



Schwindt & Company
division of Artisan Style, Inc.
7714 Carroll Avenue
Takoma Park, Maryland 20912
301 270-3554 www.schwindtco.net
rob@schwindtco.net email
ASHI Certified, MD & VA Liscensed

Inspected By:
Robert Schwindt

Referral Information

Client Information:
SAMPLE OLDER HIGH RISE CONDO 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.

Satisfactory

(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.

No areas of the exterior were viewed.

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 1948

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

Electricity On? - Yes

Satisfactory

Weather? - Cloudy

Satisfactory

Approximate Temperature? - 70-80

Satisfactory

Soil Condition? - Dry

(LGE) LOTS/GROUNDS & EXTERIOR

Comment /
Limitation

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

Unit exterior could not be seen on this upper unit. Not inspected.
No grounds directly associate with this unit. Building grounds were not viewed.

(LGE) LOTS/GROUNDS & EXTERIOR

Service / Repairs

Unit Entry Door/s - Observed

1. Unit entry door has one lock, marked do not use. (unit/s should be in normal working order at Buyers final walk through) (See Picture #1)
2. Mechanical door bell on the entry door is not operating. Repairs needed. (See Picture #2)



Comment / Limitation

Exterior Wall Surfaces - Brick

Very small view by looking out the window.

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)

Safety Concern

(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.

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. Receipts of repairs and inspection should be provided to the Buyer.

Comment / Limitation

Electrical Service Drop - Service Provided By Building

Electrical service is provided by the building and is not in the scope of this inspection. Not known if the unit electrical is on its own meter or if it is from the condo and part of the condo fee. Further investigation suggested.

Safety Concern

Unit Service Size, Amps - Other

Service Size, Amps:
Size could not be determined because the panel could not be opened. Not known if this service is adequate. Further evaluation is needed by a licensed Electrician.

Comment / Limitation

Unit Service Conductor - Other

No view.

Comment / Limitation

Main Breaker/Fuse Size - None

Panel has no main disconnect. Not known if there is a main disconnect somewhere else in the building. Further investigation is suggested.

Safety Concern

#1 Panel Type - Breakers

Unit electrical panel.
a. Breakers are not labeled. (safety) Repairs needed.
b. Paint over spray on the breakers could effect their function. (safety)
c. The cover could not be removed for inspection of box interior. Caulk and upper cabinet prevented removal. The panel cover needs to be removed and the panel checked for safe and normal condition.

Inspection and repairs needed by a licensed Electrician.



Safety Concern

#1 Panel Max Capacity - Other

#1 Panel Max Capacity =
Size could not be determined because the panel could not be opened. Not known if this service is adequate. Further evaluation is needed by a licensed Electrician.

Satisfactory

#1 Panel Location - Kitchen

(ELB) ELECTRICAL BRANCH ITEMS

Safety Concern

(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), Other, Copper Wires

House Branch Wiring/Circuits: Main panel could not be opened and closed walls and ceilings block view. One metal jacketed wire could be seen under the kitchen sink.

1. Wires enter the disposal not through approved connector. (Safety) Repairs needed.

Safety Concern

Interior Outlets - Inspected, Outlet Defects

ASHI Standards require a representative number of outlets be tested.

Outlet/s with open ground (Safety) Repairs needed.
a. Kitchen near the microwave. (See Picture #1)

Outlet defects were discovered during the process of the inspection. All outlets should be inspected and repaired as needed for safe and normal function by a licensed Electrician.



Safety Concern

Lights/Ceiling Fans/Switches - Inspected

1. Incandescent bulb fixtures are not safe for use in closets. They are a fire hazard.(safety) A proper closet fixture needs to be installed. Repairs needed.
a. Bedroom closet. (See Picture #1)



Satisfactory

Smoke Detectors - Present

(ELB) ELECTRICAL BRANCH ITEMS

Safety Concern

GFCI Outlets - Other, Renovated Kitchen

1. Replaced outlet in the master bathroom is not operating. Replaced outlets need to be GFCI protected. (safety) Repairs needed. (See Picture #1)
2. The kitchen has been modernized and the outlets within six feet of the kitchen sink have not had GFCI protection added. (safety) Repairs needed. (See Picture #2)



Service / Repairs

Miscellaneous Electrical - Other

Old telephone in kitchen cabinet. Wires are hanging out of the cabinet. The phone and wires should be removed or the phone should be properly installed. Buyer should be consulted.



(HEAC) HEATING/COOLING DISTRIBUTION SYSTEM

Comment / Limitation

(HEAC) HEATING/COOLING SYSTEM - Wall Mounted Room Convectors

Unit Convectors are connected to Building Heating & Cooling System. These unit heat when heated water is sent to them by the building. They cool when cooled water is provided. The buildings Heating & Cooling equipment is not in the scope of this inspection. The convectors are operated in which ever mode is on at the time of the inspection.

(HEAC) HEATING/COOLING DISTRIBUTION SYSTEM

Comment / Limitation

(HEAC) Thermostat/s - Wall Mounted

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

Comment / Limitation

Radiators - Not Tested/Heat Off

Unit radiators were not on at inspection. The unit heat cannot be controlled from the unit. The only control of radiators is the shut off valve on the unit. The function of the radiators could not be checked.

1. Small radiator in bathroom. Not operable due to season. Not known if this will work. Needs to be checked when the heat from the building is on. Further investigation needed.



(HEAC) HEATING/COOLING DISTRIBUTION SYSTEM

Safety Concern

(HEAC1) Room Convectors - Wall Mounted, Convectors Connected to Building Heating-Cooling

Master bedroom unit.

Unit Convectors are connected to Building Heating & Cooling System. These unit heat when heated water is sent to them by the building. They cool when cooled water is provided. The buildings Heating & Cooling equipment is not in the scope of this inspection. The convectors are operated in which ever mode is on at the time of the inspection.

Chilled water was being sent to the convectors at the time of the inspection. Unit was operating but defects were observed.

Typical life of wall mounted convectors is 30-40 years. Suspected age of unit: 20 years approx.

1. Loose electrical wires were seen in the blower box. (safety) wires need to be installed into some type of conduit or wire wrap. Repairs needed. (See Picture #1)

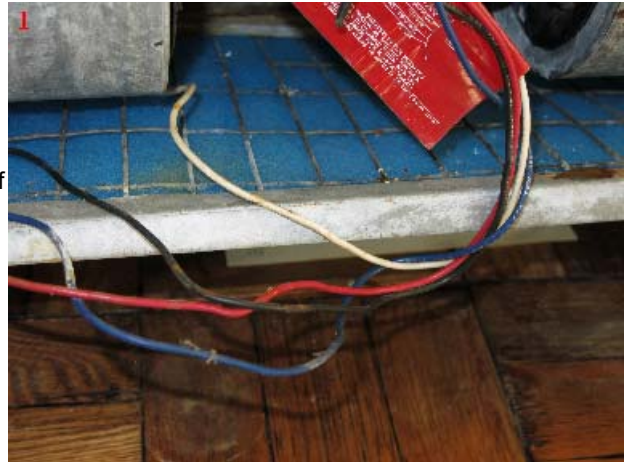
2. Condensation water was dripping down into the blower box. Repairs needed. (See Picture #2)

3. Supply pipes in the unit were dripping. They need to be insulation covered. Repairs needed. (See Picture #3)

4. The coils and drip tray need to be cleaned.

5. Insulation on the removable cover is deteriorated and should be replaced.

The convector/s need to be inspected, repaired and serviced by a licensed plumber or HVAC contractor.



(HEAC) HEATING/COOLING DISTRIBUTION SYSTEM

Service / Repairs

(HEAC2) Room Convectors - Wall Mounted

Living room Convector.

Typical life of wall mounted convectors is 30-40 years. Suspected age of unit: 40 plus. Aged unit.

Unit was operable but defects were observed.

1. Insulation on the removable cover is loose and needs to be secured. (See Picture #1)

2. Unit coils and drip pan need to be cleaned. (See Picture #2)

The convector/s need to be inspected, repaired and serviced by a licensed Plumber or HVAC contractor.



(FP1) #1 FIREPLACE/STOVE

Satisfactory

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

No Fireplace in Unit.

(PL) PLUMBING (In Unit)

Service / Repairs

(PL) PLUMBING - General Comment, Plumbing Defects

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,

Plumbing defects were discovered during the inspection. These defects and the unit plumbing in general should be inspected and repaired as needed by a licensed Plumber. Receipts of repairs and plumbing condition should be provided to the Buyer.

Comment / Limitation

Water Service Pipe - From Condo, No View

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

(PL) PLUMBING (In Unit)

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.

Marginal / Aged

Interior Visible Water Pipes - Copper, Galvanized, Limited View

Galvanized steel piping is very old and near end of service life. ¹
Some of the unit water pipes are aged steel pipes. The buyer should consult with the association regarding who will be responsible for water pipe replacement when these aged pipes fail. Bathroom water pipes. (See Picture #1)

Pipes leading to the kitchen have been changed to copper.

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.

Service / Repairs

Interior Waste Pipes - Galvanized, Limited View

View of Interior Waste Pipes were limited by:
Closed walls and ceilings limit view.
Galvanized steel water pipes have a Typical life of steel drain pipes is 35-50 years. Any steel drain pipes remaining are aged past expected service life.

1. Steel drain pipe below the kitchen sink has rust damage and is failing. Pipe replacement is needed. (See Picture #1)

Inspection and repairs are needed by a licensed Plumber.



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 - Pedestal

Service / Repairs

#1 Bathroom Faucets - Sink/Tub

Tub spout to wall joint needs to be caulked to prevent water entry into the structure.

Service / Repairs

#1 Bathroom Traps/Drains - Metal

1. Tub stopper is not operating. Repairs needed.
2. Tub drain is obstructed and needs to be cleared or repaired.



Satisfactory

#1 Bathroom Tub - Metal

Satisfactory

#1 Bathroom Tub Surround - Tile

Satisfactory

#1 Bathroom Toilet - 2 Piece, Operated

Satisfactory

#1 Bathroom Ventilation - Building Vent

Satisfactory

#1 Bathroom Floor - Ceramic

(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.

Satisfactory

Ventilator - Building Vent

Safety Concern

Garbage Disposal - Other

1. Wire enters disposal, not through approved connector. (Safety)
Repairs needed.

The Inspector forgot to note if the disposal works. This unit should be repaired and in normal working order at the Buyers final walk through.



Satisfactory

Kitchen Sink/Faucets - Stainless, Operated

(KA) KITCHEN/APPLIANCES

Safety Concern

Dishwasher - Operating

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

The drain hose is not connected to the air gap. 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.

Or the drain hose can be connected to the existing air gap. (See Picture #2)



Comment / Limitation

Kitchen Refrigerator - Operating, Ice Maker

Ice maker was turned off at inspection. Not known if the unit is operating.

The ice maker should be turned on and fully operational at the buyers walk through.



Satisfactory

Counter Tops - Laminate

Satisfactory

Kitchen Cabinets - Upper, Lower

Satisfactory

Kitchen Floors - Resilient Tile

(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

Satisfactory

Living Space Ceilings #1 - Plaster

Satisfactory

Living Space Walls #1 - Plaster

Satisfactory

Living Space Floors #1 - Wood Parquet

Service / Repairs

Living Space Doors #1 - Inspected, Door Defects Discovered

ASHI Standards require a representative number of doors be tested.

1. Bedroom closet doors are dented but function. Cosmetic issue.
(See Picture #1)

Door is sticking on the jamb and difficult to operate. Repairs needed.

- a. Master closet.
- b. Bathroom
- c. Kitchen door, not latching also.

During the process of the inspection defects were discovered to house doors. These defects should be repaired and all house doors should be inspected and repaired as needed for normal function. ASHI standards only require the inspector to test the function of a representative number of doors and some non tested doors may have additional defects.



Satisfactory

Living Space Windows #1 - Insulated glass, Metal Sliders

Satisfactory

Window Screen/s - Present