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ASHI Certified, MD & VA Liscensed

Inspected By:  
**Robert Schwindt**

Referral Information

Client Information:  
**Newer CONDO in Multi-unit Building Sample Report #1**

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: 2006, 8 years.

Comment /  
Limitation

### Garage? - In Building, Not Inspected

The building parking garage is not within the scope of this inspection.

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.

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? - Raining

Satisfactory

### Approximate Temperature? - 40-50

Satisfactory

### Soil Condition? - Wet

## (LGE) LOTS/GROUNDS & EXTERIOR

Comment /  
Limitation

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

The building exterior was not inspected.

## (LGE) LOTS/GROUNDS & EXTERIOR

### Service / Repairs

#### Unit Entry Door/s - Operated

Unit entry door is difficult to open, due to poor key function. Repairs are needed.



### 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.  
Building roof surfaces are not within the scope of this inspection.

Some type of built up roof covering with gravel top surface. Typical life of 15-20 years.



## (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 structural flaws were viewed inside this unit at walls and floors.  
Concrete floor structure, Concrete ceilings.

## (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.

The main building electrical service room was not viewed at inspection.

### Satisfactory

#### Unit Service Size, Amps - 150 amps

## (ELS) ELECTRICAL SERVICE (IN UNIT)

### 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.

### 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 - 150 amp

### Satisfactory

#### #1 Panel Location - Bedroom

## (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), Conduit, 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.

## (ELB) ELECTRICAL BRANCH ITEMS

### Service / Repairs

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

Light is not operating, Bulbs?  
a. Bath hallway. (See Picture #1)  
b. Master closet.  
(unit/s should be in normal working order at Buyers final walk through)



Satisfactory

Smoke Detectors - Present

Satisfactory

GFCI Outlets - Bathroom/s, Kitchen

## (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 Heating Mode Only, 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.

Due to cool outside temperatures, the heat pump could not be operated in cooling mode.  
Cooling systems CANNOT be checked when the ambient air temperature has not been above 65 degrees for a 12 to 24 hour period prior to the test.

### Service / Repairs

#### #1 (HP) Back Up Heat - Not Fully Heating

Back up electric coil heating system is under heating. Repairs needed.  
Repairs/Service needed by a licensed HVAC contractor.



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

Satisfactory

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

Service / Repairs

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

Suspected Age: 8

#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.

Comment /  
Limitation

#1 (HP) Temp. Differential - Details

Unit Air Change: 16

Normal air change is 15-22 degrees

Due to dirty coils the temperature readings of air change will not be accurate. The unit coils need to be cleaned and air change should be checked then.

Satisfactory

#1 (HP) Filter - Disposable Filter

Service / Repairs

#1 (HP) Condensor/ Compressor - Roof Unit

1. Coolant line insulation is aged and cracking. The insulation was cut four inches short. This will cause loss of efficiency. Repairs needed. (See Picture #2)



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

### Service / Repairs

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

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.



### Satisfactory

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

### Satisfactory

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

### 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, 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. (See Picture #1) 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 - Copper

Water service to the condo Building - not viewed at inspection.

### Comment / Limitation

#### Main Water Shut Off - Near Water Heater

Valves are not operated as part of a home inspection.



### 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.

## (PL) PLUMBING (In Unit)

### 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, Safety Pan Installed

### Satisfactory

#### #1 Water Heater Size - Other

#1 Water Heater Size:  
38 Gallon

### Comment / Limitation

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

Suspected Age of Water Heater:8  
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 - Hall Bath

#1 Bathroom = Hall Bath

## (WC1) #1 BATHROOM

Satisfactory

### #1 Bathroom Sink - Vanity/Sink

Service / Repairs

### #1 Bathroom Faucets - Sink/Tub

1. Tub spout shower diverter is not fully sending water to shower. Repairs needed. (See Picture #1)
2. Shower head is leaking at the head to arm connection. Repairs needed. (See Picture #2)



Service / Repairs

### #1 Bathroom Traps/Drains - PVC

1. Sink drain pop up is not operating. Repairs needed.



Satisfactory

### #1 Bathroom Tub - Acrylic

Satisfactory

### #1 Bathroom Tub Surround - Tile

## (WC1) #1 BATHROOM

### Service / Repairs

#### #1 Bathroom Toilet - 2 Piece

Toilet is running on and is not operable. Repairs needed



Satisfactory

#### #1 Bathroom Ventilation - Exhaust Fan

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.

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.

Satisfactory

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

Satisfactory

#### Garbage Disposal - Operating

Satisfactory

#### Kitchen Sink/Faucets - Stainless

## (KA) KITCHEN/APPLIANCES

### 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

1. One refrigerator door shelf is broken and needs to be replaced. Repairs needed. (See Picture #1)



### Satisfactory

#### Counter Tops - Granite

### Satisfactory

#### Kitchen Cabinets - Upper, Lower

### Satisfactory

#### Kitchen Floors - Wood

### Marginal / Aged

#### Clothes Washer - Washer & Dryer are Stacked Unit, 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.



### 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.

### Marginal / Aged

#### 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. Aged clothes dryer, typical life 7-12 years.

## (KA) KITCHEN/APPLIANCES

Satisfactory

Dryer Energy Source - 240 Volt, Electric

Comment /  
Limitation

Dryer Vent - Vented

Dryer vent pipes need to be periodically cleaned of lint for normal and safe operation of the dryer. Further investigation is needed to determine when the vent pipe was last cleaned? Who is responsible for cleaning it? Condo? Owner?



## (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, Concrete

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. 1

Doors not latching, repairs or adjustments needed.

a. The ball catch at the top of the laundry door is damaged and needs repairs. (See Picture #1)



## (LS) LIVING SPACES

### Service / Repairs

#### Living Space Windows #1 - Insulated glass, Metal Sliders

Windows are difficult to open, lubrication or adjustments needed.



### Satisfactory

#### Window Screen/s - Present