

CPO CERTIFIED PRE-OWNED HOME

**INSPECTED HOMES THAT COME WITH A 1-YEAR WARRANTY
ON MULTIPLE SYSTEMS WITHIN THE HOUSE FOR PEACE OF MIND**



Vinny Steo

28 Allegheny Ave #2606
Towson, MD 21204
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— FULL CONCIERGE SERVICE —



443-315-7802 | www.AuthorityInspections.com

You Get Way More Than Just an Inspection!

— You Get All of This Free with Your Home Inspection —



90DAY WARRANTY

You need a professional you can depend on even after the job is done. That's why we back all of our inspections with a 90 Day Limited Structural and Mechanical Warranty.



MOLD|SAFE

For up to 90 days following the date of the inspection, if you move in to your new home and mold is present that was not found when inspected, you're covered for remediation.



SEWER|GARD

Offered for a period of 90 days following the date of the inspection, SewerGard covers your water line and sewer line against failure due to normal wear and tear, giving you peace of mind.



PLATINUM ROOF PROTECTION PLAN

Handles the repair of leaks to your home's roof for a period of 5 years following the date of inspection.



Full Concierge Service & Utility Set-Up

Take the stress out of moving with utility assistance and special deals on security system, internet, cable/satellite. This is a one-stop service; one call does it all!



RecallChek®

The first service for consumer recalls in the U.S. has compiled over 225 million recalls from public records, to create a fail-safe system to check for dangerous flaws with home appliances.



RADON Protection Plan

Covered for a period of 120 days following the date of the inspection, we guarantee your radon levels to be under 4.0 PCi/L.



NXT

STRUCTURAL WARRANTY

The 12 month \$100,000 policy from the inspection date covers major structural issues with the full home inspection. No age limits, guaranteed repairs, and you can choose your own contractor.



TERMITE PROTECTION PLAN

Protects against future infestations/infestations not visible at the time of inspection.



18 MONTH WARRANTY

Get an extra 6 months of coverage with a 12 month warranty purchase, at no additional cost, courtesy of Residential Warranty Services* *with purchase of one year warranty for a total of 18 months of coverage at the regular price

Concierge Services Include: Phone, TV, Internet, Alarm Systems, and much more!

To Order Your Home Inspection Call: **443-315-7802** For Concierge Service Call: 888-263-2844



Buy Back Guarantee

If you've recently bought one of my listed properties or if you worked with a member of my House Hunting Team to purchase a home, you can consider yourself protected! As one of our clients, you're eligible for our Buy Back Guarantee*

Here's How It Works:

If you've moved into your new home and you find you're NOT HAPPY with your purchase within the first 24 months of ownership – for any reason – I'LL SHOULD A HIGHER MEASURE OF ACCOUNTABILITY than the typical real estate agent. We will step up and...

BUY BACK THE HOME FROM YOU OR SELL IT FOR FREE!

The typical real estate agent disappears after closing, leaving the client wondering what happened to him/her. In fact, a recent poll from NAR (The National Association of Realtors) indicated that almost 70% of homesellers and homebuyers wouldn't call the same agent again to do more real estate business. The overwhelming reason: POOR COMMUNICATION. I stand behind YOUR decision to buy and offer you my personal Buy Back Guarantee* as noted above. I offer it (in writing) to help maintain and protect your investment. I want you to know how committed we are to helping our clients find their dream home.

YOUR HAPPINESS IN YOUR NEW HOME IS OUR #1 PRIORITY!

Our **Buy Back Guarantee** is solely designed to give you, the home buyer, peace of mind that the property you've bought is a sound investment at the time of purchase.

Learn more at:
www.BuyerSafetyNet.com
or Call 410-793-1616

*Conditions apply

WHAT OUR CLIENTS HAVE TO SAY

Serving Maryland and Lower PA for Nearly Two Decades



SUCCESS STORIES



"I was able to sell my home very quickly with Your Home Sold Guaranteed Realty which meant it was time for me to find that perfect home for my family. When I found the perfect home, the team came up with a plan so I could be able to get the keys the same day as I sold my current home. They were able to save me thousands of dollars on the selling and the purchase side of this process. My life, my family's life, and our future are forever changed for the better."

- James Uduma

"Vinny Steo and his team helped sell my home giving me an outstanding result, so it was only natural to use them for the purchase of my new home. They already knew my buying criteria and what I wanted to accomplish. We ended up beating out other offers for the home I purchased, and we were not even the highest bidder! The communication that Krissy had with the other agent sealed the deal since she asked and listened to what the seller needed, and I could accommodate. I now have a home that checks all the boxes, and I cannot wait to have my family join me on the back patio to celebrate!"

- Janae Sturgis



"We were tired of renting and paying for someone else's dream of homeownership. Lawrence came to our home and told us about the "Buy Back Guarantee Program", where Vinny Steo would buy back the home we purchased through them or sell it for free if we were not satisfied. We found an estate sale that matched all of my criteria. Lawrence was able to get us thousands back from the seller towards repairs and negotiated that we get a good bit of furniture in the home and had the seller throw in a truck! When you are ready to buy or sell you need to check out Vinny Steo and Your Home Sold Guaranteed Realty. Not only did they do what they said but they went the extra mile!"

- Mike Edmondson

When we first met with Vinny he told us about all the buyers he had in our area. He had over 30 buyers that viewed our home one of whom was willing to pay \$35,000 over our list price. Vinny and his team did a great job positioning us in a very competitive market because of all the new construction in our area. Since our home was a Certified Pre-Owned Home the buyer was able to make a solid offer without any inspections so we didn't have to worry about the buyer backing out based on something they found during their home inspection. The entire team was amazing with great communication and customer service I appreciate the professionalism and inside-out knowledge of this shifting marketplace that helped us maximize what we could get out of our home.

- Patricia Platis

Connect with us!

   @yourhomesoldguaranteedmd



**Home systems break.
Your budget shouldn't.**

You choose your own licensed contractor for all covered repairs.

Certain items and events are not covered by this contract. Please refer to limitations, restrictions and exclusions in the Terms and Conditions (see page 8).

The product being offered is a service contract and is separate and distinct from any product or service warranty which may be provided by the home builder or manufacturer.

NEW!
**PERSONAL
IDENTITY &
HOME TITLE
PROTECTIONS
UP TO
\$1,000,000**
Pages 5 & 6

Administered by:



Acceptance/Invoice

Contract Number: _____

❖ = Required



To obtain a contract number call: 1.800.648.5006

America's Preferred Home Warranty | 5775 Ann Arbor Rd. | Jackson, MI 49201
Fax: 1.888.479.2652 | aphwoffice@aphw.com | aphw.com

IMPORTANT: FOR SERVICE CALL: 1.800.648.5006.
NO PAYMENT OR REIMBURSEMENT FOR SERVICES PERFORMED WITHOUT PRIOR APPROVAL.
~ Please be sure to fill in all applicable areas of information. ~

Seller(s) Name(s)

Property Address Number & Street ❖

City ❖ State ❖ County ❖ Zip ❖

Phone Number(s)

Seller(s) E-mail(s)

Buyer(s) Name(s)

Phone Number(s)

Buyer(s) E-mail(s) ❖

Real Estate Office ❖

Address ❖

City ❖ State ❖ Zip ❖

Phone Number Fax Number

Real Estate Agent ❖ Agent's E-mail ❖

Closing Date Listing date

BOTH PARTIES AGREE THAT THE OBLIGATIONS FOR REPAIR OR SERVICE UNDER THIS AGREEMENT ARE SOLELY THOSE OF THE SERVICE PROVIDER AND ARE NOT THE OBLIGATION OF ANY REAL ESTATE FIRM. SEE TERMS AND CONDITIONS FOR COVERAGE DETAILS.

SELLER AND BUYER ACKNOWLEDGE BY SIGNATURE OR PAYMENT THAT HE OR SHE HAS READ, UNDERSTANDS AND ACCEPTS THIS REAL ESTATE HOME WARRANTY AGREEMENT, INCLUDING ALL SERVICE AGREEMENT TERMS AND CONDITIONS.

Seller(s) Signature(s) X _____ Date _____
X _____ Date _____
Buyer(s) Signature(s) X _____ Date _____
X _____ Date _____

WAIVER

Applicant has reviewed the Real Estate Home Warranty Agreement and hereby declines coverage. Applicant agrees to hold the real estate broker and agent harmless in the event of a significant mechanical failure which otherwise would have been covered under the Real Estate Home Warranty Agreement.

Seller(s) Signature(s) X _____ Date _____

Buyer(s) Signature(s) X _____ Date _____

HOUSING TYPE (Please Check One)

- Single Family Condo/Townhouse
 - Duplex (2 warranties) Triplex (3 warranties)
 - Fourplex (4 warranties) New Home Construction
 - Manufactured Home Year Manufactured: _____
 - Foreclosed/Repossessed Home**
- **See Terms and Conditions "Limitations of Coverage" Provisions

PLAN OPTIONS (Please Check One)

- Buyer's Premier Coverage Plan - One Year**
26 Standard Coverage Items + 11 Buyer Preferred Upgrade Items + \$50 Deductible + Identity Theft Protection (pg. 5)
- Single Family Home \$825
 - Condo/Townhouse \$760
- Single Family Plans**
- One Year: \$100 Deductible \$499
 - One Year: \$50 Deductible \$650
- includes Identity Theft Protection (pg. 6)
 - Two Years: \$100 Deductible \$950
- Condo/Townhouse Plans**
- One Year: \$75 Deductible \$475
 - Two Years: \$75 Deductible \$899
- New Construction Plan for Buyers**
- Three Years: \$75 Deductible \$600
Coverage begins 366 days after closing and continues for three years.

Multi-Family Unit Plans (\$75 Deductible)

- One Year: Duplex (2 warranty agreements) \$950
- One Year: Triplex (3 warranty agreements) \$1,250
- One Year: Fourplex (4 warranty agreements).. \$1,599

BUYER COVERAGE OPTIONS (Check All That Apply)

- Buyer Preferred Upgrade** ... \$199 x ___ yrs. = \$ _____
Important: If a Buyer Preferred Upgrade has been selected and the property is a multiple-family dwelling, the upgrade package must be purchased for each unit.
 - Additional Refrigerators \$75 x ___ yrs. = \$ _____
 - Gas Fireplace \$75 x ___ yrs. = \$ _____
 - Inground Pool/Spa \$185 x ___ yrs. = \$ _____
 - Premium/
Salt Water Pool/Spa \$345 x ___ yrs. = \$ _____
 - Sprinkler System \$75 x ___ yrs. = \$ _____
 - Termite Control \$75 x ___ yrs. = \$ _____
 - Water Softener \$85 x ___ yrs. = \$ _____
- If a Buyer Coverage Option has been selected for a 2-year home warranty or a 3-year New Construction warranty, please enter 2 or 3 years accordingly for each option chosen.*

SELLER'S COVERAGE

- Seller Preferred Upgrade** \$125

HOME ENTERTAINMENT & TECHNOLOGY PLAN

- \$75 Deductible \$199 x ___ yrs. = \$ _____
- Plan Cost(s) \$ _____
- Option Cost(s) \$ _____
- Total** \$ _____

PLEASE REMIT PAYMENT TO:
AMERICA'S PREFERRED HOME WARRANTY
PO BOX 772150 | DETROIT, MI 48277-2150

PLANS & PRICING

BASE PRICE

\$499

Single Family Home
w/\$100 Deductible

Single Family Home

One Year: \$100 Deductible\$499

♥ One Year: \$50 Deductible\$650

- includes Identity Theft Protection (pg. 6)

Single Family Home (Continued)

Two Years: \$100 Deductible.....\$950

Condo/Townhouse

One Year: \$75 Deductible.....\$475

Two Years: \$75 Deductible.....\$899

New Construction

Three Years: \$75 Deductible.....\$600

Coverage begins 366 days after closing
and continues for three years.

Multi-Family Unit Plans

(\$75 Deductible)

One Year: Duplex

(2 warranty agreements) \$950

One Year: Triplex

(3 warranty agreements) \$1,250

One Year: Fourplex

(4 warranty agreements) \$1,599

BUYER Coverage Plans***

COVERAGE ITEMS (Standard)

Attic and Exhaust Fans	•
Built-In Dishwasher	•
Built-In Microwave	•
Built-In Oven	•
Central Air Conditioning	•
Central Vacuum	•
Duct Work	•
Concealed Plumbing or Electrical	•
Electrical System	•
Exterior Water and Sewer Line	•
Free Standing Range/Cooktop	•
Garage Door Opener	•
Garbage Disposal	•
Heating System	•
Heating & Cooling Combination System	•
Instant Hot Water Dispenser	•
Hotel Benefits	•
Humidifier	•
Kitchen Refrigerator	•
Permanently Installed Primary Sump Pump	•
Plumbing	•
Roof Leak Repair	•
Septic System	•
Washer and Dryer	•
Water Heater	•
Water Well Pump	•

BUYER PREFERRED UPGRADE (Optional)* | \$199

Built-in Dishwasher (Adds): <i>Racks, Baskets and Rollers</i>	•
Built-in Microwave (Adds): <i>Interior Lining, Glass Door, Clocks and Shelves</i>	•
Central Air (Adds): <i>Refrigerant Recovery, Cost of Crane, Registers and Grills</i>	•
Central Heat (Adds): <i>Registers, Grills and Heat Lamps</i>	•
Garage Door Opener (Adds): <i>Hinges, Springs, Keypads and Remote Transmitters</i>	•
Refrigerator (Adds): <i>Refrigerant Recharge, Control Board, Ice Maker and Ice/Beverage Dispenser</i>	•
Special Electrical Package (Adds): <i>Ceiling Fan, Fire/Burglar Alarm, Lighting Fixtures, Doorbell</i>	•
Toilets (Adds): <i>Replaced With Like Quality</i>	•
Oven/Range (Adds): <i>Interior Lining, Clocks, Rotisseries, Racks, Handles, Knobs and Dials</i>	•
Water Heater (Adds): <i>Chemical, Mineral Deposits, and Sediment Buildup</i>	•
\$250 toward Code Violations	•

Buyer's Premier Coverage Plan (Page 5)

26 Standard Coverage Items

11 Buyer Preferred Upgrade Items

\$50 Deductible (One Year)

Identity Theft Protection

Single Family Home:

\$825

Condo/Townhouse:

\$760

Home Entertainment & Technology Plan

A one-year plan covering your home electronics with a \$75 deductible

\$199

(See page 7 for details)

SELLER Coverage Plans

COVERAGE ITEMS (Standard)**

ListSecure®	•
Attic and Exhaust Fans	•
Central Vacuum	•
Duct Work	•
Electrical System	•
Instant Hot Water Dispenser	•
Plumbing	•
Stoppages	•
Water Heater	•

SELLER PREFERRED UPGRADE (Optional)** | \$125

Built-In Dishwasher	•
Built-In Microwave	•
Built-In Oven	•
Central Air Conditioning	•
Free-Standing Range/Cooktop	•
Garbage Disposal	•
Heating System	•
Kitchen Refrigerator	•

Buyer Optional Coverages

Additional Refrigerators.....	\$75
Gas Fireplace.....	\$75
Inground Pool/Spa.....	\$185
Premium/Salt Water Pool/Spa...	\$345
Sprinkler System.....	\$75
Termite Control.....	\$75
Water Softener.....	\$85

* **IMPORTANT:** If the Buyer Preferred Upgrade has been selected and the property is a multiple-family dwelling, the upgrade package must be purchased for each unit.

** **Florida Only:** Customers must purchase the Seller Preferred Upgrade to receive listing coverage, which will include the Standard Coverage Items.

*** Certain plans and items have limits on coverage. See page 8 to get full Terms & Conditions for details.

What Is Covered?



ATTIC AND EXHAUST FANS

Plans that cover this item: Buyer | Seller

Covered: Switches, controls, motors, bearings and blades.

Not Covered: Shutters, belts and filters, circulation or paddle-type fans.



CENTRAL AIR CONDITIONING

Plans that cover this item: Buyer | Seller Preferred Upgrade

Covered: (Electric refrigerant central air conditioning units only.) Coils and compressor, capacitor, motors, thermostat valves, thermostats, leaks in refrigerant lines, liquid suction line dryers, fuses, breakers, disconnect boxes, contactor, wiring, condensing units, evaporative coolers.

Not Covered: Window units, free-standing room units, water cooled units, portable units, any type of gas, lithium/glycol, outside and/or underground components and piping for geothermal, condenser fins, drain pans, cleaning, duct work associated with any gas units, filters, water towers, evaporative cooling pads, energy management systems, or recovery of refrigerant and chillers. Zone controls, zone motors, dampers, leak tests, registers and grills. The cost of a crane to install roof-mounted units. Electronic or ultraviolet (UV) air filters and cleaners.



ELECTRICAL

Plans that cover this item: Buyer | Seller

Covered: Electrical breakers, wiring, panels and sub-panels, plugs, fuses, switches, conduit, junction box, central vacuum systems. Concealed wiring limit shown on the Confirmation Page includes access, diagnosis, repair or replacement, and restoring or resurfacing to a rough finish.

Not Covered: Service entrance cables, meter boxes, any loss due to water seepage along service cable, any loss from overload or power failure, any electrical items or wiring located outside the perimeter of the principal dwelling and attached garage.



EXTERIOR WATER AND SEWER LINE COVERAGE

Plans that cover this item: Buyer

Covered: Water and sewer pipes between the Covered Home's foundation and the water or sewer main pipe. Coverage applies to locating the pipe stoppage or collapse including excavation and backfilling, the repair and/or replacement of the affected pipe and clearing of stoppages (cleaning same lines after 14 days has elapsed shall be considered a new claim and is subject to a new Deductible) up to the coverage limit.

Not Covered: Landscaping replacement, frozen pipes, cleanup of anything (including leaked material), blockages or breaks or leaks from tree roots and foreign objects.



GARAGE DOOR OPENER

Plans that cover this item: Buyer

Garage must be attached to the Covered Home.

Covered: Motors, push buttons, control boards, drive mechanisms, chains.

Not Covered: Garage door, door track assemblies, counterbalance mechanisms, rollers, remote sensing units and infrared sensors, hinges, springs, keypads/touchpads, and remote transmitters.



HEATING SYSTEM

Plans that cover this item: Buyer | Seller Preferred Upgrade

Covered: Central heating system including electric, gas, oil, gravity (centrally ducted only), steam or hot water heat systems, ductwork, interior gas lines, thermostats, relays and wiring. Heat exchanger and/or combustion chamber, electric heat pump, burners, circuit board, igniter, flame sensor, transformer, gas valves, baseboard convectors, pumps, motors, switches, heating elements. Hot water heat system boiler must have auto boiler feed; steam heat must have low water cut-off valve.

Hydronic systems only: Boiler zone valves, geothermal and/or water source heat pump components and parts located within the foundation of the Covered Home or attached garage which cool and/or heat the Covered Home.

Not Covered: Outside and/or underground components and piping for geothermal and/or water source heat pumps, well pump and well pump components for geothermal and/or water source heat pumps. Free-standing or portable heating units, through-wall units, heat lamps, coal or wood burning equipment, fuel oil or propane gas storage tanks, fuel oil lines, registers, electronic air filters and cleaners, vents, space heaters, grills, filters, solar heating systems, radiators, fireplaces, clocks, chimneys and chimney liners, recovery of refrigerant, and cleaning and energy management systems. Leak tests. Zone controls, zone motors and dampers. Electronic or ultraviolet (UV) air filters and cleaners.



HUMIDIFIER

Plans that cover this item: Buyer

Covered: Permanently mounted furnace humidifier including pans, housing, motors, fans, humidistats, transformers, valves, and lines.

Not Covered: Humidifier pads, media elements, brushes, atomizers, and back flush units.



KITCHEN APPLIANCES

Plans that cover this item: Buyer | Seller Preferred Upgrade

Coverage is limited to appliances located in the primary kitchen area of the Covered Home and included in the contract to purchase at the time of the sale of the Covered Home, or be built-in.

Covered: Free-standing range, built-in oven, cooktop, built-in dishwasher (pump, motor, timers, gaskets, spray arm, seals, air gap, latches, switches, heating element, control board), built-in microwave, refrigerator (compressor only), garbage disposal.

Not Covered: Water dispenser, cracked or broken thermal shells, any loss or damage of a cosmetic nature such as denting, chipping, the cost of attaining access, replacement or repair of countertops or cabinets, racks, baskets, clocks, timers, rollers, glass or ceramic cooktops, self-cleaning mechanisms, cooking accessories, doors, door hinges, knobs, handles, dials, keypads/touchpads, interior lining, door glass, latches, meat probes, rotisseries, shelves, ice makers, ice crushers, control board, soap dispensers, beverage dispensers, broken interior, loss due to rust-out and food spoilage, recovery of refrigerant, and freezers which are not an integral part of refrigerator. Failure, damage and/or jams to garbage disposal caused by bones and foreign objects other than food.



PLUMBING SYSTEMS

Plans that cover this item: Buyer | Seller

Covered: Drains and standard faucets, leaks and breaks to water, vent, gas or sewer lines, waste lines, assembly parts within the toilet tank, toilet wax ring and flange, valves to shower, tub diverter, interior hose bibs, stoppage in drain, vent and sewer lines; angle stops and risers. Clearing of stoppages (cleaning same lines after 14 days has elapsed shall be considered a new claim and is subject to a new Deductible). The foregoing is covered only within the perimeter of the main foundation of the Covered Home including attached garage. Permanently installed sump pumps (ground water only). Concealed plumbing limit shown on the Confirmation Page includes access, diagnosis, repair or replacement, and restoring or resurfacing to a rough finish.

Not Covered: Sinks, bathtubs, fixtures, exterior hose bibs, filters, sewage ejector pumps, shower-base pans, shower enclosures, tub enclosures, toilet bowl and tank, caulking, grouting, tile fields, lawn sprinklers, leach beds, root damage, any loss arising out of a condition of chemical or mineral deposits, water residue, rust-out, or insufficient capacity drain, insufficient or excessive pressure, loss arising from porcelain cracking, chipping, dents or

other externally caused physical damages, storage or holding tanks, auxiliary sump pumps. Sewage lines located outside the main foundation of the Covered Home and blockages from tree roots and foreign objects.

ROOF
Plans that cover this item: Buyer

Covered: Water leaks only; rolled roofing, asphalt shingles, roof tiles, and flashing. Must occur during coverage period for coverage to apply.

Not Covered: Roof mount installations, roof vents, roof vent boots, gutters, drain lines, pre-existing leaks, leaks in any deck or balcony, leaks due to ice damming. Leaks which are caused by, or which result from, any of the following: Damage due to persons walking or standing on the roof, missing and/or broken tiles or shingles, repairs or construction not performed in a workmanlike manner, failure to perform normal roof maintenance, replacement of entire roof, rotten wood, flat and/or hot tar roof, or acts of God such as tornado, hurricane, earthquake, fire, and lightning. Water damage must occur in the roof located over the primary living area, excluding attached garage.

SEPTIC
Plans that cover this item: Buyer

Coverage for septic systems begins thirty (30) days after the Contract Start Date.

Covered: Septic tank and line from house, baffles, sewage ejector pump and switches.

Not Covered: Drain field, tile fields and leach beds, clean out, insufficient capacity, and blockages from tree roots and foreign objects.

WASHER/DRYER
Plans that cover this item: Buyer

Covered: All components and parts except as listed under "Not Covered".

Not Covered: Soap dispensers, filter screens, plastic mini-tub, dials and knobs, lint screen, venting, and damage to clothing.

WATER HEATER
Plans that cover this item: Buyer | Seller

Covered: Electric, gas, tankless, and instant hot water dispensers. Control thermostat and thermocouple, gas valves, pressure and temperature relief valve, heating elements, drain valve, dip tubes, blower motor, heat exchanger, burners, igniter, temperature sensor.

Not Covered: Oil hot water tanks, and Breakdown arising as a result of chemical, mineral deposits or sediment buildup, insufficient capacity, water residue or rust-out.

WATER WELL PUMP
Plans that cover this item: Buyer

Must be primary water source. Coverage begins thirty (30) days after the Contract Start Date.

Covered: Well pumps, valves, and regulators.

Not Covered: Pressure tanks, piping or electrical lines leading to or connecting pressure tank and primary dwelling, well casings, holding or storage tanks and re-drilling of well, screens, points, well pump if used for lawn sprinkler system or other like system.

Some coverage is subject to additional limitations as provided in the Terms and Conditions Section of the Real Estate Warranty Service Agreement.

Buyer's Premier COVERAGE PLAN

\$825
Single Family Home

\$760
Condo/Townhouse

The Buyer's Premier Coverage Plan gives you ALL the standard coverage items and ALL the Buyer's Preferred Upgrade Items. This plan now includes **Comprehensive Identity Theft and Home Title Fraud Protection up to \$1,000,000 from American Identity Group**. You get all of this coverage for one full year with a \$50 deductible!

For AIG claims service, call:

855.200.6799



26 Standard Coverage Items + **11** Buyer Preferred Upgrade Items + **\$50** Deductible + **1 Year** Coverage
+ **COMPREHENSIVE IDENTITY THEFT & HOME TITLE FRAUD PROTECTION**



The APHW GOLD Plan for Single Family Homes

\$650

The GOLD Plan for Single Family Homes gives you one full year of APHW's warranty coverage with a \$50 deductible and Comprehensive Identity Theft and Home Title Fraud Protection up to \$1,000,000 from American Identity Group.

**1 Year Home Warranty + \$50 Deductible
+ COMPREHENSIVE IDENTITY THEFT &
HOME TITLE FRAUD PROTECTION**

Buyer Preferred Upgrade

(Adds the following additional coverages to the Covered Item listed if this package is indicated as included in the Terms & Conditions.)

CENTRAL AIR

Refrigerant recovery, registers and grills, cost for crane to install roof-mounted covered replacement air conditioner unit up to \$200 maximum.

CENTRAL HEAT

Registers, grills and heat lamps.

CODE VIOLATIONS

When the correction of a previously unknown code violation is required to affect a covered repair or replacement of a heating, plumbing or electrical Component Part, We will pay up to \$250 aggregate to correct the code violation(s) over the life of the Service Contract. We will not simply pay to remedy a code violation, whether previously known or not.

KITCHEN APPLIANCES/REFRIGERATORS

Refrigerator control board, refrigerant recovery and recharge, ice maker and ice/beverage dispenser and their respective equipment; built-in dishwasher racks, baskets, rollers; built-in microwave interior lining, glass door, clocks and shelves; oven/range interior lining, clocks, rotisseries, racks, handles, knobs and dials.

SPECIAL ELECTRICAL PACKAGE

Items must be hard wired.

Fire/Burglar alarm, lighting fixtures, doorbell (not doorbell cameras), garage door opener (hinges, springs, keypads and remote transmitters), and ceiling fans located within the main dwelling.

WATER HEATER

Failure due to chemical, mineral deposits, and sediment build-up.

PLUMBING

Toilets replaced with like quality up to \$200 per occurrence.

Note: If the Buyer Preferred Upgrade Package is included and the Covered Home is in a multi-family dwelling with four (4) units or less, the upgrade package must be purchased for each unit in the multi-family dwelling; if it is not purchased for each unit in the multi-family dwelling, any shared systems and/or appliances will not be covered. If the multi-family dwelling has more than four (4) units, shared systems and/or appliances are not covered in any case.

Buyer Optional Coverages

ADDITIONAL REFRIGERATORS

(INCLUDES FREE STANDING FREEZERS AND WINE COOLERS)

Covered: Compressor only.

Not Covered: Cracked or broken thermal shells, any loss or damage of a cosmetic nature such as denting, chipping, the cost of attaining access, keypads/touchpads, interior lining, door glass, latches, shelves, broken interior, loss due to rust-out and food spoilage, refrigerator control board, ice maker/beverage dispenser and their respective equipment, recovery of refrigerant.

GAS FIREPLACE

(PERMANENTLY INSTALLED)

Covered: Gas valve, pilot, thermocouple, blower motor, and wall switch associated with ignition or fan.

Not Covered: Remote systems, decorative logs, mechanical hinges, glass, damper, flue or firebox.

INGROUND POOLS/SPAS

Covered: All components and parts of the heating, pumping, and filtration system. A spa, including an exterior whirlpool and hot tub, is also covered along with a swimming pool if the units utilize common equipment. If they do not, coverage is limited to the option selected for either the spa or the pool. If Premium/Salt Water/Spa is indicated on the Confirmation Page as covered, salt water components and cells are added.

Not Covered: Skimmers, pool sweeps, pool sweep motors, lights, liners, jets, concrete-encased, underground electrical, gas or plumbing lines, cleaning equipment, solar equipment, structural defects, all above ground pools.

SPRINKLER SYSTEM

Covered: Leaks and breaks of PVC lines, timers, bubbler heads, gate valves, solenoids, shut-off valve and other activation controls.

Not Covered: Hydraulic systems; sprinkler heads with Breakdowns caused by abnormal wear and tear such as, but not limited to: Pet damage, lawn mower damage, freezing, vehicular damage, damage by roots or soil, improper installations, and adjustments or cleaning and human damage, sprinkler lines below pavement or decorative structures below hard surface.

TERMITE CONTROL

Covered: Spot treatment for existing subterranean termite infestation located in the interior of the Covered Home or exterior of the main foundation/perimeter of the Covered Home and attached garage.

Not Covered: Decks, fences, and infestation or treatment of any area farther than 24 inches away from the main foundation/perimeter of the Covered Home, preventative treatments; any repairs or damages due to subterranean termites.

WATER SOFTENER

Covered: Domestic water softener, brine tank, and connecting water lines.

Not Covered: Insufficient or excessive water pressure, color or purity of water, filters, resin beds, salt replacement, rust or corrosion, normal maintenance, purification systems, and all rented/leased water softeners.

Start A Claim

24/7/365 Person-to-Person Claims Service



We must receive your contractor's diagnosis of the item failure and provide you with telephone approval before having any work done. Reimbursement for services will not be made without prior approval.



1. Start Your Claim

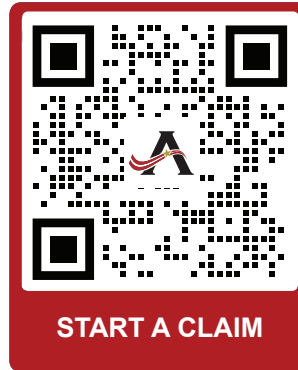
First, make sure the item is covered by your plan.

If the item is listed as covered, you may start your claim with a phone call or online.



Phone:
800.648.5006

An APHW customer service representative will take your information, assign you a claim number, and review instructions to complete your claim.



Online:
APHW.COM

Scan this **Start A Claim** QR code or visit **aphw.com/start-claim**. Then follow the instructions to start your claim online and obtain a claim number.

2. Schedule

Once you receive a claim number, you may then call and schedule a local Licensed Contractor of your choice. Once your contractor arrives, they must first diagnose your problem.

Important: Before the contractor does any work, have the contractor call APHW with the diagnosis.

An APHW customer service representative will speak with you and your contractor to determine the approved dollar amount covered by your warranty. Your contractor may then make the necessary repairs.

3. Payment

Your APHW customer service representative will make sure that arrangements for payments are made. You will be required to pay the contractor a deductible for each trade call, or the actual cost; whichever is less.

An APHW customer service representative will follow up with you after the repairs are made to make sure you are completely satisfied with the work that was done.

Home Entertainment & Technology Plan by Fortegra

Desktop Computers | DVD/Blu-Ray Players | Gaming Systems | Home Theater | Laptop Computers
Peripherals | Wearables | Printers | Routers | Tablets | Television Monitors

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Fortegra® is the marketing name for the service contract operations of the subsidiaries of The Fortegra Group, Inc. Products and services are provided by 4Warranty Corporation, The Service Doc, Inc. (in WI), or Lyndon Southern Insurance Company (in OK and FL: Lic. No.: FL-03698), each of which are subsidiaries of The Fortegra Group, Inc. This is a summary of the benefits available. For complete information including details of benefits, coverage, specific exclusions, and limitations please refer to the complete terms and conditions of the service agreement. A service agreement is optional, cancellable and in no way required to obtain credit. A service agreement is not a warranty.

Scan QR Code for more information.

For Home Entertainment &
Technology claims service, call:

877.958.2398



Terms & Conditions do apply



This brochure contains only a summary of the plan benefits. For complete information on coverage, limits, exclusions, and requirements of the Service Contract, please refer to the complete Terms & Conditions available at this QR code or by visiting:

APHW.COM/warranty-policy

Call or email us 24/7/365 with questions!



5775 Ann Arbor Rd.

Jackson, MI 49201

P: 800.648.5006

F: 888.479.2652

aphwoffice@aphw.com

www.aphw.com

Americas Preferred Home Warranty, Inc.
Please Remit Payment to:
 America's Preferred Home Warranty, Inc
 PO Box 772150, Detroit, MI 48277-2150



Invoice

#703827

5/7/2024

Customer
 Dan Dorman
 28 Allegheny Ave Apt 2606
 Towson MD 21204-1334

Property Address
 28 Allegheny Ave Apt 2606
 Towson MD 21204-1334

TOTAL
\$600.00

Agency : Agent	Warranty #	Active Date	Expiration Date
742212 Your Home Sold Guaranteed : Hall 134562, Tom	20772135	5/7/2024	5/6/2025

Warranty Origin	Warranty Type	Housing Type	Listing Date	Closing Date
Web	Listing	Condo / Townhouse	5/7/2024	

Quantity	Item	Rate	Cost
1	499B Condo/Townhouse Supreme Warranty 1 Year \$475-\$75 ded Listing - Rev 1/24	\$475.00	\$475.00
1	2024 Sellers Preferred Upgrade - RE \$125 - Listing	\$125.00	\$125.00

Subtotal	\$600.00
Discount Item	\$0.00
Tax (0%)	\$0.00
Total	\$600.00

Both parties agree that the obligations under this agreement are solely those of the service provider and are not the obligation of any real estate firm. Seller and Buyer acknowledge, by signature or payment that he or she has read, understands, and accepts this home service agreement including all terms and conditions.

Seller(s) Signature(s) X _____ Date _____
 X _____ Date _____
 Buyer(s) Signature(s) X _____ Date _____
 X _____ Date _____

WAIVER
 Applicant has reviewed the Supreme Home Warranty Agreement and hereby declines coverage. Applicant agrees to hold the real estate broker and agent harmless in the event of a significant mechanical failure which otherwise would have been covered under the Supreme Home Warranty Agreement.

Seller(s) Signature(s) X _____ Date _____
 Buyer(s) Signature(s) X _____ Date _____

Payment is due at closing and must be received along with a signed warranty within seven (7) business days to ensure your coverage is activated. Please contact APHW at 1.800.648.5006 if you have any questions. Corporate Office Location: 5775 Ann Arbor Road, Jackson, MI 49201.

Exam Assist Report

Order Number: 2405008
Effective Date: 05/07/2024 08:00 AM
Issued To:
Front Door Title

ASK Services

Type of Search: 2-Owner Search
ASK Number: 21856103
Subject Property:
28 Allegheny Ave unit 2606, Towson, MD 21204
County: Baltimore

Buyers: None Found
Owners: Daniel Dorman, tenancy of sole owner

Legal Description:

BEGINNING FOR THE SAME and being known and designated as Unit No. 2606 in Penthouse Condominium as established pursuant to the Condominium Declaration made by John Clenson and Saul H Bernstein, Trustees for Penthouse Joint Venture, dated May 5, 1976 and recorded among the Land Records of Baltimore County in Liber E H K, Jr. No. 5631, Folio 591, et seq., and pursuant to the Plats entitled "Condominium Plat, Penthouse Condominium", referred to in said Declaration, which Condominium Plats consist of 14 sheets, recorded among the Land Records aforesaid in Condominium Plat Book E H K, Jr. No. 5, Folio 66, et seq.

TOGETHER with an undivided .428 percent interest in the common elements and common expenses and common profits of the aforesaid Condominium Regime and all the rights, privileges and powers reserved for the benefit of each and every Unit Owner under and pursuant to the Declaration aforesaid and the By-Laws of Penthouse Condominium recorded among the aforesaid Land Records in Liber E H K, Jr. 5631, Folio 609, et seq.

AND TOGETHER with the improvements and appurtenances and subject to and with the benefit of the provisions of the aforesaid Declaration for Penthouse Condominium and By-Laws and Plats recorded among the Land Records as aforesaid.

The improvements thereon being known as 28 Allegheny Avenue, Unit 2606, Towson, MD 21204.

Tax ID 09-1700006834

Being the same land as conveyed by Deed dated December 14, 2020 and recorded among the Land Records of Baltimore, Maryland in Liber 43996, folio 134.

Proposed Requirements:

The following requirements should be reviewed, edited, amended and/or supplemented by the issuing agent as needed.

- 1.) Duly Authorized Deed from Daniel Dorman vesting fee simple title in TBD
- 2.) Taxes for the fiscal year 2023/2024 are due Annually on 09/30/2024 in the amount \$2395.57 (Paid) for Tax Identification No. 09-1700006834.

- 3.) Satisfaction and release of record of the property described in Schedule A hereof from the lien of the Mortgage from Daniel Drman, to Roslyn H Drman, dated June 1, 2021 and recorded November 2, 2021 in Liber Liber 45275 Page 319, in the amount of \$121,600.00.
- 4.) Properly executed Owner's Affidavit in a form satisfactory to the company from Daniel Drman.
- 5.) Verification that no existing balances or amounts are due to any Homeowner's, Condominium Community, or Village Association up to the date of settlement.
- 6.) Confirmation that no existing balances or amounts are due for either public or private water/sewer service to subject property up to the date of settlement.

END OF PROPOSED REQUIREMENTS Proposed Exceptions:

The following proposed exceptions are to be reviewed, edited, amended, and/or supplemented by the issuing agent consistent with underwriting practices and guidelines of the insurer.

- 1.) Taxes, State, County and Municipal, and other public shares, including, but not limited to, assessments by any State, County and Municipality, Metropolitan District or Commission which become due and payable subsequent to Date of Policy. However, this policy of title insurance does not insure against possible future tax levies and/or frontage benefit assessments, nor against such public charges and assessments or the balance thereof for existing or proposed improvements assessed, but which are not due and payable to said State, County, Municipality, Metropolitan District or Commission. Special assessments subsequent to the date of policy, including storm water fees and recycling fees, if any, imposed by Baltimore County for services rendered upon insured premises. As to loan policy only: NOTE: None due and payable as of the recording date of the insured lien.
- 2.) Covenants, conditions and restrictions (but omitting any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), if any, appearing among the public land records. This policy insures that any past, present or future violation of said covenants will not work a forfeiture or reversion of title.
- 3.) Easements, rights of way, utility agreements and servitudes appearing among the public records. This policy insures that none of the improvements encroach upon the easements, unless noted herein.
- 4.) Condominium or property subject to a homeowners' association only: Declaration of Covenants, Conditions and Restrictions and By-laws, if any, establishing the condominium regime or homeowners association.
- 5.) This policy does not insure against loss or damage as a result of a lien established in Maryland in favor of a council of unit owners or in favor of a homeowners association which has or may gain priority over the lien of the Insured Mortgage on or after October 1, 2011, pursuant to Annotated Code of Maryland, Real Property Article, Title 11 (Maryland Condominium Act) or Title 11B (Maryland Homeowners Association Act)
- 6.) Rights of others in and to any party walls located on the subject property.

- 7.) Declaration including but not limited to, easements and assessments created therein, as recorded in Liber 5631, folio 591, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion sex, handicap, familial status, age, ancestry, disability, or use of guide or support animals, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c)
- 8.) Setback lines, easements, rights of way and all terms and conditions set forth on the plat entitled, Condominium Plat, Penthouse Condominium which plat is recorded among the Land Records of the Baltimore County, Maryland in Plat Book E H K, Jr. Nb. 5, Folio 66.

END OF PROPOSED EXCEPTIONS



Authority Inspections LLC

Property Inspection Report



28 Allegheny Ave, 2606, Baltimore, MD 21204

Inspection prepared for: Vinny Steo

Real Estate Agent: -

Date of Inspection: 5/15/2024 Time: 1:00 PM

Age of Home: 1976 Size: 1000

Inspector: Thomas Willette

License # 34726

Email: John@authorityinspections.com



Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Heat/AC		
Page 5 Item: 2	Refrigerant Lines	<ul style="list-style-type: none"> Insulation is beginning to deteriorate at outdoor A/C unit.
Page 6 Item: 3	AC Compress Condition	<ul style="list-style-type: none"> The AC unit has reached its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.
Page 7 Item: 6	Filters	<ul style="list-style-type: none"> The furnace filter is dirty. Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these furnace components working efficiently. It is recommended to change the filter and then regular inspection & maintenance is advised.
Water Heater		
Page 9 Item: 3	Water Heater Condition	<ul style="list-style-type: none"> The water heater is approaching its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit. There is no electrical disconnect within sight of water heater. This is a safety/service hazard. Recommend having installed as required by a licensed electrician.
Page 10 Item: 8	Overflow Condition	<ul style="list-style-type: none"> The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.
Bathrooms		
Page 13 Item: 17	Toilets	<ul style="list-style-type: none"> The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection.
Bedrooms		
Page 15 Item: 4	Doors	<ul style="list-style-type: none"> Door does not close properly
Page 16 Item: 7	Smoke Detectors	<ul style="list-style-type: none"> There were no smoke detectors present in the bedroom(s).
Page 16 Item: 9	Screen Doors	<ul style="list-style-type: none"> Sliding door screen tracks are dirty making the door difficult to operate. Recommend cleaning and lubricating the tracks.
Interior Areas		
Page 19 Item: 4	Electrical	<ul style="list-style-type: none"> No power observed at one or more outlets. Recommend review by a licensed electrician.
Page 19 Item: 8	Smoke Detectors	<ul style="list-style-type: none"> SAFETY CONCERN: There are missing smoke detectors noted. You need to be alarmed in case of a fire. Recommend installing at least one smoke detector on each level of the home.
Kitchen		

Page 22 Item: 4	GFCI	<ul style="list-style-type: none"> The GFCI outlet noted did not reset at time of inspection. Recommend evaluation by a licensed electrician for repair/replacement as necessary.
Page 23 Item: 7	Dishwasher	<ul style="list-style-type: none"> Lack of a proper air gap noted at dishwasher drain line. In the event of a sewer backup this device prevents sewer matter from entering into dishwasher. Recommend having a qualified plumber install a air gap to prevent possible contamination.
Page 23 Item: 12	Oven & Range	<ul style="list-style-type: none"> SAFETY CONCERN: Free standing range missing anti-tip bracket.
Page 24 Item: 13	Sinks	<ul style="list-style-type: none"> Faucet is loose and hanging at time of inspection



Inspection Details

1. Attendance

In Attendance: Owner present

2. Home Type

Home Type: Condominium

3. Occupancy

Occupancy: Occupied - Furnished: Heavy volume of personal and household items observed. • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

4. Temperature

67 degrees

5. Weather

Cloudy • Rainy • Windy

AUTHORITY
INSPECTIONS

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Panel box is located in master closet

Observations:

- No system safety or function concerns noted at time of inspection at main panel box.



2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:
• 200 amp

3. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All circuit breakers appeared in good condition at time of inspection.

AUTHORITY
INSPECTIONS

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Good	Fair	Poor	N/A	None
			X	

Materials: The Furnace was not located at time of inspection. Recommend conferring with building maintenance of whereabouts and responsibility of furnace.

Materials: Heat pump noted

Observations:

- The furnace was operable by normal controls at time of inspection.
- **Maintenance tip:** Recommend an annual HVAC cleaning/inspection by a licensed professional to assure peak efficiency and extend service life.

2. Refrigerant Lines

Good	Fair	Poor	N/A	None
	X			

Observations:

- Insulation is beginning to deteriorate at outdoor A/C unit.



3. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Location: The compressor is located on the exterior grounds.

Observations:

- A/C was functional at the time of inspection.
- **Manufacture date:** 2002
- With no recent service records observed, we recommend evaluation and service by a licensed HVAC contractor.
- The typical temperature differential split between supply and return air in an air conditioner of this type is 14-24 degrees F. This system responded and achieved an acceptable differential temperature.
- Annual HVAC service contract is recommended.
- **The AC unit has reached its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.**



4. Air Return

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system is functional.
- Ambient return air temperature: 72.1



5. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:

- The air supply system is functional
- Heated supply temperature: 100.5
- Cooling supply temperature: 56.4



Cooling



Heating

6. Filters

Good	Fair	Poor	N/A	None
	X			

Location: Located inside a filter grill in the hall ceiling.

Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rinsing with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.

Replaced

- Filter size: 20x20x1

- The furnace filter is dirty. Filters help clean the house air, making the environment more pleasant. Filters also clean the air before it passes through the blower and heat exchanger. This helps to keep these furnace components working efficiently. It is recommended to change the filter and then regular inspection & maintenance is advised.



7. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at the time of inspection.



AUTHORITY
INSPECTIONS

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

Observations:
 • The water heater base is functional.



2. Heater Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:
 • The water heater enclosure is functional.

3. Water Heater Condition

Good	Fair	Poor	N/A	None
	X			

Heater Type: electric
 Location: The heater is located in the kitchen area.

Observations:
 • Tank is functional at time of inspection.
 • Manufacture date: 2016
 This report may contain information provided as a courtesy about equipment age. Equipment age interpreted from component labels is deemed reliable, but not guaranteed, and should be confirmed.
 • The water heater is approaching its designed life expectancy. We make no warranty, guarantee or estimation as to the remaining useful life of this unit.
 • There is no electrical disconnect within sight of water heater. This is a safety/service hazard. Recommend having installed as required by a licensed electrician.

Repaired

4. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:
 • A Temperature Pressure Relief Valve (TPR Valve) present. This safety valve releases water (and thus relieves pressure) if either the temp or pressure in the tank gets too high.

5. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:
 • 36 gallons

6. Water Temperature

Good	Fair	Poor	N/A	None
X				

Observations:

- 117 degrees. Recommend adjusting to your personal preference after taking possession of house

7. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: copper

Observations:

- No leaks observed at time of inspection.
- No deficiencies observed at the visible portions of the supply piping.



8. Overflow Condition

Good	Fair	Poor	N/A	None
		X		

Materials: **PVC**

Observations:

- The TPR valve discharge tube must be made of copper, iron, or CPVC (NOT regular PVC). It must terminate within 6" above the floor--the end cannot be threaded or have a fitting.

Repaired



Bathrooms

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Locations

Locations: Main bathroom • Half bathroom

2. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted. • Walls are clad in ceramic tile.

Observations:

- Some areas not accessible due to stored personal items.





3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

4. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
 • No concerns noted at time of inspection.

5. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • **GFCI** in place and operational at time of inspection.

6. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • Doors were functional at time of inspection.

7. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
 • No deficiencies observed at time of inspection.

8. Counters

Good	Fair	Poor	N/A	None
X				

Observations:
 • Solid Surface tops noted.
 • No discrepancies noted.

9. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:
 • The bath fans were operated and functional at time of inspection

10. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

11. Mirrors

Good	Fair	Poor	N/A	None
X				

Observations:
 • No discrepancies found at time of inspection.

12. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
 • No leaks observed at time of inspection.

13. Showers

Good	Fair	Poor	N/A	None
X				

Observations:
 • Functional at time of inspection.

14. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:
 • Ceramic tile noted.

15. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:
 • Tub in good condition at time of inspection.

16. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:
 • No deficiencies observed.

17. Toilets

Good	Fair	Poor	N/A	None
	X			

Observations:
 • The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection.



Master loose



Half bath loose

Tightened

Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

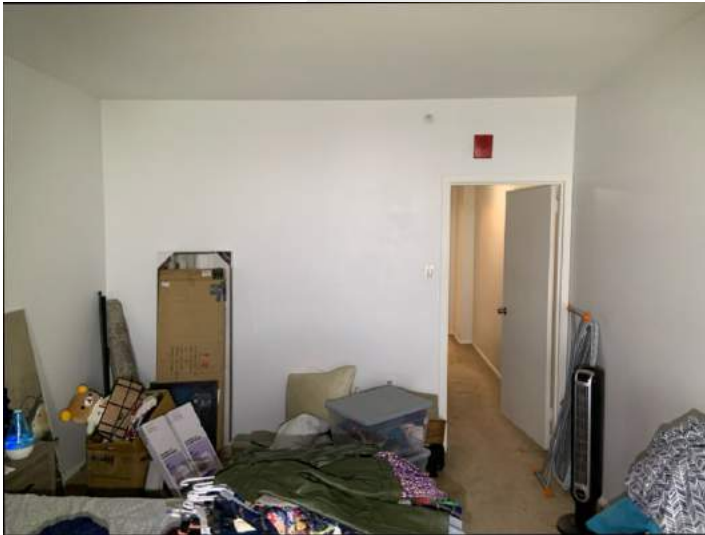
1. Wall Condition

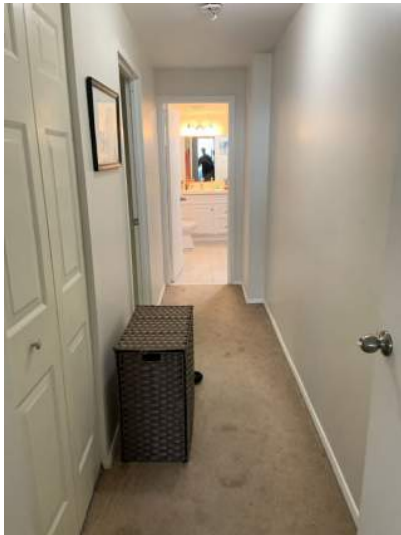
Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items.





2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

3. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:

- No concerns observed at time of inspection.
- Some outlets not accessible due to furniture and or stored personal items.

4. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Door does not close properly



Binding in frame

5. Floor Condition

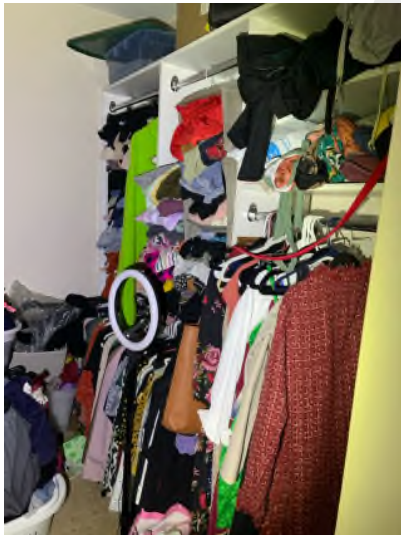
Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

6. Closets

Good	Fair	Poor	N/A	None
X				

Observations:
 • The closets are in good condition.



7. Smoke Detectors

Good	Fair	Poor	N/A	None
		X		

Observations:
 • There were no smoke detectors present in the bedroom(s).

Replaced



8. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • The sliding patio door was functional during the inspection.

9. Screen Doors

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Sliding door screen tracks are dirty making the door difficult to operate. Recommend cleaning and lubricating the tracks.

Repaired

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

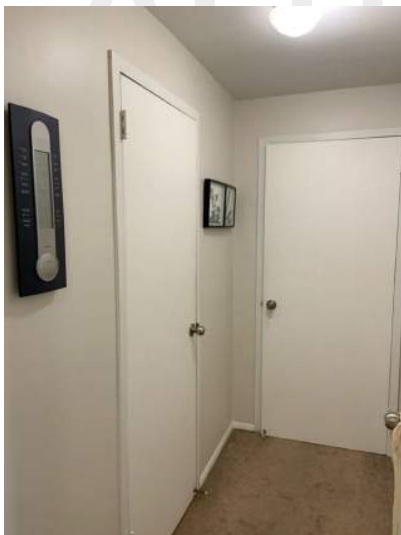
1. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items.





2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

3. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed sliding window noted.
 Observations:
 • Windows tested and were functional at time of inspection.

4. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Some outlets not accessible due to furniture and or stored personal items.
 • **No power observed at one or more outlets. Recommend review by a licensed electrician.**

Repaired



Living room left wall no power

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
 • Doors were functional at time of inspection.

6. Closets

Good	Fair	Poor	N/A	None
X				

Observations:
 • The closets are in good condition.

7. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted. • Ceramic tile is noted.

8. Smoke Detectors

Good	Fair	Poor	N/A	None
		X		

Observations:
 • **SAFETY CONCERN: There are missing smoke detectors noted. You need to be alarmed in case of a fire. Recommend installing at least one smoke detector on each level of the home.**

Installed



9. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- The sliding patio door was functional during the inspection.

10. Screen Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Sliding door screen was functional at time of inspection.

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Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Wall Condition

Good Fair Poor N/A None

X				
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Materials: Drywall walls noted. • Walls are clad in ceramic tile.

Observations:

- Some areas not accessible due to stored personal items.





2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

3. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
 • No concerns noted at time of inspection.

4. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:
 • The GFCI outlet noted did not reset at time of inspection. Recommend evaluation by a licensed electrician for repair/replacement as necessary.



Right of sink wont reset

5. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:
 • No deficiencies observed on kitchen cabinets.

6. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Solid Surface tops noted.
- No concerns with counters at time of inspection.

7. Dishwasher

Good	Fair	Poor	N/A	None
	X			

Observations:

- Lack of a proper **air gap** noted at dishwasher drain line. In the event of a sewer backup this device prevents sewer matter from entering into dishwasher. Recommend having a qualified plumber install a air gap to prevent possible contamination.



8. Refrigerator condition

Good	Fair	Poor	N/A	None
X				

Observations:

- No concerns at time of inspection

9. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Doors were functional at time of inspection.

10. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated - appeared functional at time of inspection.

11. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated and in working condition.

12. Oven & Range

Good	Fair	Poor	N/A	None
	X			

Observations:

- Oven: Electric
- All heating elements operated when tested.
- **SAFETY CONCERN:** Free standing range missing anti-tip bracket.



13. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations:

- Faucet is loose and hanging at time of inspection

Repaired



Faucet hanging

14. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Exterior Vented

Observations:

- Functional at time of inspection.

15. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

16. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- No leaks observed at time of inspection.

Laundry

1. Locations

Locations: Main floor

2. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.



3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

4. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
• No concerns noted at time of inspection.

5. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
• Doors were functional at time of inspection.

6. Dryer condition

Good	Fair	Poor	N/A	None
			X	

Observations:
• Personal items prevented testing of unit at time of inspection

7. Dryer Vent

Good	Fair	Poor	N/A	None
X				

Observations:
• Visible portions of dryer vent appear to be connected properly at time of inspection.

8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

9. Washing Machine condition

Good	Fair	Poor	N/A	None
X				

Observations:

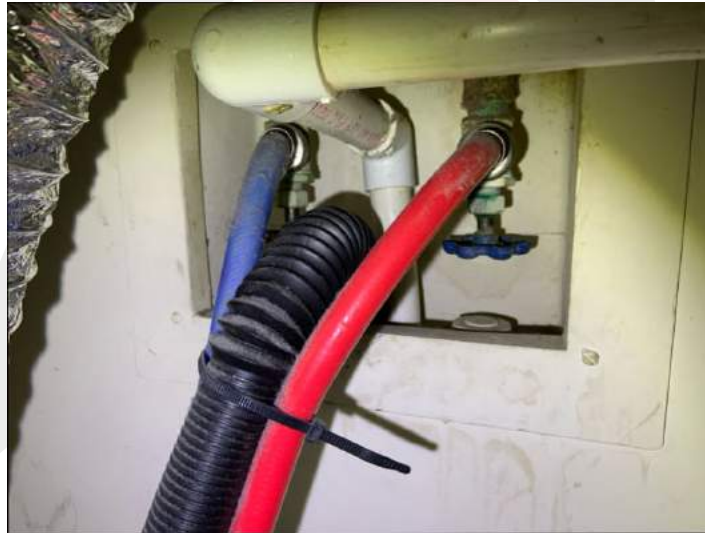
- Washing machine was functional at time of inspection

10. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- No leaks observed at washing machine shut off valves at time of inspection.



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Plumbing

1. Water Main Shut Off

Good	Fair	Poor	N/A	None
			X	

Location:

- Located: unable to locate at time of inspection. Recommend conferring with building maintenance to location of water main and procedure of shutting off water in case of emergency

2. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: PVC • Copper

Observations:

- Inspection of all areas of the drain and supply pipes was not possible due to limited access/finshed walls and ceilings to check for defects such as, but not limited too:leaks, corrosion, improper workmanship, and damage.
- ****WASTE****
- No leaks observed at visible portions at time of inspection.
- ****SUPPLY****
- No leaks observed at visible portions at time of inspection.

3. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:

- Normal pressure noted

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Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves