



GATEKEEPER
INSPECTIONS

home inspections environmental energy education

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX



Prepared by
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*- Full member American Society of Home Inspectors -
Fully Insured, Maryland State Licensed - Virginia State Certified & Incorporated
Inspecting homes in Maryland, Virginia and Washington D.C. since 1972*

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

XXXXXXXXXXXXXXXXXXXX

Dear xxxxxxxxxxxx:

At your request, and in your presence, a visual inspection of the above referenced property was conducted on xxxxxxxxxxxxxxxxxxxx. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

REPORT SUMMARY

Each of these items will likely require further evaluation and/or repairs by licensed contractor or engineer. Obtain competitive estimates for these items. Other minor items are also noted in the following report (Routine Maintenance Items and/or Safety enhancement) and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear.

HIGH PRIORITY: Recommend evaluation and repair by a licensed contractor to be completed prior to the end of contingency period/transaction.

EXTERIOR & ROOF

WALLS:

CONDITION:

1. Recent painting and repairs noted - the wood siding is in good condition for its age.

CHIMNEY:

CONDITION:

2. Recent servicing is noted to the metal and the brick chimneys- see the chimney sweep' s report.

FOUNDATION

BASEMENT:

FLOOR JOISTS - TYPE & CONDITION:

3. Signs of Wood Destroying Organism (termites) damage have been corrected. See the termite inspection report.



HVAC

HEATING SYSTEM #1:

PUMP/BLOWER FAN:

4. System is clean - recent servicing is evident.

ELECTRICAL SYSTEM

ELECTRICAL PANELS:

MAIN PANEL CONDITION:

5. The circuit breaker to the range has been replaced recently. See the electrician's report.

BATHROOMS

HALL BATH #1:

TUB/SHOWER & WALLS:

6. Walls recently caulked - good maintenance.

LOWERE LEVEL HALL BATH #2:

TUB/SHOWER & WALLS:

7. Walls recently caulked - good maintenance.

KITCHEN & APPLIANCES

KITCHEN SINK:

CONDITION:

8. Stains noted under the sink. Seller states that a leaking drain trap pipe and faucet have been replaced. recently. The kitchen faucet has been replaced recently.

DISHWASHER:

CONDITION:

9. Dishwasher is older, but operating normally- it was serviced recently (door corrected) - See the appliance repair company report.

UPGRADES & SAFETY ENHANCEMENTS:

GROUNDS

RETAINING WALLS:

CONDITION:

1. Separated at corner and leaning. Functional at this time. Upgrading recommended in future.



ELECTRICAL SYSTEM

SWITCHES - FIXTURES - RECEPTACLES:

CONDITION:

2. Some receptacles are two-prong type - There is an equipment grounding wire in the wiring so grounded 3 prong receptacles can be installed.



INTERIOR

ATTIC & INSULATION:

INSULATION TYPE, DEPTH & CONDITION:

6. Recommend additional 9" of insulation in the attic area eventually.



Thank you for selecting Gatekeeper Inspections for your home inspection. If you have any questions regarding the inspection report or the home, please feel free to contact us.

Sincerely,

Brian Koepf.



P.S. Call us in 12 months to schedule your **FREE** annual home maintenance inspection.

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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

FILE #:	0000734.
DATE OF INSPECTION:	XXXXXXXXXXXXXXXXXXXX.
START TIME OF INSPECTION:	10 AM.
END TIME OF INSPECTION:	1 PM.
CLIENT NAME:	XXXXXXXXXXXX.
CLIENT PHONE #:	XXXXXXXXXXXXXXXXXXXX.
CLIENT E-MAIL:	XXXXXXXXXXXXXXXXXXXX.
CLIENT FAX #:	
INSPECTION SITE:	XXXXXXXXXXXX.
INSPECTION SITE CITY/STATE/ZIP:	XXXXXXXXXXXX.
AGENT NAME:	XXXXXXXXXXXX.
AGENT PHONE #:	XXXXXXXXXXXXXXXX.
AGENT E-MAIL:	XXXXXXXXXXXXXXXX.

CLIMATIC CONDITIONS:

WEATHER:	Clear.
SOIL CONDITIONS:	Damp.
APPROXIMATE OUTSIDE TEMPERATURE in F:	60-70.

BUILDING CHARACTERISTICS:

ESTIMATED AGE OF HOUSE IN YEARS:	49.
STATED BY:	Agent.
BUILDING TYPE:	Single Family/Detach.
STORIES:	4. (Split Level)
SPACE BELOW GRADE:	Finished basement.

UTILITY SERVICES:

WATER SOURCE:	Public.
SEWAGE DISPOSAL:	Public.
UTILITIES STATUS:	All utilities on.

OTHER INFORMATION:

HOUSE OCCUPIED?	No.
CLIENT PRESENT:	No.
PEOPLE PRESENT:	Listing agent.
INSPECTORS PRESENT:	Brian Koepf.
COMMENTS:	This is a Pre-Listing Inspection.

PAYMENT INFORMATION:

TOTAL FEE:	460.00.
PAID BY:	Check.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repurchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; telephone systems; central vacuum; generators; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or to waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

EXTERIOR & ROOF

The foregoing is an opinion of the general quality and condition of the exterior and roofing materials. Areas hidden from view by trees, landscaping or stored items can not be judged and are not a part of this inspection. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. Clean and inspect gutters and downspouts on a regular basis to insure proper drainage.

KEY:

RED - High priority items. Recommend evaluation and repair by a licensed contractor to be completed prior to the end of contingency period/transaction.

GREEN - Maintenance Items.

ORANGE - Upgrades & Safety Enhancements.

BLUE - Ask seller (for more clarification about a particular item).

"**Appears Serviceable**" means that the inspector did not observe any conditions that would let him/her believe problems existed with a particular item or system. The item or system is useable; however, might show signs of wear and tear.

WALLS:

MATERIAL:	Brick, Wood siding.
CONDITION:	Appears serviceable. Recent painting and repairs noted - the wood siding is in good condition for its age.

TRIM:

MATERIAL:	Wood.
CONDITION:	Appears serviceable.

ROOF:

STYLE:	Gable.
TYPE:	Asphalt/Composition shingles.
HOW INSPECTED:	Viewed from ground with binoculars.
ROOF CONDITION:	Appears serviceable/within useful life.

FLASHINGS:

TYPE:	Metal.
CONDITION:	Appears serviceable. Repair/Improvement visible at chimney flashing.

CHIMNEY:

MATERIAL:

Brick, Metal.



CONDITION:

Metal- Appears serviceable, Corroded. **Recent servicing is noted to the metal and the brick chimneys- see the chimney sweep' s report.**

GUTTERS & DOWNSPOUTS:

TYPE:

Full.

CONDITION:

Route downspouts away from the building.

PORCH:

TYPE:

Concrete.

CONDITION:

Appears serviceable.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

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DRIVEWAY:

TYPE:	Concrete.
CONDITION:	Appears serviceable- Cracks/erosion noted are typical for age- Upgrade eventually.

SIDEWALKS:

TYPE:	Concrete.
CONDITION:	Appears serviceable.

GRADING:

SITE & CONDITION:	Grade at foundation appears serviceable.
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LANDSCAPING:

CONDITION:	Maintained.
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RETAINING WALLS:

TYPE:	Wood Landscaping wall (Less that 4' high)
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CONDITION:

Separated at corner and leaning. Functional at this time. Upgrading recommended in future.



GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

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TYPE:

TYPE:

None.

FOUNDATION

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined. Adequacy of drainage system is not determined due to the underground nature of the system.

Any conditions that might exist on the concealed parts of foundation walls are not within the scope of the home inspection.

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BASEMENT:

ACCESSIBILITY:
 WALLS TYPE:
 WALLS CONDITION:
 FLOOR JOISTS - TYPE
 & CONDITION:

Viewing was restricted by wall coverings, Basement is unfinished (30%)
 Concrete block.
 Appears serviceable.
 Wood, Appear serviceable.

Signs of Wood Destroying Organism (termites) damage have been corrected. See the termite inspection report.



BASEMENT FLOOR &
DRAINAGE:

Slab appears serviceable typical cracks are noted.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. Inspector does not operate safety valves or shut-off valves. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

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MAIN LINE:

MATERIAL & LOCATION:	Copper, Basement.
CONDITION:	Appears serviceable, Valve is installed, not tested/operated.

SUPPLY LINES:

MATERIAL:	Copper.
CONDITION:	Appears serviceable, Pipes not fully visible.

WASTE LINES:

MATERIAL:	Cast Iron, Galvanized.
CONDITION:	Appears serviceable, Plumbing vents appear serviceable, Lines not fully visible.

WATER HEATER #1:

TYPE - SIZE - LOCATION:	Gas, 50 Gallons, Basement.
CONDITION:	Appears serviceable, A water shutoff valve is installed, not tested/operated, Pressure relief valve noted, not tested, Flue vent is serviceable, THE INTERIORS OF FLUES AND CHIMNEYS CAN NOT BE ADEQUATELY CHECKED DURING A VISUAL INSPECTION AND ARE NOT PART OF THIS INSPECTION.

EXTERIOR HOSE FAUCETS:

OPERATION:	Too cold to operate/test.
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FUEL SYSTEM:

GAS METER/TANK
LOCATION -
CONDITION:

Gas meter is located in basement, Gas meter appears serviceable.

HVAC

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems.

Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

THE INTERIORS OF FLUES AND CHIMNEYS ARE NOT PART OF THIS INSPECTION.

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ORANGE - Upgrades & Safety Enhancements.

BLUE - Ask seller (for more clarification about a particular item).

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HEATING SYSTEM #1:

LOCATION :	Basement.
SYSTEM TYPE:	Forced Air.
FUEL TYPE & NOTES:	Natural Gas.
CAPACITY OF UNIT:	57,200 BTU (Output)
APPROXIMATE AGE:	Not very old.
CONDITION OF UNIT:	Appears operational.
BURNERS/HEAT EXCHANGERS:	Burner Flame(s) appear typical, The heat exchanger portion of a gas or oil fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection. We recommend a service contract be placed on the unit and a heating contractor called to verify the condition of the heat exchanger prior to settlement date.
PUMP/BLOWER FAN:	Appears Serviceable. System is clean - recent serving is evident.
COMBUSTION AIR:	Appears serviceable
VENTING:	Appears serviceable, THE INTERIORS OF FLUES AND CHIMNEYS CAN NOT BE ADEQUATELY CHECKED DURING A VISUAL INSPECTION AND ARE NOT PART OF THIS INSPECTION.

AIR PLENUM:	Appears serviceable.
AIR FILTERS:	Appear serviceable.
NORMAL CONTROLS:	Appear serviceable.

AIR CONDITIONING #1:

LOCATION :	Rear of house.
TYPE & CONDITION:	Central. Condensing/outdoor unit, Appears operational, Outside air temperature was below 65 degrees. Unable to test system at this time.
POWER SOURCE:	240 Volt, Electrical disconnect present.
APPROXIMATE AGE:	2005 Model.
CAPACITY OF UNIT:	2.5 Ton.
CONDENSATE LINE:	Condensate line installed.

DUCTWORK:

TYPE:	Sheet metal.
CONDITION:	Appears serviceable.
	Low air volume noted that is typical of a split level house - due to the design of the ductwork.

ELECTRICAL SYSTEM

Any electrical repairs should be performed by a licensed electrician. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

KEY:
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GREEN - Maintenance Items.
ORANGE - Upgrades & Safety Enhancements.
BLUE - Ask seller (for more clarification about a particular item).

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SERVICE:

TYPE AND CONDITION:	Underground, 120/240 Volt, Appears serviceable.
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ELECTRICAL PANELS:

MAIN PANEL LOCATION & MAIN BREAKER SIZE:	Basement.
MAIN PANEL CONDITION:	Circuit breakers, Circuit and wire sizing correct so far as visible, Grounding system is present. The circuit breaker to the range has been replaced recently. See the electrician's report.

CONDUCTORS:

SERVICE ENTRANCE CABLES:	Aluminum, 200 Amps.
BRANCH WIRING:	Non-metallic cable, Appears serviceable.

SWITCHES - FIXTURES - RECEPTACLES:

CONDITION:	A representative sampling of switches and receptacles was tested. As a whole, receptacles and switches throughout the house are in serviceable condition.
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Some receptacles are two-prong type - There is an equipment grounding wire in the wiring so grounded 3 prong receptacles can be installed.



INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage. Inspector does not move fireplace inserts, stoves or firebox contents. **THE INTERIORS OF FLUES AND CHIMNEYS ARE NOT PART OF THIS INSPECTION.**

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GREEN - Maintenance Items.
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DOORS:

MAIN ENTRY DOOR:	Appears serviceable.
OTHER EXTERIOR DOORS:	Sliding glass.
INTERIOR DOORS:	Appears serviceable.

WINDOWS:

TYPE:	Metal.
CONDITION:	A representative sampling was taken. Windows as a grouping are generally operational.

WALLS:

TYPE:	Drywall.
CONDITION:	General condition appears serviceable.

CEILINGS:

TYPE:	Drywall.
CONDITION:	General condition appears serviceable.

FLOORS:

TYPE: Vinyl, Wood, Tile.
 CONDITION: Wood is being improved, General condition appears serviceable.

STAIRS & HANDRAILS:

CONDITION: Stairs are serviceable, Handrails are serviceable.

FIREPLACE/WOOD BURNING DEVICES:

FAMILY ROOM: TYPE & CONDITION: Masonry, Appears serviceable.

ATTIC & INSULATION:

ACCESSIBILITY & CONDITION: Attic is full size, Truss framing.

VENTILATION: Ventilation is provided.

INSULATION TYPE, DEPTH & CONDITION: Fiberglass batts 3-4 inches- Typical for age of house.

Recommend additional 9" of insulation in the attic area eventually.



BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

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BLUE - Ask seller (for more clarification about a particular item).

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HALL BATH #1:

CONDITION OF SINK:	Appears serviceable, Drain appears serviceable.
CONDITION OF TOILET:	Appears serviceable.
TUB/SHOWER PLUMBING FIXTURES:	Appears serviceable, Drain appears serviceable.
TUB/SHOWER & WALLS:	Tub and shower areas appear serviceable, Shower walls appear serviceable, Enclosure appears serviceable. Walls recently caulked - good maintenance.

LOWERE LEVEL HALL BATH #2:

CONDITION OF SINK:	Appears serviceable, Drain appears serviceable.
CONDITION OF TOILET:	Appears serviceable.
TUB/SHOWER PLUMBING FIXTURES:	Appears serviceable, Drain appears serviceable.
TUB/SHOWER & WALLS:	Tub and shower areas appear serviceable, Shower walls appear serviceable. Walls recently caulked - good maintenance.

KITCHEN & APPLIANCES

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

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ORANGE - Upgrades & Safety Enhancements.

BLUE - Ask seller (for more clarification about a particular item).

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LOCATION:

LOCATION: Main floor.

KITCHEN SINK:

TYPE: Stainless Steel.

CONDITION: Appears serviceable, **Stains noted under the sink. Seller states that a leaking drain trap pipe and faucet have been replaced. recently. The kitchen faucet has been replaced recently.**

RANGE/COOK TOP & OVEN:

TYPE: Electric, Separate cook top.

CONDITION: Appears serviceable, Older model appliance.

WALL OVEN:

TYPE: Electric.

CONDITION: Appears serviceable, Older model appliance.

VENTILATION:

TYPE: External.

CONDITION: Fan operational.

REFRIGERATOR:

CONDITION: Appears serviceable.

DISHWASHER:

CONDITION:

Appears serviceable, Older model appliance. Unit is near the end of its useful life. Air gap device or high-loop is present on drain line.

Dishwasher is older, but operating normally- it was serviced recently (door corrected) - See the appliance repair company report.

GARBAGE DISPOSAL:

CONDITION:

Appears serviceable.

Appears serviceable.

INTERIOR COMPONENTS:

COUNTER TOPS &
CABINETS:

Plastic laminate, Cabinets appear serviceable Counter tops appear serviceable.

LAUNDRY

Laundry appliances are not moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. Dryer exhaust vents should be cleaned out on a regular basis.

KEY:

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- BLUE - Ask seller (for more clarification about a particular item).**

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LAUNDRY #1:

LOCATION:	Basement.
CONDITION:	Plumbing appears serviceable, 240 Service-operational.
WASHER:	Appears serviceable, Washing machine is an older model. Unit is nearing the end of its useful life.
DRYER:	Electric, Appears serviceable, Dryer is an older model. Unit is nearing the end of its useful life.
LAUNDRY SINK:	Faucet is serviceable, Drain appears serviceable.