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Inspected By:
Robert Schwindt

Client Information:
Condo in Multi-Unit Building (mid age)

Inspected

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.

The exterior sections of the building that relate to this unit were inspected.

Comment /
Limitation

Present at Inspection - Present at Inspection

Comment /
Limitation

Condo Type? - Unit in 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: 2006, 8 years old.

Satisfactory

Garage? - N/A

Comment /
Limitation

Space Below Grade? - Other

Space Below Grade: Bedrooms at building front are partially below 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? - Dry

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

(LGE) LOTS/GROUNDS & EXTERIOR

Comment /
Limitation

(LGE) LOTS/GROUNDS & EXTERIOR - General Comment

Only areas of grounds and exterior viewed were those around this particular unit.

(LGE) LOTS/GROUNDS & EXTERIOR

Comment / Limitation

Patio - Concrete

Electric patio awning was operated. Has proper slope away from the building.



Satisfactory

Vegetation/Trees (near house) - Observed

Satisfactory

Fences - Plastic Privacy Fence

Satisfactory

Unit Entry Door/s - Operated

Unit main entry door, operated.
Unit to back porch sliding glass door, operated.
Rear porch to patio sliding glass door, operated.

Service / Repairs

Exterior Wall Surfaces - Vinyl Siding, Brick, Pertaining Surfaces Observed

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

Vinyl siding to brick joints have not been caulked. Water could enter into the structure. Suspect this is a condo issue. (See Picture #1)



Comment / Limitation

Exterior Trim - Observed

Exterior trim items were only viewed as they pertain to this unit. Entire building was not observed.

Comment / Limitation

Outside Vent Cap/s - Other

Outside vent caps for the dryer and bathrooms was not seen. Not known where they vent to? They should vent to the outside. Further investigation needed. Consult with the condo.
Suspect kitchen vent is to above the roof.

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 - No Roof

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

Cursory view, asphalt shingles, 8 years old, typical life of 15-20.

(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.

No obvious defects were seen to the exterior walls or interior walls and floors.

(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.

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

Comment / Limitation

Unit Grounding - Not Viewed, Ground Wire Exits Panel

Electrical Ground Connection NOT Viewed at Inspection. (not unusual with condo inspections)

Satisfactory

#1 Panel Type - Breakers and Main Breaker



(ELS) ELECTRICAL SERVICE (IN UNIT)

Satisfactory

#1 Panel Max Capacity - 150 amp

Satisfactory

#1 Panel Location - Mechanical Room

(ELB) ELECTRICAL BRANCH ITEMS

Comment /
Limitation

(ELB) ELECTRICAL BRANCH ITEMS - General Comment

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

Comment /
Limitation

House Branch Wiring/Circuits - Plastic Jacketed (ROMEX), 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.

Service / Repairs

Lights/Ceiling Fans/Switches - Inspected

1. Two lights in the master bathroom were not operating. Repairs needed.



Satisfactory

Smoke Detectors - Present, Bedrooms, Hallway

Satisfactory

GFCI Outlets - Bathroom/s, Outside, Kitchen

Satisfactory

Outside Electrical - Inspected

(BA) BASEMENT(In Unit)

Comment / Limitation

(BA) BASEMENT - Partially Below Grade

Front bedroom walls are partially below grade. No signs of seepage were seen. The unit is walkout on grade at rear.



Satisfactory

Past/Present Water Entry? - No Signs Observed

Comment / Limitation

Basement Walls - Finished

Finished walls can block view of structure and signs of water entry.

Satisfactory

Basement Floor - Concrete, Carpet On Slab

Comment / Limitation

Basement Floor Drainage - None

Building is walk out on grade at rear. No type of floor drain is required.

Satisfactory

Basement Vapor Barrier - Concrete Floor

(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 - 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.

Heat pump is UNDER COOLING when tested with thermometer. Not within normal parameters. Repairs needed.

Repairs/Service are needed by a licensed HVAC contractor.

Satisfactory

#1 (HP) Back Up Heat - Operated

Satisfactory

#1 (HP) Capacity - 2 Ton

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

Satisfactory

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

Suspected Age: 7 years old.

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. Not cooling with normal parameters. Service and repairs needed by a licensed HVAC contractor.

Repairs/Service needed by a licensed HVAC contractor

Service / Repairs

#1 (HP) Filter - Disposable Filter

1. Filter cover screws will not fully tighten. Repairs needed.



Satisfactory

#1 (HP) Condensor/ Compressor - Outside Unit



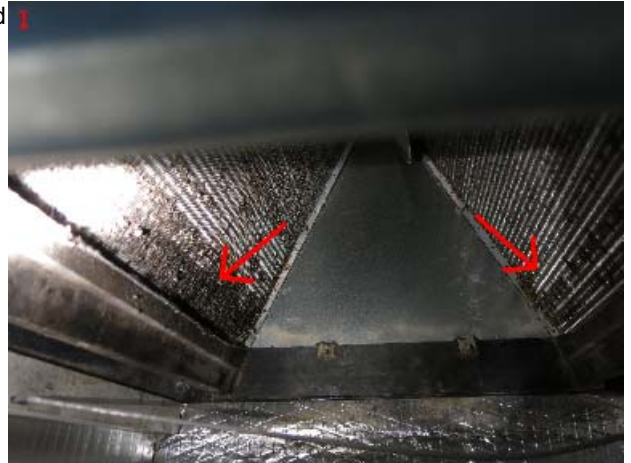
(HP1) #1 HEAT PUMP (Heating & Cooling)

Service / Repairs

#1 (HP) Air Handler - Inside Unit

1. Exchange coils in the air handler are dirty and need to be cleaned for the system to have normal function. (See Picture #1)

Repairs and service should be by a licensed HVAC contractor.



Comment / Limitation

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

No heating or cooling provided to the rear porch room area.

Comment / Limitation

Thermostat - Observed, 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)

Safety Concern

(PL) PLUMBING - General Comment, Fire Sprinklers, Plumbing in Unit Only

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 related to this unit was inspected. Building 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.

1. Two sprinkler heads are missing drop down caps. Suspect these caps are needed for proper flow of water from the heads. (See Picture #1,2)

- a. Laundry room.
- b. Mechanical room.

Further investigation and repairs are needed by a qualified fire sprinkler Contractor.



Comment / Limitation

Water Service Pipe - From Condo, No View

Building Water Service Pipe not viewed. Not in scope of inspection. Pipe in the unit is PVC plastic.

(PL) PLUMBING (In Unit)

Comment / Limitation

Main Water Shut Off - Mechanical Room

Valves are not operated as part of a home inspection. As per ASHI standards.



Comment / Limitation

Interior Visible Water Pipes - CPVC, Limited View

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

Satisfactory

Interior Vent Pipes - PVC, Limited View

Limited view of Interior Vent Pipes due to:
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 concrete floor limits view.

Satisfactory

#1 Water Heater Type - Electric



Satisfactory

#1 Water Heater Operation - Operating, Safety Pan Installed

Satisfactory

#1 Water Heater Size - 50

Comment / Limitation

#1 Water Heater Approx. Age - Suspected Age

Suspected Age of Water Heater:7
Typical life is 10-15 years.

Satisfactory

#1 Pressure Relief Valve and Pipe - Present

(PL) PLUMBING (In Unit)

Satisfactory

Exterior Hose Bibb/s - Spigots Present and Tested

(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

Satisfactory

#1 Bathroom Tub Surround - Tile

Satisfactory

#1 Bathroom Toilet - 2 Piece, Operated

Satisfactory

#1 Bathroom Ventilation - Exhaust Fan

Satisfactory

#1 Bathroom Floor - Ceramic

(WC2) #2 BATHROOM

Satisfactory

#2 BATHROOM - General Comment



Satisfactory

#2 BATHROOM LOCATION - Master Bath

#2 Bathroom= Master Bath

Satisfactory

#2 Bathroom Sink - Vanity/Sink

Satisfactory

#2 Bathroom Faucets - Sink/Shower

Satisfactory

#2 Bathroom Traps/Drains - PVC

Satisfactory

#2 Bathroom Shower Stall - Plastic

Satisfactory

#2 Bathroom Shower Pan - Plastic

Satisfactory

#2 Bathroom Toilet - 2 Piece, Operated

Satisfactory

#2 Bathroom Ventilation - Exhaust Fan

Satisfactory

#2 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.

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.

Service / Repairs

Ventilator - Microwave Exhaust, Vented to Outside Type

Microwave/exhaust is missing a filter. Repairs needed.



Satisfactory

Garbage Disposal - Operating

Satisfactory

Kitchen Sink/Faucets - Stainless

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.

(KA) KITCHEN/APPLIANCES

Service / Repairs

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

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 - Sheet Goods

Comment / Limitation

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.

Comment / Limitation

Hose Bibs (washer) - Thumb Twist Valves, Direct Discharge

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

Clothes washer has direct discharge drain pipe.

(KA) KITCHEN/APPLIANCES

Service / Repairs

Clothes Dryer - Electric, 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.

1. The dryer rocks. The dryer legs need to be adjusted. Repairs needed. (See Picture #1)



Satisfactory

Dryer Energy Source - 240 Volt, Electric

Comment /
Limitation

Dryer Vent - Vented

Inspector did not see the outside vent cap. Not known where it vents to. Further investigation is needed. Dryer vent pipes need to be periodically cleaned. Is this a condo task?

(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 - Dry Wall

Satisfactory

Living Space Walls #1 - Dry Wall

(LS) LIVING SPACES

Satisfactory

Living Space Floors #1 - Carpet, Composite Wood, Ceramic Tile

Comment /
Limitation

Living Space Doors #1 - Inspected

ASHI Standards require a representative number of doors be tested.

Satisfactory

Living Space Windows #1 - Insulated glass, Vinyl Sliders

Satisfactory

Window Screen/s - Present