repairs

#1(HP) Distribution Heat/Cool - Ductwork, System Registers

Ceiling register/s is loose to the ceiling. Repairs needed.
a. Master bedroom (See Picture #1)

Middle bedroom single ceiling register has marginal air flow. This could effect heating and cooling on extreme temperature days. Further evaluation and repairs needed.



Comment / Limitation

Thermostat - Heating & Cooling Combined

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

Service / Repairs

#1 (HP) Humidifier - Evaporator

Full Humidifier evaluation is not in scope of the inspection. Unit was not turned on at the time of the inspection. Humidifiers need to be serviced every year to prevent the build up of scum or mold in the unit. There is no sign that this unit has been recently serviced. The humidifier should be cleaned and inspected by a Licensed HVAC contractor to assure safe and normal function.



(FP1) #1 FIREPLACE/STOVE

Satisfactory

(FP1) #1 FIREPLACE/STOVE - General Comment

Fire places are not operated in scope of inspection.



(FP1) #1 FIREPLACE/STOVE

Satisfactory

#1 (FP) Location - Living Room

#1 Fireplace/Stove Location= Living Room

Satisfactory

#1 (FP) Fireplace Type - Metal Pre Fab

Satisfactory

#1 (FP) Fire Box - Metal, Cement Fire Panels

Satisfactory

#1 (FP) Flue/Vent Material - Metal Vent Pipe to Above Roof

Comment /
Limitation

#1 (FP) Viewable Flue/Vent% - 25% View, Limited View

Due to flue configuration, the full flue vent could not be viewed. For more information contact a licensed chimney sweep or contractor.



Satisfactory

#1 (FP) Vents to Location - To Roof

Satisfactory

#1 (FP) Damper - Metal in Smoke Chamber, Operated

Service / Repairs

#1 (FP) Hearth - Flush Mounted

Marble hearth is cracked and settled at right side. Repairs needed.



(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 - Utility Room

Valves are not operated as part of a home inspection.
Shut off is behind a hatch cover above the water heater.



(PL) PLUMBING (In Unit)

Marginal / Aged

Interior Visible Water Pipes - Copper, Polybutylene

Water pipe viewed at sink areas were made of copper. (See Picture #1)

When the main water shut off valve cover was removed a bundle of Polybutylene water pipes was seen. (See Picture #2)

Polybutylene piping systems are no longer installed due to a higher rate of failures versus other types of pipe. Often these water pipe systems end up needing to be replaced. This can be costly and could require a special assessment. Further investigation needed. Consult with the Condo Association for more info.



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.

Satisfactory

#1 Water Heater Type - Electric

Satisfactory

#1 Water Heater Operation - Operating

Satisfactory

#1 Water Heater Size - 50

Satisfactory

#1 Water Heater Approx. Age - Suspected Age

Suspected Age of Water Heater:5
Typical life is 10-15 years.

Satisfactory

#1 Pressure Relief Valve and Pipe - Present

(WC1) #1 BATHROOM

Satisfactory

#1 BATHROOM - General Comment



Satisfactory

#1 BATHROOM LOCATION - Master Bath

#1 Bathroom= Master Bath

Satisfactory

#1 Bathroom Sink - Vanity/Sink

Service / Repairs

#1 Bathroom Faucets - Sink/Tub/Shower

Left tub faucet is loose to the tub surface. Repairs needed. Needs to be secured



Service / Repairs

#1 Bathroom Traps/Drains - PVC

Sink drain pop up is not operating. Repairs needed.



(WC1) #1 BATHROOM

Satisfactory

#1 Bathroom Tub - Acrylic

Spa tub type, no jets.

Service / Repairs

#1 Bathroom Tub Surround - Tile

Shower mixer escutcheon trim needs to be caulked to the wall, to keep water from entering behind the wall.



Satisfactory

#1 Bathroom Toilet - 2 Piece, Operated

Service / Repairs

#1 Bathroom Ventilation - Exhaust Fan, Supplemental Heat

Supplemental Heat:

Fan and Supplemental heating unit are combined. Tripped the circuit breaker when the heat was operated. Repairs needed. One light bulb in this fixture is not operating.



Satisfactory

#1 Bathroom Floor - Ceramic

(WC2) #2 BATHROOM

Satisfactory

#2 BATHROOM - General Comment



Satisfactory

#2 BATHROOM LOCATION - Hall Bath

#2 Bathroom = Hall Bath

Satisfactory

#2 Bathroom Sink - Pedestal

Satisfactory

#2 Bathroom Faucets - Sink/Shower

Satisfactory

#2 Bathroom Traps/Drains - PVC

Satisfactory

#2 Bathroom Shower Stall - Tile

Satisfactory

#2 Bathroom Shower Pan - Plastic

Service / Repairs

#2 Bathroom Toilet - 2 Piece, Operated

Flush lever is loose to the toilet. Repairs needed.



(WC2) #2 BATHROOM

Marginal / Aged

#2 Bathroom Ventilation - Exhaust Fan

Exhaust fan is aged, loud but operable. Near end of life.



Satisfactory

#2 Bathroom Floor - Ceramic

(KA) KITCHEN/APPLIANCES

Satisfactory

(KA) KITCHEN/APPLIANCES - General Comment



Satisfactory

Kitchen Location - Condo

Satisfactory

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.

(KA) KITCHEN/APPLIANCES

Service / Repairs

Ventilator - Microwave Exhaust, Vented to Outside Type

Not known where the end discharge is for this vent. Further investigation needed. Needs to vent outside.



Service / Repairs

Garbage Disposal - Defective

Aged disposal is loud, rough and clattering. Not normal operation. Repairs or replacement needed.



Satisfactory

Kitchen Sink/Faucets - Cast Iron Porcelain, Operated

Service / Repairs

Dishwasher - Operating

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

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.

(KA) KITCHEN/APPLIANCES

Service / Repairs

Kitchen Refrigerator - Operating, Ice Maker, Water Dispenser

The ice maker was off. Not known if the unit operates.
The ice maker should be turned on and fully operational at the buyers walk through.



Satisfactory

Counter Tops - Granite

Satisfactory

Kitchen Cabinets - Upper, Lower

Service / Repairs

Clothes Washer - Not Operating

Clothes washer is aged unit. Typical life 7-12 years.
Unit would not operate. May be un plugged.
Unit should be in normal working order at Buyers final walk through.

Satisfactory

Hose Bibs (washer) - Direct Discharge, Conventional Shut off Valves

Clothes washer has direct discharge drain pipe.

Shut off valves are observed but not operated during inspection. As per ASHI standards.

Service / Repairs

Clothes Dryer - Not Operating

The clothes dryer was unplugged. Not operable.
Aged clothes dryer, typical life 7-12 years.
Unit should be in normal working order at Buyers final walk through.

Satisfactory

Dryer Energy Source - Electric

Service / Repairs

Dryer Vent - Vented

The outside vent cap for the dryer was not discovered. The buyer should be informed about the location of the outside vent cap.

(LS) LIVING SPACES

Comment / Limitation

(LS) LIVING SPACES - General Comment, Cosmetic Items

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

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

(LS) LIVING SPACES

Service / Repairs

Living Space Ceilings #1 - Dry Wall

Patio storage room sheet rock ceiling has damage due to past leaks from above. Sheet rock repairs and paint are needed.



Satisfactory

Living Space Walls #1 - Dry Wall

Comment / Limitation

Living Space Floors #1 - Composite Wood

Flooring is wood or composite wood flooring. Not known.

Service / Repairs

Living Space Doors #1 - Inspected

ASHI Standards require a representative number of doors be tested.

Middle bedroom, closet door is missing a knob. Repairs



Service / Repairs

Living Space Windows #1 - Wood Double Hung, Insulated Glass

Living room windows.

- One window is missing a screen
- Both windows have missing decorative mullions. (See Picture #1)

