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Inspected By:

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Client Information: N/A

Referral Information

SAMPLE TOWN HOME CONDO REPORT #2

COVERPAGE

Photo



(PI) PROPERTY INFO.

Comment

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

Suspected Unit Age - Suspected Unit Age

Suspected unit age: 41 years.

Satisfactory

Garage? - N/A

Comment

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

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

Comment

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

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

Soil Condition? - Damp

Some rain within the past few days. The ground was damp at inspection.

(LGE) LOTS/GROUNDS & EXTERIOR

Comment

(LGE) LOTS/GROUNDS & EXTERIOR - General Comment

Only exterior sections directly associated with this unit were viewed. Building in general was not inspected.

Defective/Repair

Unit Entry Door/s - Operated

Wood threshold under the unit front door is loose to the floor.
(safety) Needs to be secured.



Wood threshold under the unit front door is loose to the floor.
(safety) Needs to be secured.

(LGE) LOTS/GROUNDS & EXTERIOR

Comment

Unit Entry Door/s #2 - Operated

Rear main level balcony type door with rails. Operates. No balcony installed.

Comment

Exterior Wall Surfaces - Brick, Observed

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



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

Defective/Repair

Exterior Wall Surfaces #2 - Brick

The buildings rear down spout has section missing and roof water can run down the rear building wall. This can cause water entry into the unit. Repairs are needed. Suspect this is a condo issue.



The buildings rear down spout has section missing and roof water can run down the rear building wall.

Comment

Exterior Trim - Observed

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

Comment

Outside Vent Cap/s - Range Hood, Dryer, Bathroom/s

Installed to roof.

Comment

Chimney/s - Metal

The metal chimney was viewed on the roof. No defects were seen. The inside flue could not be seen due to rain cap installed. There was a good view of flue condition from the fireplace.

(LGE) LOTS/GROUNDS & EXTERIOR

Comment

Attic - Other

This building has no real attic. The roof structure area is the only attic area and there is no way to see it.
The building attic in general is not in the scope of the inspection.



This building has no real attic. The roof structure area is the only attic area and there is no way to see it.

Comment

Roof - Roof Comment

Roof Comment:
Condo building roof inspections are not within the scope of this inspection.
Cursory view of the roof when the inspector was on the roof to look at the condenser unit.
Roof surface over the unit is modified bitumen, single ply material. Looks nearly new. Typical life 12-15 years. Looks professionally installed.
No leak stains were seen on the ceilings below.



Roof surface over the unit is modified bitumen, single ply material. Looks nearly new. Typical life 12-15 years. Looks professionally installed.

(LGE) LOTS/GROUNDS & EXTERIOR

Defective/Repair

Roof #2 - Roof Comment

Roof Comment:
Removing the skylight is way to access the roof. Locks need to be installed to prevent access to the unit from the roof. (security issue) Repairs needed.



Removing the skylight is way to access the roof. Locks need to be installed to prevent access to the unit from the roof. (security issue) Repairs needed.

Comment

Skylight/s - Plastic

Unit has two skylights. Buyer said one skylight had leaked. Signs of caulk repairs to skylight curb flashing were seen. Repairs look proper. Not known for sure if leaking has been repaired. No leak stains were seen on the ceiling at the time of the inspection.



Signs of caulk repairs to skylight curb flashing were seen. Repairs look proper.

(ST) STRUCTURE

Comment

(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.

(ST) STRUCTURE

Comment

Structure (cont.1) - Structure

Small view of floor structure seen in the air handler room ceiling.
Web trusses seen with plywood sub floor.
No view of roof structure. Building structure not inspected.

Doors into the rear bedroom are sticking on the jamb. This is due to floor settlement. This can be typical with web truss structures.
Suspect this is typical settlement. No signs of major failures of structure were seen on the units exterior walls, interior walls or flooring.

Wood be a good idea to consult with the condo association to see if any major sagging or floor sagging issues have been discovered in this or other units.



Small view of floor structure seen in the air handler room ceiling.

(ELS) ELECTRICAL SERVICE (IN UNIT)

Comment

(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

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.

Satisfactory

Unit Service Size, Amps - 200 amps

Satisfactory

Unit Service Conductor - Plastic Jacketed , Aluminum

Satisfactory

Unit Voltage - 120/240 volt

Comment

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

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.

(ELS) ELECTRICAL SERVICE (IN UNIT)

Aged or Marginal

#1 Panel Type - Breakers

Panel was made by "Federal Pacific". This company is no longer in business. Their panels are poor quality and are often considered to be unsafe. Best if this panel were replaced or at least the panel, breakers and connections should be checked for safe function by a licensed Electrician.



Panel was made by "Federal Pacific". This company is no longer in business. Their panels are poor quality and are often considered to be unsafe.

Satisfactory

#1 Panel Max Capacity - 200 amp

Satisfactory

#1 Panel Location - Kitchen

(ELB) ELECTRICAL BRANCH ITEMS

Comment

(ELB) ELECTRICAL BRANCH ITEMS - General Comment, Repairs by Licensed Electrician

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

All repairs to the electrical system should be by a licensed electrician.

(ELB) ELECTRICAL BRANCH ITEMS

Defective/Repair

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

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

Electrical wire is pulling out of the disposal. (safety) Needs to be put back into proper place and secured.



Electrical wire is pulling out of the disposal. (safety) Needs to be put back into proper place and secured.

Satisfactory

Aluminum 120 volt Circuits? - No

Defective/Repair

Interior Outlets - Inspected

ASHI Standards require a representative number of outlets be tested.

Outlet/s with open ground (Safety)
a. Rear master bedroom.

Aged or Marginal

Lights/Ceiling Fans/Switches - Inspected

Up stairs bathroom lights are connected to the ground fault breaker. When this breaker trips some top level room lights will turn off.
Repairs needed.

(ELB) ELECTRICAL BRANCH ITEMS

Aged or Marginal

Smoke Detectors - Present on every level., Building Fire Alarm Systems

Existing smoke detector is aged. Typically these unit should be changed every 5 years to assure proper function when needed. Suggest that this unit be replaced.

Building Fire Alarm Systems are not within the scope of the inspection. Good idea to discover how this system functions. Is this a call in system? or Just and alarm? Further investigation needed.



Building Fire Alarm Systems are not within the scope of the inspection.

Defective/Repair

GFCI Outlets - Bathroom/s, Renovated Kitchen

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

GFCI outlets have been added to the top level bathrooms. These were not needed because these outlets were already protected by a GFCI breaker.

When this breaker trips the lights in the bathrooms go out. This is not proper. This GFCI breaker may trip with lightning strikes in the neighborhood and this would make the lights in these rooms turn off.

This could be hard to fix. Consult with an Electrician for more info.

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

Defective/Repair

#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.

Comment

#1 (HP) Area Served - Unit System

#1 Heating System Serves= Unit

Comment

#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.

Satisfactory

#1 (HP) Back Up Heat - Operated

Satisfactory

#1 (HP) Capacity - 2 Ton

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

Comment

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

Suspected Age:
Inspector was not able to determine the exact age of the roof condenser unit. (costly part of system)
Buyer thought the unit was newly replaced. No manufacture date. Serial number suggests that the unit was constructed on 11-07
The unit looks newer than 5 years.
Further investigation is needed. Is the unit new? Are there any relevant warranties?



No manufacture date. Serial number suggests that the unit was constructed on 11-07

Comment

#1 (HP) Temp. Differential - Details

Unit Air Change: 20

Defective/Repair

#1 (HP) Filter - Disposable Filter, Filter Installed in Return Register

There is no filter installed in the inside air handler.
A filter has been installed in the main level return register this is proper. This register cover is designed to accept a filter.
No filter has been installed in the top level return register. Not proper. Non filtered air has been entering the system.
The system will need to be cleaned to assure proper function.
The top level return register is not designed to accept a filter.
No filter installed. Repairs needed.
Either the top level register cover needs to be changed to accept a filter or a filter should be installed in the air handler.
All the air that enters the air handler needs to be filtered to prevent lint build up on the unit coils. Repairs are needed.



The top level return register is not designed to accept a filter. No filter installed. Repairs needed.

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

Defective/Repair

#1 (HP) Condensor/ Compressor - Roof Unit

Electrical cable that provides power to roof mounted condenser unit has damaged outer jacket. (safety) This wire needs to be replaced.
Improper duct tape has been installed over some sections. This wire needs to be replaced.
Repairs/Service needed by licensed HVAC contractor.



Electrical cable that provides power to roof mounted condenser unit has damaged outer jacket. (safety) This wire needs to be replaced.

Defective/Repair

#1 (HP) Air Handler - Inside Unit

No filter installed in one of the return air registers.
All air into the air handler needs to be filtered. Repairs are needed.
The system coils may be dirty due to no filter. The coils should be inspected and cleaned as needed.
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

Thermostat - Heating & Cooling Combined

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

(FP1) #1 FIREPLACE/STOVE

Comment

(FP1) #1 FIREPLACE/STOVE - General Comment

Fire places are not operated in scope of inspection.

(FP1) #1 FIREPLACE/STOVE

Comment

#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

Satisfactory

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

Satisfactory

#1 (FP) Viewable Flue/Vent% - Full View, Viewed from Inside Only

Satisfactory

#1 (FP) Vents to Location - To Roof

Satisfactory

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

Satisfactory

#1 (FP) Hearth - Flush Mounted

(PL) PLUMBING (In Unit)

Comment

(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

Water Service Pipe - Copper

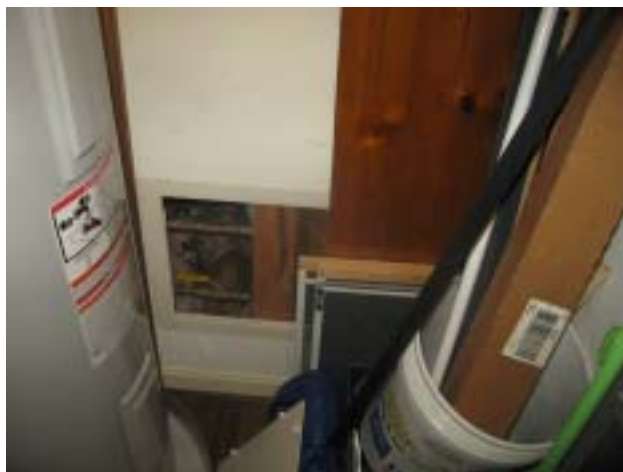
Unit service. Building service pipe not in scope of the inspection.

(PL) PLUMBING (In Unit)

Comment

Main Water Shut Off - Utility Room

Valves are not operated as part of a home inspection.
Unit water shut off was seen in the utility room behind pop out cover.



Unit water shut off was seen in the utility room behind pop out cover.

Comment

Interior Visible Water Pipes - Copper, Limited View, Pin Hole Leaks

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

Some older homes have been developing pin hole leaks due to copper pipes wearing thin. Corrosive water or corrosive additives by water treatment seems to be the cause. There is no way for the inspector to determine the thickness or condition of water pipes. The inspector is looking for any current water leaks.

Comment

Interior Vent Pipes - Not Viewed

Interior Plumbing Vent Pipes could NOT be viewed.
Finished walls and ceilings block view.

Comment

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

(PL) PLUMBING (In Unit)

Defective/Repair

#1 Water Heater Operation - Operating/Defective, Safety Pan Installed

Safety leak pan installed but pan not connected to a drain.
Will not serve function.
Might be hard to fix. A leak alarm in the pan would be helpful.



Safety leak pan installed but pan not connected to a drain. Will not serve function.

Satisfactory

#1 Water Heater Size - 50

Comment

#1 Water Heater Approx. Age - Suspected Age

Suspected Age of Water Heater: 3
Typical life is 10-15 years.

Satisfactory

#1 Pressure Relief Valve and Pipe - Present, Expansion Tank

(WC1) #1 BATHROOM

Satisfactory

#1 BATHROOM - General Comment

Comment

#1 BATHROOM LOCATION - Hall Bath

#1 Bathroom = Hall Bath at bedroom level.

Satisfactory

#1 Bathroom Sink - Vanity/Sink

Satisfactory

#1 Bathroom Faucets - Sink/Tub

Satisfactory

#1 Bathroom Traps/Drains - Metal

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

Comment

#2 BATHROOM LOCATION - Master Bath

#2 Bathroom= Master Bath

(WC2) #2 BATHROOM

Satisfactory

#2 Bathroom Sink - Vanity/Sink, Pedestal

Satisfactory

#2 Bathroom Faucets - Sink/Shower

Defective/Repair

#2 Bathroom Traps/Drains - PVC

Tub stopper is not operating. Repairs needed.



Tub stopper is not operating. Repairs needed.

Satisfactory

#2 Bathroom Tub - Metal

Satisfactory

#2 Bathroom Tub Surround - Tile

Satisfactory

#2 Bathroom Toilet - 2 Piece, Operated

Aged or Marginal

#2 Bathroom Ventilation - Exhaust Fan

Fan rattles. Signs of age.



Fan rattles. Signs of age.

Satisfactory

#2 Bathroom Floor - Ceramic

(WC3) #3 BATHROOM

Satisfactory

#3 BATHROOM - General Comment

(WC3) #3 BATHROOM

Comment

#3 BATHROOM LOCATION - Main Floor Powder Room

#3 Bathroom= Main floor Powder Room

Satisfactory

#3 Bathroom Sink - Pedestal

Satisfactory

#3 Bathroom Faucets - Sink

Satisfactory

#3 Bathroom Traps/Drains - Metal

Satisfactory

#3 Bathroom Toilet - 2 Piece

Satisfactory

#3 Bathroom Ventilation - Exhaust Fan

Satisfactory

#3 Bathroom Floor - Ceramic

(KA) KITCHEN/APPLIANCES

Satisfactory

(KA) KITCHEN/APPLIANCES - General Comment



Satisfactory

Kitchen Location - Condo

Satisfactory

Cooking Appliances - Range/Oven, Electric

Comment

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

Defective/Repair

Kitchen Sink/Faucets - Operated, Solid Core Plastic

Signs of past leaking at sink drain assembly. No dripping at inspection.
Should be checked and repaired as needed.



Signs of past leaking at sink drain assembly. No dripping at inspection.

Comment

Dishwasher - Operating

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

Satisfactory

Kitchen Refrigerator - Operating

Satisfactory

Counter Tops - Solid Core Plastic

Satisfactory

Kitchen Cabinets - Upper, Lower

Satisfactory

Kitchen Floors - Composite Wood Flooring

Defective/Repair

Clothes Washer - Not Operating

Age clothes washer. 14 years.
Clothes washer is aged unit. Typical life 7-12 years.
Clothes washer was not operational. Repairs or replacement needed.
Unit should be inspected/repared/replaced as needed for normal function by licensed appliance repair Contractor.

No Safety pan has been installed under the clothes washer which would prevent water damage to this and units below if the unit leaks. Good idea to add one if possible.



Clothes washer was not operational. Repairs or replacement needed.

(KA) KITCHEN/APPLIANCES

Comment

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.

Aged or Marginal

Clothes Dryer - 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 unit, squeals when operated. 14 years old. Near end of service life.

Aged clothes dryer, typical life 7-12 years.

Satisfactory

Dryer Energy Source - 240 Volt, Electric

Comment

Dryer Vent - Non Vented Type

This type of dryer is not connected to outside vent pipe. Not idea. A vent pipe connection was seen but was not in use.



This type of dryer is not connected to outside vent pipe. Not idea. A vent pipe connection was seen but was not in use.

(LS) LIVING SPACES

Comment

(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.

(LS) LIVING SPACES

Defective/Repair

Living Space Closets - Inspected

Master closet doors drag the ground and are hard to operate. Suspect this may be due to floor typical floor settlement. Repairs and adjustments needed.



Master closet doors drag the ground and are hard to operate. Suspect this may be due to floor typical floor settlement. Repairs and adjustments needed.

Satisfactory

Living Space Ceilings #1 - Dry Wall

Defective/Repair

Living Space Walls #1 - Dry Wall

Section of sheet rock walls are damaged at rear laundry room wall. Cosmetic repairs are needed.



Section of sheet rock walls are damaged at rear laundry room wall. Cosmetic repairs are needed.

(LS) LIVING SPACES

Defective/Repair

Living Space Floors #1 - Hard Wood

Main level wood floors have been re-finished and look good.
Upper level wood floor finish surface is worn and aged.
Refinishing is needed.



Upper level wood floor finish surface is worn and aged.
Refinishing is needed.

Defective/Repair

Living Space Doors - Inspected, Door Defects Discovered

ASHI Standards require a representative number of doors be tested.

Doors not latching, repairs or adjustments needed.

a. Top hall bathroom.

Door is sticking on the jamb and difficult to operate. Repairs needed. Suspect due to floor settlement.

a. Rear upper bedroom.

b. Rear bedroom bathroom.

c. Master W/C door. This door also drags the bathroom floor.

Master closet doors drag the ground and are hard to operate. Suspect this may be due to floor typical floor settlement.
Repairs and adjustments needed.

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.

(LS) LIVING SPACES

Defective/Repair

Living Space Windows 1 - Wood Double Hung

Some house windows are original wood double hung.

- a. Window sills have flaked and worn paint.
 - b. Many of these windows need glass putty repairs, scrape and paint.
 - c. Some windows are painted or stuck shut. Repairs needed.
1. Front bedroom.

Original house windows have metal tripple track storm windows installed.

- a. Storm window frames need drain holes installed to prevent rain water from standing on the window sill. This can cause rot and leaking to the inside.
 - b. None of the original house storm windows have their screens installed. This type of storm is designed to have a screen.
1. Front bedroom x2, Front kitchen x2



All storm window frames need drain holes added. All original sills need to be painted.

Defective/Repair

Living Space Windows 2 - Wood Double Hung

Additional Picture



Glass putty is flaking off window sashes. Re-glazing and paint needed.

(LS) LIVING SPACES

Defective/Repair

Living Space Windows 3 - Wood Double Hung

Some house windows are new wood double hung. Insulated glass.
a Rear bedroom. No screens installed. New rear main level windows do have screens installed.



New rear bedroom windows have no screens installed.

Satisfactory

Living Space Stairs/Railings - Inspected, Railings Present