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ASHI Certified, MD & VA Liscensed

Inspected By:  
**Robert Schwindt**

Referral Information

Client Information:  
**OLD, RENOVATED HI-RISE CONDO SAMPLE REPORT**

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. - Condo Interior Inspection Only

This is a condo INTERIOR inspection only. This is not an inspection of the condo building in general. See Pre-Inspection agreement for details.

Comment /  
Limitation

### Present at Inspection - Present at Inspection

Comment /  
Limitation

### Condo Type? - Unit in High Rise Multi Unit Building

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

Comment /  
Limitation

### Suspected Unit Age - Suspected Unit Age

Suspected unit age: Building constructed 1928, Unit fully renovated 2007.

Satisfactory

### Garage? - N/A

Comment /  
Limitation

### Space Below Grade? - Upper Unit, No Basement in Unit

There is no basement part of the unit. The building basement was not inspected.

Comment /  
Limitation

### Water Source? - From Condo

Condo Water systems are not in scope of inspection.

Satisfactory

### Water On? - Yes

Comment /  
Limitation

### Sewage Disposal? - To Condo

Condo Waste systems are not in scope of inspection.

Satisfactory

### Gas On? - Yes

Satisfactory

### Electricity On? - Yes

Satisfactory

### Weather? - Cloudy

Satisfactory

### Approximate Temperature? - 70-80

Comment /  
Limitation

### Soil Condition? - Dry

No significant rain within past three days. The ground was dry at inspection.

## (LGE) LOTS/GROUNDS & EXTERIOR

Comment /  
Limitation

### (LGE) LOTS/GROUNDS & EXTERIOR - Not Full Inspection of Lots/Grounds/Exterior

This inspection is not a full inspection of building exterior.  
No view of this upper units exterior. Lots and grounds not inspected.

## (LGE) LOTS/GROUNDS & EXTERIOR

### Service / Repairs

#### Unit Entry Door/s - Observed

Unit entry locks are hard to operate and need repairs.



### Comment / Limitation

#### Attic - No Attic

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

### Comment / Limitation

#### Roof - No Roof

No roof is directly associated with this unit. The building roof was not inspected.

## (ST) STRUCTURE

### Comment / Limitation

#### (ST) STRUCTURE - 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.

No obvious structural flaws were viewed inside this unit at walls and floors.

## (ELS) ELECTRICAL SERVICE (IN UNIT)

### Satisfactory

#### (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.

### Satisfactory

#### Unit Service Size, Amps - 100 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

### Comment / Limitation

#### 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.

## (ELS) ELECTRICAL SERVICE (IN UNIT)

### 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.

### Satisfactory

#### #1 Panel Type - Breakers



### Satisfactory

#### #1 Panel Max Capacity - 125 amp

### Satisfactory

#### #1 Panel Location - Living Room

## (ELB) ELECTRICAL BRANCH ITEMS

### Service / Repairs

#### (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

### Safety Concern

#### Interior Outlets - Inspected

ASHI Standards require a representative number of outlets be tested.

Outlet is loose to wall (Safety) Repairs needed.  
a. Bedroom.

## (ELB) ELECTRICAL BRANCH ITEMS

### Service / Repairs

#### Lights/Ceiling Fans/Switches - Inspected

Kitchen ceiling has several track lights not operating. Some fixtures are damaged. Repairs needed.



### Satisfactory

#### Smoke Detectors - Present

### Satisfactory

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

### Comment / Limitation

#### Miscellaneous Electrical - Security Systems

Testing and Inspection of Security Systems is not within the scope of the inspection.

## (HE1) #1 HEATING SYSTEM

### Satisfactory

#### (HE1) #1 HEATING SYSTEM - General Comment

### Satisfactory

#### #1 (HE) Type - Forced Air Furnace



### Satisfactory

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

#1 Heating System Serves= Unit

### Satisfactory

#### #1 (HE) Capacity - Other

#1 Capacity=  
45,000 BTU

## (HE1) #1 HEATING SYSTEM

### Comment / Limitation

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

Suspected Age: Says 2005, suspect not put into service until 2007.  
Gas furnaces have a typical life of 15-25 years.

### Satisfactory

#### #1 (HE) Fuel - Natural Gas

### Satisfactory

#### #1 (HE) System Operation - Operating

### Comment / Limitation

#### #1 (HE) Thermostat - Heating/Cooling Combined

Only basic functions of the thermostat are checked. Calibrations and programing if applicable are not in the scope of the inspection.

### Satisfactory

#### #1 (HE) Filter - Disposable Filter, Filter/s in Return Register/s

### Satisfactory

#### #1 (HE) Heat Distribution - Duct Work, Room Registers

### Satisfactory

#### #1 (HE) Draft Control - Draft Induction Fan

### Comment / Limitation

#### #1 (HE) Exhaust System - PVC vent pipe to the Roof

PVC vent pipe to above the roof was not viewed due to no access to the roof.

### Comment / Limitation

#### #1 (HE) Heat Exchanger - Not Visible: Enclosed Combustion

Heat exchanger is not visible and could not be viewed at inspection. This is typical for this type of system.

### Comment / Limitation

#### Gas Meter - Not Viewed

No gas meter viewed in the unit. Not known if the unit is individually metered. Further investigation is suggested.  
Suspect this unit has its own meter which would be located in the buildings meter room.

### Comment / Limitation

#### Fuel Lines - Plastic Coated Steel, Limited View

Closed walls and ceilings limit view of gas pipes.

### Comment / Limitation

#### Fuel Shut Off - At Heating Unit, Appliance Shut Offs not All Viewed

Gas shut off valves for some appliances are behind the units and could not be viewed.  
Range Oven Shut off not viewed.

## (AC1) AIR CONDITIONING

### Satisfactory

#### (AC1) AIR CONDITIONING - General Comment

### Satisfactory

#### #1 (AC) Type of Cooling system - Combined with Heating System

### Satisfactory

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

#1 Heating System Serves= Unit

### Satisfactory

#### #1 (AC) Capacity - Other

#1 Cooling system capacity: Not known.  
No access to the roof to view the condenser unit. The ID plate could not be viewed.

## (AC1) AIR CONDITIONING

Satisfactory

### #1 (AC) Approx. Age - Suspected Age

Suspected age of #1 AC is: 2006-2007,  
No access to the roof to view the condenser unit. The ID plate could not be viewed.

Satisfactory

### #1 (AC) Fuel - Electric

Satisfactory

### #1 (AC) System Operation - Operating

Satisfactory

### #1 (AC) Temp. Differential - Details

#1 (AC) Unit air change in degrees: 17  
Normal air change is 15-22 degrees.

Satisfactory

### #1 (AC) Cooling Distribution - Ductwork, Room Registers

Comment /  
Limitation

### #1 (AC) Thermostat - Combined with Heating

Only basic functions of the thermostat are checked. Calibrations and programming if applicable are not in the scope of the inspection.

Comment /  
Limitation

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

The building unit condensers are located on the attic. Inspector attempted to view the unit but the roof door was locked. The condenser was not viewed. Picture is of some condensers taken by looking through window.

Further investigation is needed on how to get to the roof.  
Contractors servicing the air conditioner will need to access the roof to perform service.



Satisfactory

### #1 (AC) Air Handler - Furnace Blower

Satisfactory

### #1 (AC) Filter - Disposable Filter, Filter in Return Register/s

## (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, Fire Sprinklers, Condo or Co-op

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,

Only the plumbing inside this unit was inspected. Building plumbing systems are not within the scope of this inspection.

Fire Sprinkler systems are not in the scope of this inspection. The inspector will check for leaks. For more information regarding who services this system consult the seller or condo.

Further investigation is needed to determine who the buyer would call in the event that a fire sprinkler would mistakenly turn on or fail.

### 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 - Under Kitchen Sink

Valves are not operated as part of a home inspection.

A hot and cold water unit shut off valves were seen behind a hatch, below the kitchen sink.



### Comment / Limitation

#### Interior Visible Water Pipes - CPVC, 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.

### Comment / Limitation

#### #1 Water Heater Type - None In Unit- From Condo

No water heater discovered in unit. Hot water provided by the condo. Building unit is not in the scope of this inspection.

## (WC1) #1 BATHROOM

Satisfactory

#1 BATHROOM - General Comment



Satisfactory

#1 BATHROOM LOCATION - Hall Bath

#1 Bathroom = Hall Bath

Satisfactory

#1 Bathroom Sink - Vanity/Sink

Satisfactory

#1 Bathroom Faucets - Sink/Tub

Satisfactory

#1 Bathroom Traps/Drains - PVC

Satisfactory

#1 Bathroom Tub - Metal

Service / Repairs

#1 Bathroom Tub Surround - Tile

Shower mixer escutcheon trim and tub spout need to be caulked to the wall, to keep water from entering behind the wall.



Satisfactory

#1 Bathroom Toilet - 2 Piece, Operated

Satisfactory

#1 Bathroom Ventilation - Exhaust Fan, Window

## (WC1) #1 BATHROOM

### Safety Concern

#### #1 Bathroom Floor - Ceramic

Kitchen tile floor is raised above the bathroom floor by more than one inch. The raised edge is a trip hazard. (safety) The sharp edge of the tile at the raised edge could cut or injure feet. (safety) Some type of ramped transition needs to be installed here.

Inspection and repairs are needed by a licensed Contractor.



## (KA) KITCHEN/APPLIANCES

### Satisfactory

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



### Comment / Limitation

#### Cooking Appliances - Range/Oven, Gas, 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.

### Satisfactory

#### Ventilator - Microwave Exhaust, Not Vented Outside Type

### Satisfactory

#### Garbage Disposal - Operating

## (KA) KITCHEN/APPLIANCES

### Service / Repairs

#### Kitchen Sink/Faucets - Stainless

1. Sink faucet has inadequate water flow. Repairs needed. (See Picture #1)
2. Sink spray is not fully extending. No usable. Repairs needed. (See Picture #3)



### Comment / Limitation

#### Dishwasher - Operating, Looped Discharge Hose

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

### Service / Repairs

#### Kitchen Refrigerator - Operating, Ice Maker

Ice maker is not operating. Repairs needed.  
The ice maker should be turned on and fully operational at the buyers walk through.

Suspect water has been provided to the refrigerator. Multiple small tubing was seen under the kitchen sink.



### Satisfactory

#### Counter Tops - Granite

## (KA) KITCHEN/APPLIANCES

### Safety Concern

#### Kitchen Cabinets - Upper, Lower

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.

Cabinets should be inspected and repaired as needed for safe and normal function by a licensed Contractor.



### Satisfactory

#### Kitchen Floors - Ceramic Tile

### Comment / Limitation

#### Clothes Washer - Euro Style Washer- Dryer Combo Unit

Euro Style Washer dry unit is installed. This same unit both washes and dries clothes. This type of unit is designed for small loads. The unit was operated in a single mode only and only a cursory inspection was conducted.

### Comment / Limitation

#### Hose Bibs (washer) - Not Viewed

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.

There is a panel in cabinet above the washing machine. No shut off viewed. Inspector took pictures inside the area but the shut off valves were not seen.



## (KA) KITCHEN/APPLIANCES

Satisfactory

Dryer Vent - Non Vented Type

## (LS) LIVING SPACES

Comment /  
Limitation

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

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.

Satisfactory

Living Space Closets - Inspected

Satisfactory

Living Space Ceilings #1 - Dry Wall

Satisfactory

Living Space Walls #1 - Dry Wall

Satisfactory

Living Space Floors #1 - Carpet, Hard Wood

Service / Repairs

Living Space Doors #1 - Inspected

ASHI Standards require a representative number of doors be tested.

Door/s dragging the floor need to be trimmed for normal operation. The return air register for heating/cooling is in the hallway. All room doors need to be under cut 3/4 inch at door bottom to permit normal operation of the heating and cooling system.  
a. Bedroom door.



Service / Repairs

Living Space Windows #1 - Insulated glass, Vinyl Double Hung

Bathroom window sash is not properly connected to the lift spring and is difficult to operate. Repairs needed.  
Window has defective crank (not operable)



## (LS) LIVING SPACES

### Service / Repairs

#### Window Screen/s - Some Missing

Some Screens Missing:

- a. Bathroom.
- b. Kitchen.

All screens should be installed and in normal condition at the Buyers final walk through.

