

# 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**

**5633 Oakland Rd, Halethorpe, MD 21227**

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# — FULL CONCIERGE SERVICE —



443-315-7802 | [www.AuthorityInspections.com](http://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.



#### Rn 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](http://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

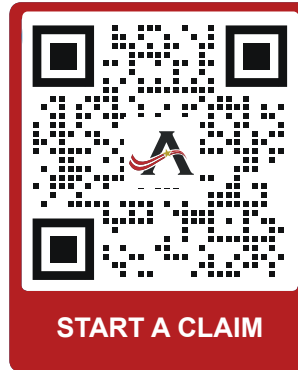
**First, make sure the item is covered by your plan.**

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

**\$199**  
w/\$75 Deductible (One Year)



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](http://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](mailto:aphwoffice@aphw.com)

[www.aphw.com](http://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

#713960

6/10/2024

**Customer**  
 Barbara Hedrick  
 5633 Oakland Rd  
 Halethorpe MD 21227-3925

**Property Address**  
 5633 Oakland Rd  
 Halethorpe MD 21227-3925

**TOTAL**  
**\$599.00**

Agency : Agent	Warranty #	Active Date	Expiration Date
742212 Your Home Sold Guaranteed : Hall 134562, Tom	20782151	6/10/2024	6/9/2025

Warranty Origin	Warranty Type	Housing Type	Listing Date	Closing Date
Web	Listing	Single Family	6/10/2024	

Quantity	Item	Rate	Cost
1	<b>BP499 Supreme Warranty 1 Year \$499-\$100 ded Listing</b>	\$499.00	\$499.00
1	<b>Sellers Preferred Upgrade - RE \$100 - Listing</b>	\$100.00	\$100.00

<b>Subtotal</b>	\$599.00
<b>Discount Item</b>	\$0.00
<b>Tax (0%)</b>	\$0.00
<b>Total</b>	<b>\$599.00</b>

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.

REPORT #: BR0067043  
 START DATE/TIME: 06/14/24 12:05 PM  
 END DATE/TIME: 06/16/24 12:05 PM  
 DEVICE TYPE: CRM



## RADON RESULTS SUMMARY

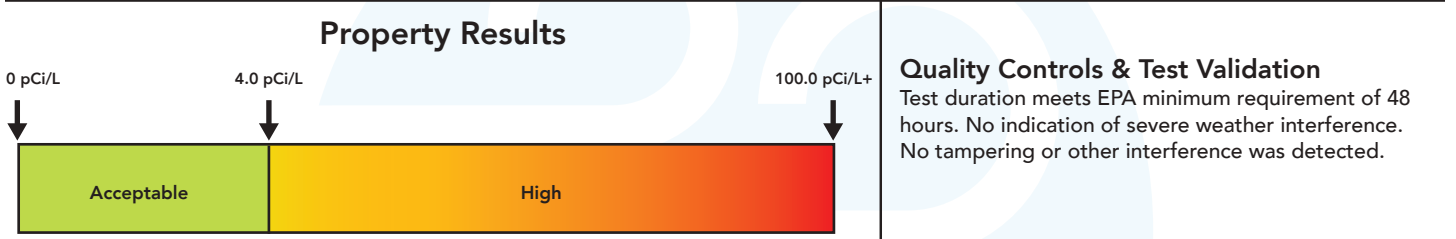
Radon Test Conducted By: John James  
 Radon Test Conducted For: Vinny Steo

Individual Certification Number:  
 Property Tested: 5633 Oakland Rd  
 Arbutus, MD 21227

Test Site:	Serial #	* EPA Protocol Avg:	Temp:	Humidity:	Pressure:
1) Basement	052460	1.0 pCi/L	70.2 °F	43.7%	101.4 kPA
2)					
3)					
4)					

\* Uncertainty ± 10%

**Recommendations:**  Mitigation is recommended: At least one test site at this property tested above the EPA 4.0 pCi/L Action Level.  No additional mitigation recommended at this time: Conduct a follow-up test in an opposite season, every two years and/or upon significant structural and/or HVAC modifications.



### MITIGATION RECOMMENDATIONS

The EPA recommends homes be mitigated if the radon level is 4.0 pCi/L (picocuries per liter) or more. A follow-up test is recommended every 2 years and every time the dwelling undergoes major structural and/or HVAC changes.

### MEASUREMENT RESULTS

This property was tested for the presence of radon gas according to short-term testing protocols for real estate transactions. The test is considered a screening of average radon gas concentrations at the specific test location(s) during the measurement period only. Indoor radon levels fluctuate daily, seasonally, and annually based on human occupancy, mechanical appliance usage, weather, and other factors. The mitigation recommendation shown on this report is determined based on the EPA Protocol Avg. to account for ramp up time.

### TEST LOCATIONS

The greatest exposure to radon in the home; rooms that are in contact with the ground, below ground, and immediately above. For this reason, this home was tested in the livable area(s) in accordance with EPA and state guidelines. Radon detection devices are never placed in unlivable spaces such as crawlspaces, sump pits, closets, etc.

### HEALTH RISK

The average indoor radon concentration nationwide is about 1.3 pCi/L. An individual that has never smoked, exposed to 1.3 pCi/L has a 2 in 1,000 chance of dying from lung cancer while a smoker has a 20 in 1,000 chance of dying from lung cancer. There is no safe level of exposure to radon. For more information on this please visit: <https://www.epa.gov/radon/citizens-guide-radon-guide-protecting-yourself-and-your-family-radon>

### INTERFERENCE

Significant quality control efforts were made to protect the integrity of this sampling. This includes interference due to tampering. Breeze Radon Monitoring Systems cannot provide any warranty against tampering while measurement devices were under control of an interested party and/or his or her representatives such as in real estate transactions. Breeze Radon Monitoring Systems and its representatives cannot provide any warranty for the consequences of erroneous test results and cannot be held liable under any charges or claims for losses.

### PERCENT UNCERTAINTY

Errors of uncertainty are inherent in all measurements. The confidence surrounding the radon measurement is a function of the level of detection of the BREEZE monitor. For example, if your error of uncertainty is 3.7% and your radon level was measured to be 2.7 pCi/L your expected radon level is between 2.6 and 2.8 pCi/L.

### For More Information:

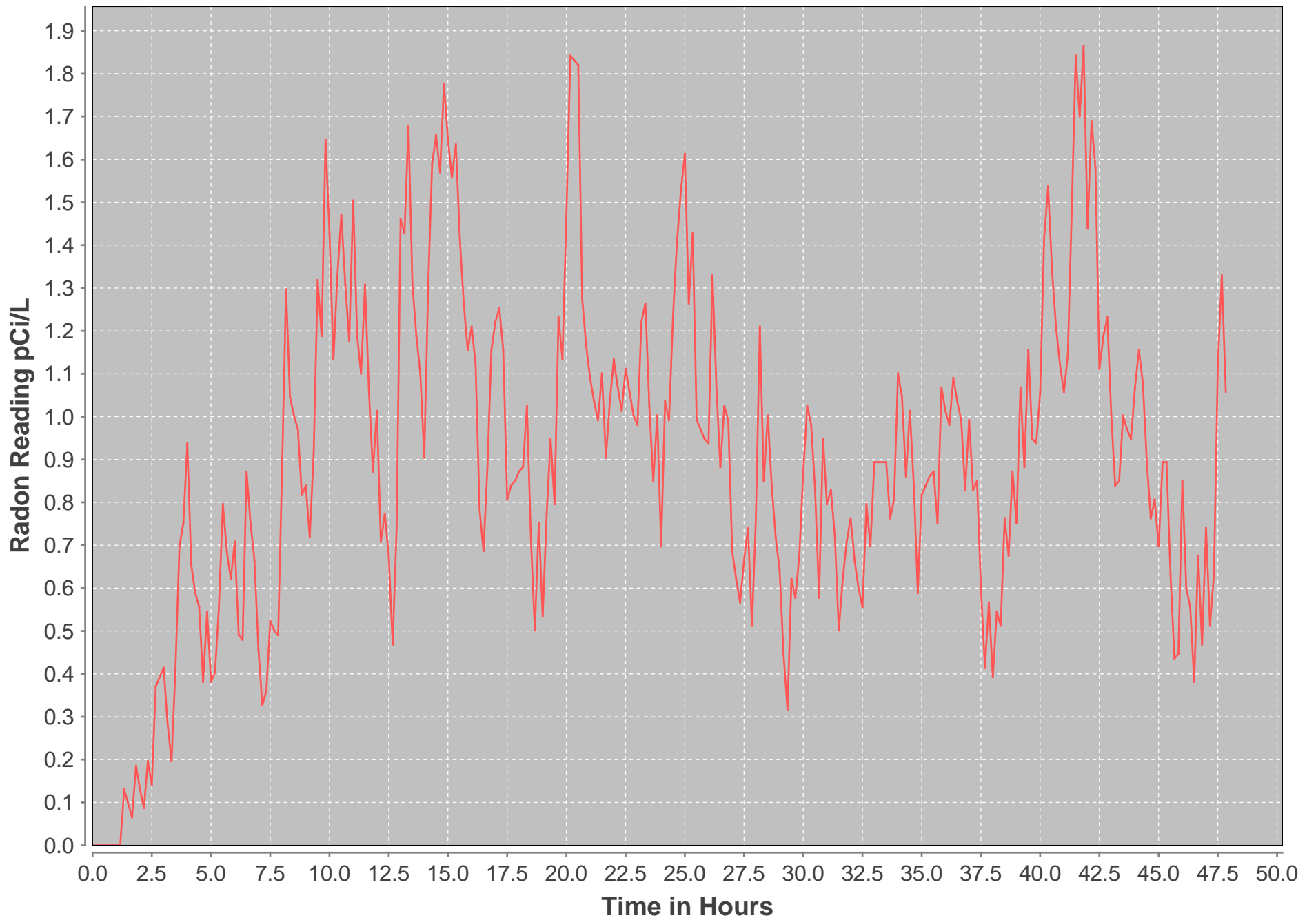


Authority Inspections, LLC  
 (443) 315-7802  
 john@authorityinspections.com  
 www.AuthorityInspections.com



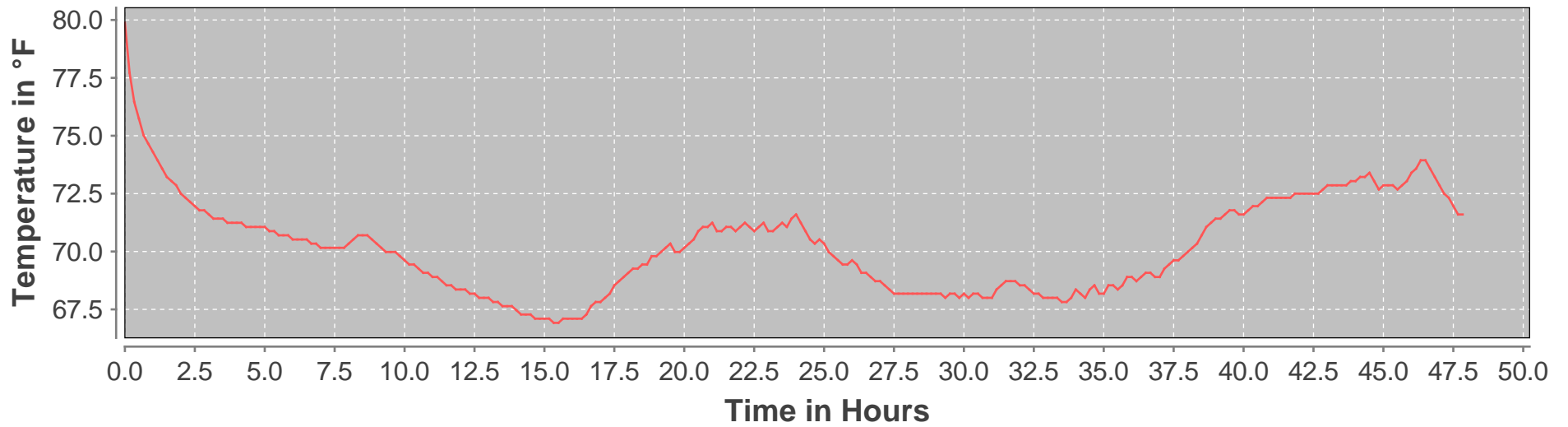
Results reviewed by:  
 Residential Warranty Services, Inc. D.B.A.  
 Inspectorlab, D.B.A. Prioritylab ID: RB2721

# Radon Readings

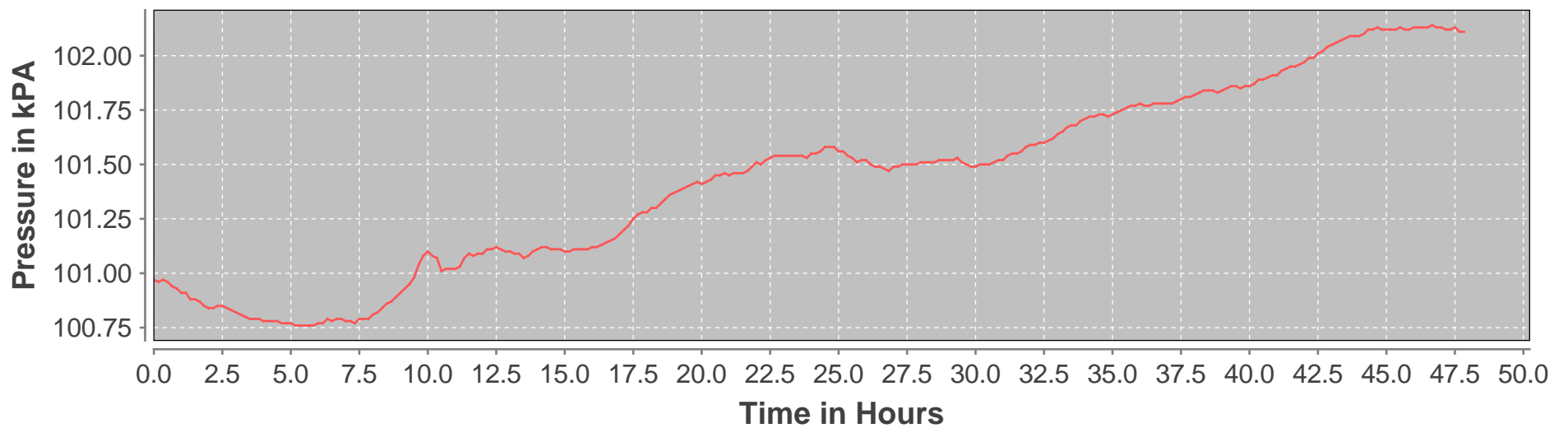




## Temperature Readings



## Pressure Readings



Device Placement: Latitude 39.239189 Longitude -76.697014



Google

Imagery ©2024 Airbus, Maxar Technologies

**Exam Assist Report**

**Order Number:** 2406022  
**Effective Date:** 06/28/2024 08:00 AM  
**Issued To:**  
Front Door Title

**ASK Services**

**Type of Search:** 2-Owner Search  
**ASK Number:** 23279577  
**Subject Property:**  
5633 Oakl and Rd, Arbutus, MD 21227  
**County:** Baltimore

**Buyers:** None Found  
**Owners:** Barbara Ann Wigenhoffer

**Legal Description:**

Beginning for the same on the East side of Oakland Road at the distance of 280 feet Northerly measured along the East side of Oakland Road from the corner formed by the intersection of the East side of Oakland Road and the North side of Francis Avenue, as shown on the Plat hereinafter referred to, said place of beginning being also at the division line between Lots No. 11 and 12 as shown on said Plat thence running Northerly binding on the East side of Oakland Road 50 feet to the division line between Lots No. 12 and 13 as shown on said Plat thence running Easterly parallel with Francis Avenue and binding on said division line 140 feet to the West side of a 20 foot lane as shown on said Plat thence running southerly binding on the West side of said 20 foot lane with the use in common with others 50 feet to the division line between Lots No. 11 and 12 as shown on said Plat and thence running Westerly parallel with Francis Avenue and binding on said last named division line 140 feet to the place of beginning.

BEING and comprising Lot No. 12 as shown on Plat No. 1 of Haleshorpe Heights as drawn by E. V. Coonan and Company, March 20, 1936, and recorded among the Plat Records of Baltimore County in Plat Book L.M.L.M. No. 10, folio 110.

The improvements thereon being known as 5633 Oakland Road.  
Tax ID #: 13-1323001720

Being the same land as conveyed by Deed dated November 19, 1998 and recorded December 14, 1998 among the Land Records of Baltimore County, Maryland in Liber 13373, Folio 12.

**Proposed Requirements:**

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

- 1.) Taxes for the fiscal year 2024/2025 are due Annually on 09/30/2024 in the amount \$3473.30 (Unpaid) for Tax Identification No. 13-1323001720.
- 2.) Proof of Death in the form of a true copy of the Death Certificate of Frank J. Wigenhoffer, deceased, must be furnished to the company.
- 3.) NOTE: Because the land appears of record to be unencumbered, the Company requires that the affirmative declarations of the title affidavit, which includes a representation that there are no mortgages or other liens against the

land whether recorded or not recorded, be properly emphasized before execution. Just as in all transactions, every seller/borrower must be encouraged to disclose any off record.

- 4.) Properly executed Owner's Affidavit in a form satisfactory to the company from Barbara Ann Wigenhoffer.
- 5.) Recordation of affidavit of proof that Barbara Ann Wigenhoffer and Barbara Hedrick are one and the same person.
- 6.) Verification that no existing balances or amounts are due to any Homeowner's, Condominium Community, or Village Association up to the date of settlement.
- 7.) 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.
- 8.) Compliance with the terms and provisions of the Property/Marital Settlement Agreement and Judgment of Absolute Divorce is applicable, Divorce Case C-03-FM23-005746 between Barbara Hedrick and David Hedrick as it relates to the property described in Schedule "A" herein.

Copies to follow

**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.) Setback lines, easements, rights of way and all terms and conditions set forth on the plat entitled, Hlethorpe Heights, which plat is recorded among the Land Records of the Baltimore County, Maryland in Plat Book L.M.L.M No.10, folio 110.

**END OF PROPOSED EXCEPTIONS**



# ***Authority Inspections***

## **Property Inspection Report**



5633 Oakland Rd, Arbutus, MD 21227

Inspection prepared for: Vinny Steo

Real Estate Agent: -

Date of Inspection: 6/14/2024 Time: 9:00 AM

Age of Home: 1939 Size: 1391  
Inspector: John Falkenstein

License #34631

Phone: 4433157802

Email: [john@authorityinspections.com](mailto:john@authorityinspections.com)



Dear client,

Thank you for choosing Authority Inspections to perform your home inspection. The goal of this inspection and report is to put you in a better position to make an informed real estate decision. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home and is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. This inspection is not a guarantee or warranty of any kind.

Authority Inspections will perform all inspections in compliance with the Standards of Practice set forth by the State of Maryland. As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated in the State of Maryland standards-except as may be noted in the "Inspection Agreement". A copy of the Maryland State "Standards of Practice" will be supplied upon request from the client. These standards define the scope of a home inspection.

This report is a snapshot of the house- recording the conditions at the time of inspection. Home Inspectors cannot predict the future condition of any systems or components, and therefore, we cannot be responsible for things that occur once the inspection is complete. This report has been prepared for the sole use of the client. No use by third parties are intended and Authority Inspections will not be responsible to any parties for the contents of this report, other than the client named herein.

Again, thank you very much for permitting me to perform this inspection for you. We are available to you even after the inspection should you have any questions pertaining to this report.

Sincerely,  
John Falkenstein, Md. Inspector #34631  
Authority Inspections LLC  
443-315-7802  
Johnf@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.

Grounds		
Page 5 Item: 1	Driveway and Walkway Condition	<ul style="list-style-type: none"> <li>• Portions of the asphalt driveway has heavy cracking and displacement. Contact a driveway specialist to provide an estimate for replacing.</li> <li>• Cracks in driveway. Repair and / or monitor for expansion and development of trip hazards.</li> <li>• Cracks in sidewalk. Repair and / or monitor for expansion and development of trip hazards.</li> </ul>
Page 5 Item: 3	Vegetation Observations	<ul style="list-style-type: none"> <li>• Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.</li> <li>• Prune or remove any plants or bushes that are in contact or close proximity to home to eliminate pathways of wood destroying insects.</li> </ul>
Page 6 Item: 4	Stairs & Handrail	<ul style="list-style-type: none"> <li>• Loose handrail observed. Secure as necessary</li> </ul>
Page 7 Item: 8	Exterior Faucet Condition	<ul style="list-style-type: none"> <li>• Loose at structure, repairs needed to prevent possible damage to supply line.</li> <li>• Recommend sealing around hose bib pipe to prevent pest or moisture intrusion.</li> </ul>
Exterior Areas		
Page 9 Item: 1	Doors	<ul style="list-style-type: none"> <li>• Noted door has loose/damaged trim.</li> </ul>
Page 12 Item: 4	Eaves & Facia	<ul style="list-style-type: none"> <li>• Soffit trim at is coming detached. Recommend securing as necessary</li> </ul>
Page 13 Item: 6	Exterior Caulking	<ul style="list-style-type: none"> <li>• Caulking around several windows and doors is beginning to deteriorate. Suggest caulking around windows and doors as necessary.</li> </ul>
Roof		
Page 15 Item: 3	Chimney	<ul style="list-style-type: none"> <li>• Chimney Crown shows signs of deterioration. Recommend having repaired by a qualified chimney contractor as necessary.</li> </ul>
Electrical		
Page 17 Item: 3	Cable Feeds	<ul style="list-style-type: none"> <li>• Wires are touching trees, recommend review by the local utility company for repair as necessary.</li> </ul>
Heat/AC		
Page 20 Item: 5	Refrigerant Lines	<ul style="list-style-type: none"> <li>• Missing insulation at outdoor A/C unit.</li> </ul>
Page 20 Item: 6	AC Compress Condition	<ul style="list-style-type: none"> <li>• 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.</li> </ul>
Bathrooms		
Page 27 Item: 14	Showers	<ul style="list-style-type: none"> <li>• Faucet is not flush/sealed to the wall, which may result in water penetration to the interior structure and deterioration of the wall. Recommend repair as necessary.</li> </ul>



Page 27 Item: 19	Toilets	<ul style="list-style-type: none"> <li>• Toilet does not flush.</li> <li>• 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.</li> </ul>
<b>Bedrooms</b>		
Page 31 Item: 3	Ceiling Condition	<ul style="list-style-type: none"> <li>• Stains observed on ceiling, tested dry at time of inspection. Recommend conferring with seller as to any previous water problems in this area and monitor</li> </ul>
<b>Interior Areas</b>		
Page 36 Item: 9	Smoke Detectors	<ul style="list-style-type: none"> <li>• <b>SAFETY CONCERN:</b> 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.</li> </ul>
Page 36 Item: 11	Door Bell	<ul style="list-style-type: none"> <li>• Not operable at time of inspection.</li> </ul>
<b>Kitchen</b>		
Page 39 Item: 8	Dishwasher	<ul style="list-style-type: none"> <li>• Dishwasher not operated due to personal belongings inside.</li> </ul>
Page 40 Item: 12	Oven & Range	<ul style="list-style-type: none"> <li>• <b>SAFETY CONCERN:</b> Free standing range missing anti-tip bracket.</li> </ul>
Page 41 Item: 13	Sinks	<ul style="list-style-type: none"> <li>• The sink noted drains slow. This could be from a clogged drain or improper venting. We recommend trying to clean the drain. If this doesn't work, contact a licensed plumber to evaluate the cause of the problem.</li> </ul>
<b>Laundry</b>		
Page 42 Item: 4	Electrical	<ul style="list-style-type: none"> <li>• Light fixture inoperative at time of inspection. Possible spent bulb. Suggest client verify fixture for proper operation prior to closing.</li> </ul>
<b>Basement</b>		
Page 50 Item: 2	Doors	<ul style="list-style-type: none"> <li>• Door is not installed properly.</li> </ul>

INSPECTIONS

## Inspection Details

### 1. Attendance

In Attendance: Seller present

### 2. Home Type

Home Type: Single Family Home

### 3. Occupancy

Occupancy: Occupied - Furnished: Heavy volume of personal and household items observed. • The utilities were on at the time of inspection.

### 4. Temperature

78 degrees

### 5. Weather

Sunny

AUTHORITY  
INSPECTIONS

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Asphalt driveway noted. • Concrete sidewalk noted.

Observations:

- Portions of the asphalt driveway has heavy cracking and displacement. Contact a driveway specialist to provide an estimate for replacing.
- Cracks in driveway. Repair and / or monitor for expansion and development of trip hazards.
- Cracks in sidewalk. Repair and / or monitor for expansion and development of trip hazards.



Crack noted in sidewalk



Cracks and damage noted in driveway

2. Grading

Good	Fair	Poor	N/A	None
X				

Observations:

- No concerns with grading at time of inspection.

3. Vegetation Observations

Good	Fair	Poor	N/A	None
	X			

Observations:

- Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.
- Prune or remove any plants or bushes that are in contact or close proximity to home to eliminate pathways of wood destroying insects.

Repaired



Recommend trimming vegetation away from house

**4. Stairs & Handrail**

Good	Fair	Poor	N/A	None
	X			

Observations:

- Loose handrail observed. Secure as necessary

Repaired



Loose handrail noted at front steps

**5. Grounds Electrical**

Good	Fair	Poor	N/A	None
X				

Observations:

- No concerns noted at time of inspection.

**6. Main Gas Valve Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Right side of house

Observations:

- Main gas valve appears to be in satisfactory condition.



7. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: **PVC** piping noted.

Observations:

- Plumbing is in good condition.

8. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
	X			

Location: Front of House • Rear of House

Observations:

- Rear exterior faucet is functional at time of inspection.
- The water is off to front exterior faucet, not tested at time of inspection.
- Exterior faucets should be winterized before weather turns below 32\* as pipe damage can occur.
- **Loose at structure, repairs needed to prevent possible damage to supply line.**
- **Recommend sealing around hose bib pipe to prevent pest or moisture intrusion.**

Repaired



Recommend sealing around front hose bib



Rear faucet is loose

9. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:

- Normal pressure noted

10. Gate/Fence Condition

Good	Fair	Poor	N/A	None
			X	

Observations:

• Fences and gates are NOT INCLUDED as part of a home inspection, recommend confirming that all fences and gates are in serviceable condition before the close of escrow



### Exterior Areas

#### 1. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Noted door has loose/damaged trim.

Repaired



Front door trim is coming off

#### 2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Exterior of windows are in good condition.

#### 3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl siding, wood frame construction, block foundation.

Observations:

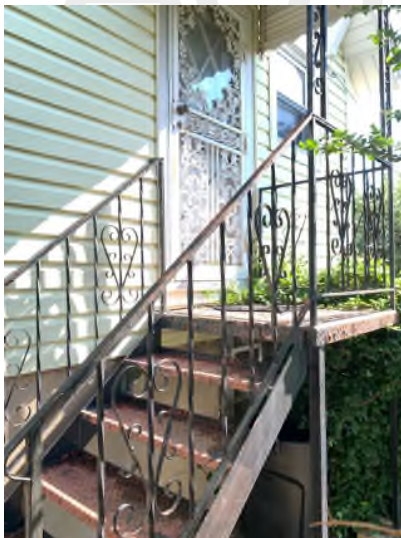
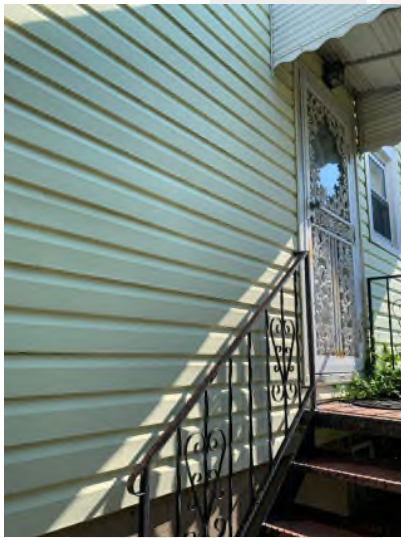
- Exterior siding is in good condition, no concerns noted at time of inspection.





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4. Eaves & Facia

Good	Fair	Poor	N/A	None
	X			

Observations:

- Soffit trim at is coming detached. Recommend securing as necessary

Repaired



Loose soffit noted at rear of house

### 5. Exterior Paint

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Exterior paint is in generally good condition.
- Maintenance tip: All exterior painted wood trim surfaces should be bi-annually examined and sealed, re-caulked and re-painted as needed.

### 6. Exterior Caulking

Good	Fair	Poor	N/A	None
	X			

**Observations:**

- Maintenance tip: Exterior caulking should be reviewed on a bi-annual basis and reapplied as necessary.
- **Caulking around several windows and doors is beginning to deteriorate. Suggest caulking around windows and doors as necessary.**

Repaired



Cracked caulk noted

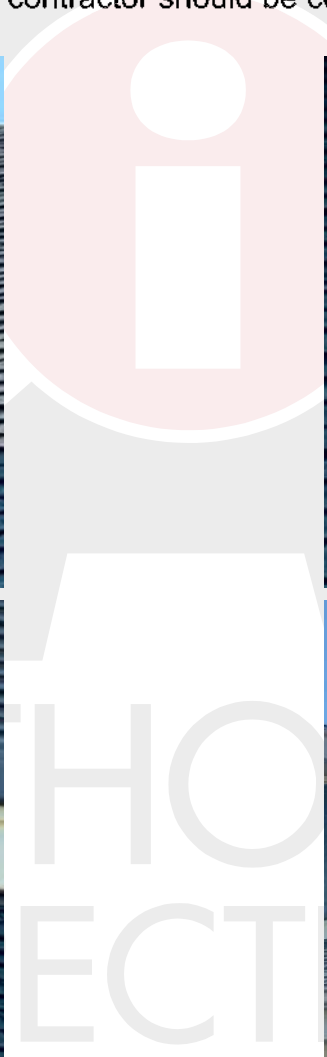
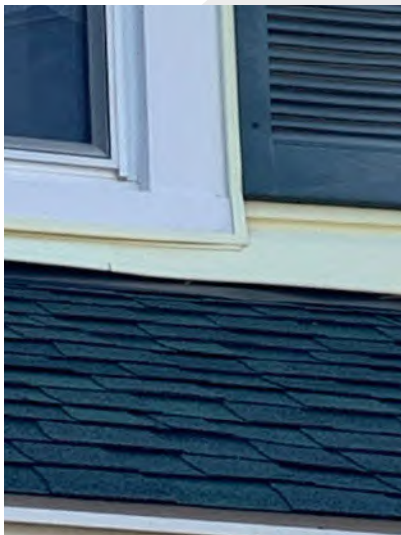
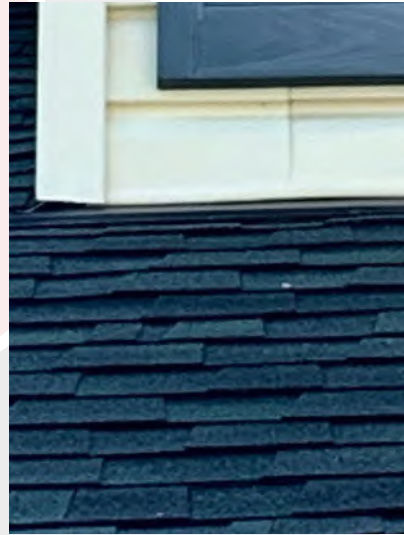
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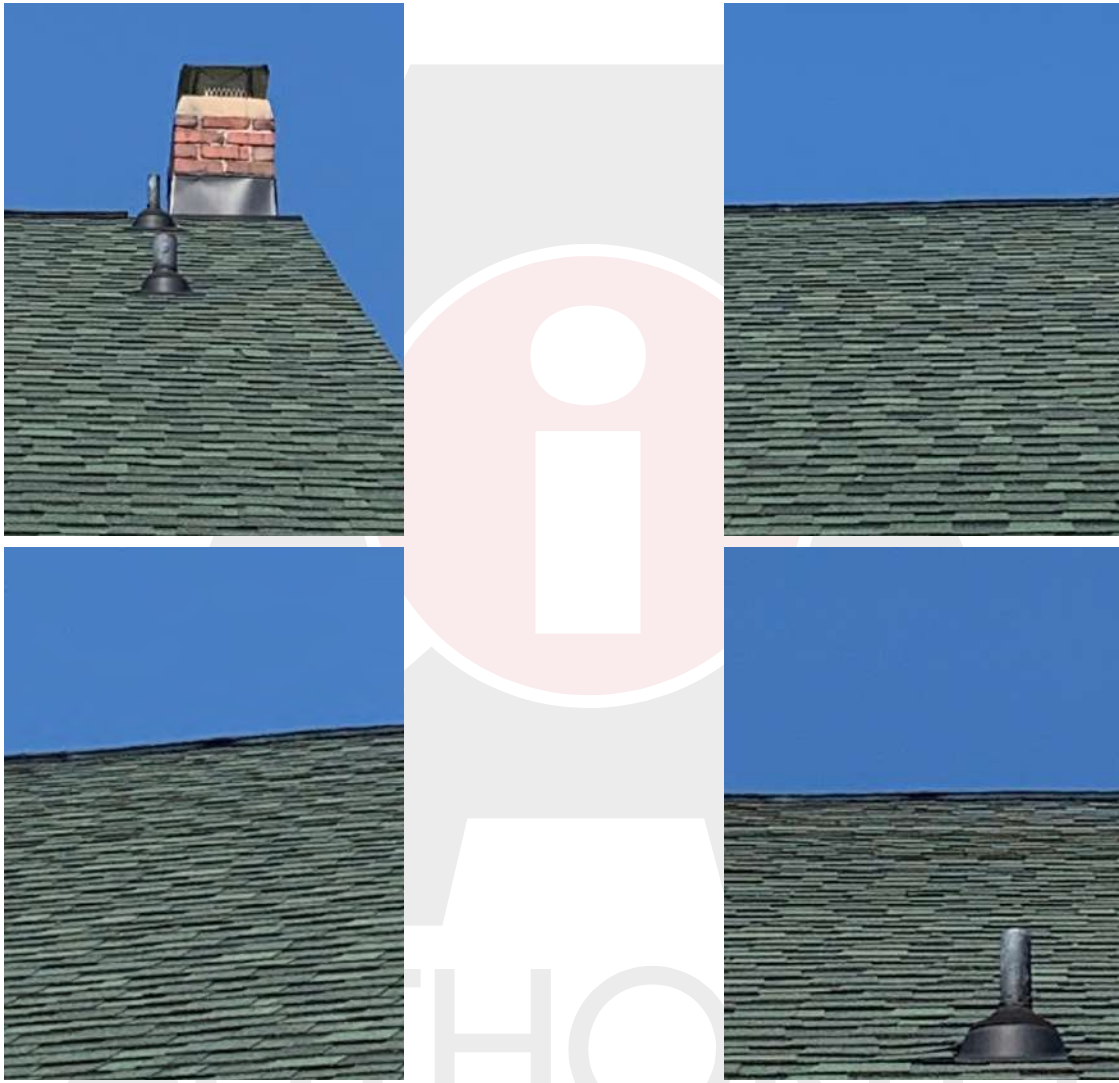
### Roof

#### 1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Inspection process: Inspected from ground level with binoculars and accessible points from the interior. If a roof is too high, too steep, wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. Therefore, client is advised that this is a limited review and a licensed roofing contractor should be contacted if a more detailed report is desired.





2. Flashing

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Flashings appear functional from inspectors vantage point at time of inspection

3. Chimney

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Chimney Crown shows signs of deterioration. Recommend having repaired by a qualified chimney contractor as necessary.

Repaired



Crack noted in crown

#### 4. Vent Caps

Good	Fair	Poor	N/A	None
X				

**Observations:**

- Vent caps in good condition at time of inspection.

#### 5. Gutter

Good	Fair	Poor	N/A	None
X				

**Observations:**

- No major concerns noted at time of inspection.
- Maintenance Tip: Keep gutters cleared of organic debris to prevent downspouts from being clogged causing overflow at gutters, ensure that all downspouts have extensions/splash blocks to carry water away from the foundation.

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Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Panel box is located in basement

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. Cable Feeds

Good	Fair	Poor	N/A	None
	X			

Observations:

- There is an overhead service drop noted.
- Wires are touching trees, recommend review by the local utility company for repair as necessary.

Seller will have BGE evaluate



Service cable is touching trees

#### 4. 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.

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### 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 heater is located in the basement

Materials: Oil fired boiler

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. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The heater base is functional.

#### 3. Venting

Good	Fair	Poor	N/A	None
X				

Observations:

- Metal double wall chimney vent pipe noted.

#### 4. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations:

- Gas shut off valves were present and appear to be functional at time of inspection.



5. Refrigerant Lines

Good	Fair	Poor	N/A	None
	X			

Observations:

- Missing insulation at outdoor A/C unit.

Repaired



Missing insulation noted

6. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: electric

Location: The compressor is located on the exterior grounds.

Observations:

- A/C was functional at the time of inspection.
- Manufacture date:2003
- 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.



2003

7. Air Return

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system is functional.
- Ambient return air temperature:76.2



Ambient air temperature

8. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:

- The air supply system is functional
- Cooling supply temperature:56.3



Cooled air supply temperature

9. Filters

Good	Fair	Poor	N/A	None
X				

Location: Located inside return air duct. (See pic for location)

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.
- Filter size: 16x20x1



Filter location

10. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:

- Location: main floor wall
- Functional at the time of inspection.



Main floor wall

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### 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 floor bathroom • Basement Bathroom

#### 2. Wall Condition

Good	Fair	Poor	N/A	None
X				

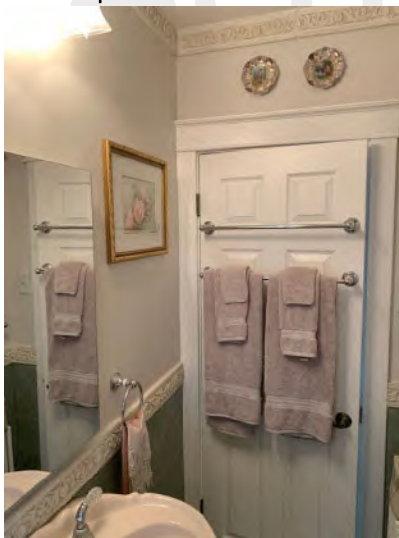
Materials: Drywall walls noted. • Walls are clad in ceramic tile.

Observations:

- Some areas not accessible due to stored personal items.

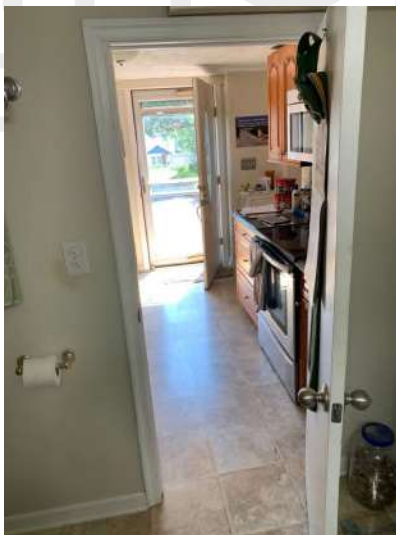


Upstairs bathroom





Basement bathroom



3. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

4. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed double hung window noted.  
 Observations:  
 • Windows tested and were functional at time of inspection.

5. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No concerns noted at time of inspection.

6. GFCI

Good	Fair	Poor	N/A	None
X				

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

7. Doors

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Doors were functional at time of inspection.

8. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No deficiencies observed at time of inspection.

9. Counters

Good	Fair	Poor	N/A	None
X				

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

10. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

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

11. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted. • Vinyl squares (tiles) are noted  
 Observations:  
 • No concerns at time of inspection

12. Heating

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Radiator heating noted. At the time of inspection all appeared to be functional

13. Plumbing

Good	Fair	Poor	N/A	None
X				

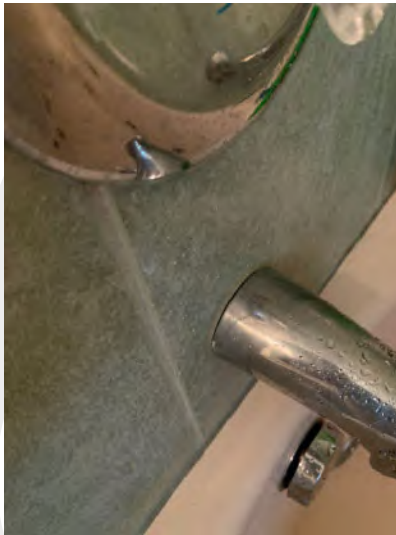
Observations:  
 • No leaks observed at time of inspection.

14. Showers

Good	Fair	Poor	N/A	None
	X			

Observations:  
 • Functional at time of inspection.  
 • **Faucet is not flush/sealed to the wall, which may result in water penetration to the interior structure and deterioration of the wall. Recommend repair as necessary.**





Upstairs faucet is not sealed to the wall

**15. Shower Walls**

Good	Fair	Poor	N/A	None
X				

- Observations:
- Ceramic tile noted.
  - Fiberglass surround noted.

**16. Bath Tubs**

Good	Fair	Poor	N/A	None
X				

- Observations:
- Tub in good condition at time of inspection.
  - Whirlpool is functional at time of inspection

**17. Enclosure**

Good	Fair	Poor	N/A	None
X				

- Observations:
- The shower enclosure is functional at the time of the inspection.

**18. Sinks**

Good	Fair	Poor	N/A	None
X				

- Observations:
- No deficiencies observed.

**19. Toilets**

Good	Fair	Poor	N/A	None
	X			

- Observations:
- Toilet does not flush.
  - 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.

Repaired



Upstairs bathroom toilet does not flush



Basement toilet is loose to the floor

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### 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. Locations

Locations: Front bedroom • Rear bedroom

#### 2. Wall Condition

Good	Fair	Poor	N/A	None
X				

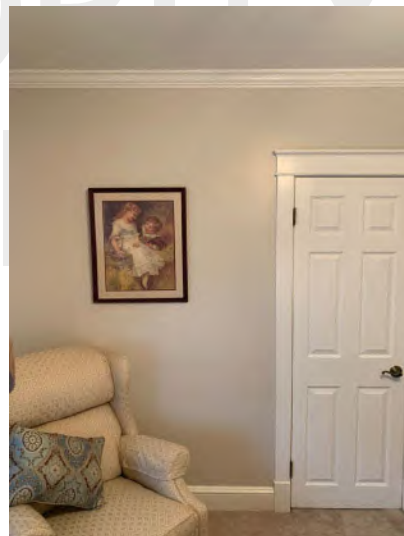
Materials: Drywall walls noted.

Observations:

- Some areas not accessible due to stored personal items.



Front bedroom





Rear bedroom





**3. Ceiling Condition**

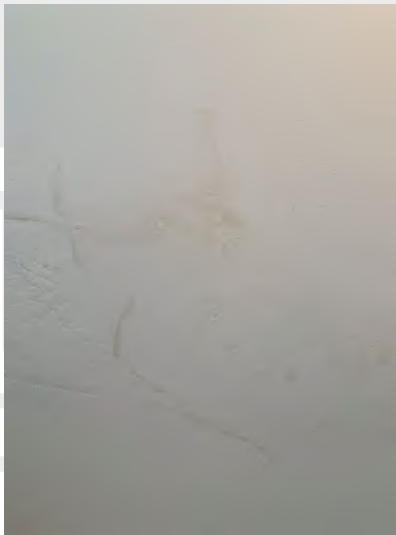
Good	Fair	Poor	N/A	None
	X			

Materials: There are drywall ceilings noted.

Observations:

- Stains observed on ceiling, tested dry at time of inspection. Recommend conferring with seller as to any previous water problems in this area and monitor

Repaired



Stains noted in rear bedroom

**4. Window Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed double hung window noted.

Observations:

- Windows tested and were functional at time of inspection.

**5. 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.

**6. Doors**

Good	Fair	Poor	N/A	None
X				

Observations:

- Doors were functional at time of inspection.

7. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Carpet is noted.

8. Closets

Good	Fair	Poor	N/A	None
X				

Observations:  
• The closets are in good condition.

9. Smoke Detectors

Good	Fair	Poor	N/A	None
				X

10. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:  
• Operated normally when tested at time of inspection.



### 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.





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**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: Vinyl framed double hung window noted.

Observations:

- Windows tested and were functional at time of inspection.

**4. Electrical**

Good	Fair	Poor	N/A	None
X				

Observations:

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

**5. Doors**

Good	Fair	Poor	N/A	None
X				

Observations:

- Doors were functional at time of inspection.

**6. Ceiling Fans**

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested.

**7. Closets**

Good	Fair	Poor	N/A	None
X				

Observations:

- The closets are in good condition.

**8. Floor Condition**

Good	Fair	Poor	N/A	None
X				

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

**9. 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.**



Missing smoke detector noted

10. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- The hinged patio door was functional during the inspection.

11. Door Bell

Good	Fair	Poor	N/A	None
		X		

Observations:

- **Not operable 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				

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

Observations:

- Some areas not accessible due to stored personal items.



Basement kitchen





Main floor kitchen





**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: Vinyl framed double hung window noted. • Glass blocks noted in window openings.

Observations:

- Windows tested and were functional at time of inspection.

**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.

**6. Cabinets**

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed on kitchen cabinets.

**7. Counters**

Good	Fair	Poor	N/A	None
X				

Observations:

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

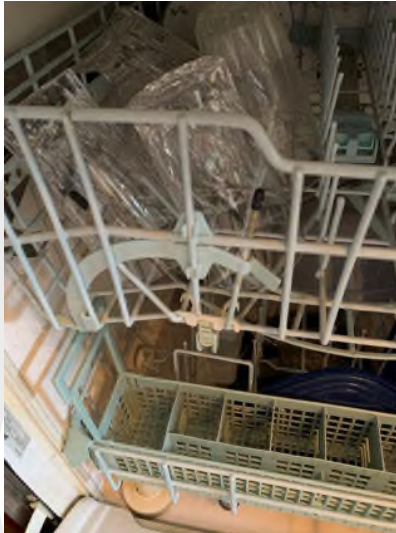
**8. Dishwasher**

Good	Fair	Poor	N/A	None
			X	

Observations:

- Dishwasher not operated due to personal belongings inside.

Repaired



Not tested due to personal belongings inside

9. Refrigerator condition

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No concerns at time of inspection

10. Doors

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Doors were 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: gas burners  
 • Oven: Electric  
 • All heating elements operated when tested.  
 • **SAFETY CONCERN: Free standing range missing anti-tip bracket.**



Basement oven

Repaired



Main floor kitchen stove is missing anti tip bracket

13. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations:

- The sink noted drains slow. This could be from a clogged drain or improper venting. We recommend trying to clean the drain. If this doesn't work, contact a licensed plumber to evaluate the cause of the problem.

Repaired



Main floor kitchen sink drains slow

14. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Recirculating

Observations:

- Functional at time of inspection.

15. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted. • Vinyl squares (tiles) are noted

Observations:

- No concerns with floors at time of inspection.

16. Patio Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- The hinged patio door was functional during the inspection.

17. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- No leaks observed at time of inspection.

Laundry

1. Locations

Locations: Basement

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:

• Light fixture inoperative at time of inspection. Possible spent bulb. Suggest client verify fixture for proper operation prior to closing.

Repaired





Light is inoperable

**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:  
 • Dryer is functional 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. Exhaust Fan**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • operated

**9. Gas Valves**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • In place and appears functional at time of inspection.



**10. Floor Condition**

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl squares (tiles) are noted

**11. Washing Machine condition**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Washing machine was functional at time of inspection

**12. Plumbing**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No leaks observed at washing machine shut off valves at time of inspection.



**13. Cabinets**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No deficiencies observed.

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Stairway located on main level

2. Materials

Materials: Rafter construction noted • Plank Sheathing

3. Structure

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No concerns with structure at time of inspection.  
 • No Indications of leaks observed at time of inspection  
 • Could not access all areas of the attic due to limited access.  
 • Stored personal items prevent complete attic inspection.



4. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Under eave soffit inlet vents noted.  
 • Ridge exhaust venting noted.  
 • Gable louver vents noted.

5. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Vent screens noted as functional.

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No safety concerns observed at time of inspection.

7. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Plumbing vent pipe appears functional at time of inspection.

8. Insulation Condition

Good	Fair	Poor	N/A	None
				X



# Basement

## 1. Foundation/Walls

Good	Fair	Poor	N/A	None
X				

Materials: Fully finished basement

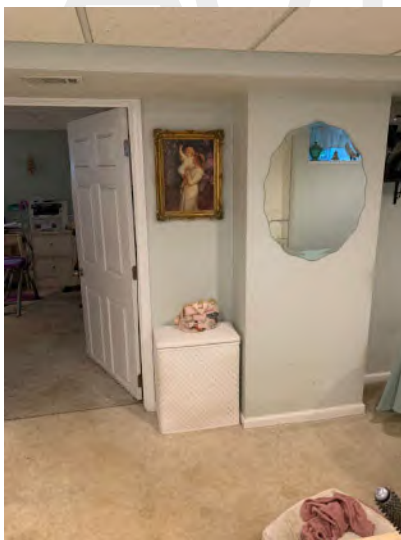
Observations:

- No major deficiencies were observed at the visible portions of the structural components of the home.
- Visible portions of foundation wall were observed to be dry at the time of the inspection.
- No leaks were observed at the time of the inspection.
- Limited review due to finished walls.
- Limited review due to storage of personal property.





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2. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Door is not installed properly.

Repaired



Closet door is off the tracks

3. Windows

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed sliding window noted. • Glass blocks noted in window openings.

Observations:

- Windows tested and were functional at time of inspection.

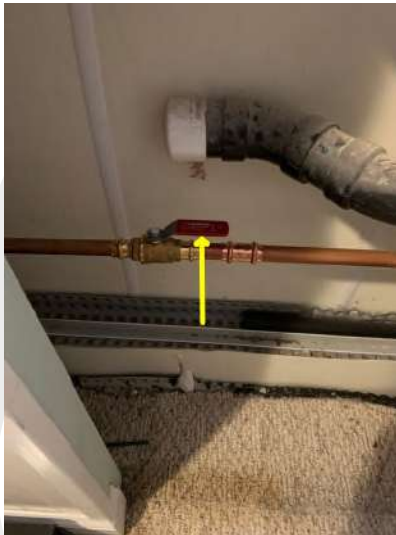
4. Water Main Shut Off

Good	Fair	Poor	N/A	None
X				

Location:

- Located: basement
- Water main shut off appears to be in good condition at time of inspection.





**5. Plumbing**

Good	Fair	Poor	N/A	None
X				

Materials: PVC • **ABS** • Copper • Cast Iron

Observations:

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

**6. Water Pressure**

Good	Fair	Poor	N/A	None
X				

Observations:

- Normal pressure noted

**7. Pressure Regulator**

Good	Fair	Poor	N/A	None
				X

Observations:

- None visible

**8. Basement Electric**

Good	Fair	Poor	N/A	None
X				

Observations:

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

**9. Access**

Good	Fair	Poor	N/A	None
X				

Materials: Interior stairway noted. • Exterior doorway noted.

Observations:

- No concerns at time of inspection.

**10. Stairs**

Good	Fair	Poor	N/A	None
X				

Observations:

- No concerns with stairs at time of inspection.

**11. Railings**

Good	Fair	Poor	N/A	None
X				

Observations:

- No concerns with railings at time of inspection

**12. Finished Floor**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Carpet noted.

**13. Drainage**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Drainage appears functional at time of inspection.

**14. Framing**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No concerns noted at visible portions at time of inspection.  
 • Some areas are not visible for inspection due to wall/ceilings covered which prevents review of structural members.

**15. Subfloor**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No concerns at visible portions of subfloor noted at time of inspection.  
 • Not fully visible for inspection due to some areas not being accessible.

**16. Basement/Crawlspace Ductwork**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • No concerns noted at visible portions at time of inspection.

**17. Ceiling Condition**

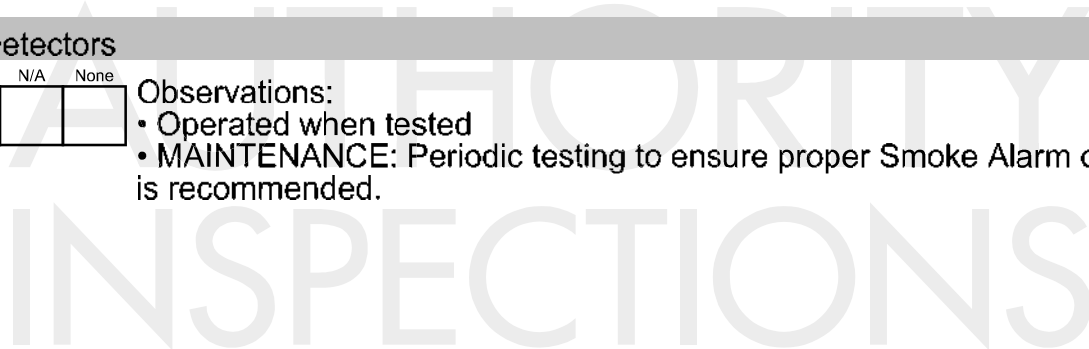
Good	Fair	Poor	N/A	None
X				

Materials: There are acoustic grid and tile ceilings noted

**18. Smoke Detectors**

Good	Fair	Poor	N/A	None
X				

Observations:  
 • Operated when tested  
 • MAINTENANCE: Periodic testing to ensure proper Smoke Alarm operation is recommended.



## Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
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.

AUTHORITY  
INSPECTIONS

# Wood Destroying Insect Inspection Report

Notice: Please read important consumer information on page 2.

## Section I. General Information

Inspection Company, Address & Phone

Authority Inspections  
12442-1 Sea Oaks Ln  
Berlin Md 21011 443 315 7802

Company's Business Lic. No.:

32961

Date of Inspection:

6/14/24

Address of Property Inspected:

5633 Oakland Rd  
Arbutus Md 21227

Inspector or Authorized Signature - Print Inspector's Name - Certification/Credentialing # if applicable.

John Falkenstein John Falkenstein 97748

Structure(s) Inspected:

house

**Section II. Inspection Findings** This report is indicative of the condition of the above inspected structure(s) on the date of inspection and is not to be construed as a guarantee or warranty against latent, concealed, or future infestations or defects. Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:

- A. No visible evidence of wood destroying insects was observed.
- B. Visible evidence of wood destroying insects was observed as follows: (See attached diagram)
  - 1. Live insects (description and location): \_\_\_\_\_
  - 2. Dead insects, parts, frass, shelter tubes, exit holes, or staining (description and location) \_\_\_\_\_
  - 3. Visible damage from wood destroying insects was noted as follows (description and location): \_\_\_\_\_

**NOTE: This is not a structural damage report.** If box B above is checked, it should be understood that some degree of damage, including hidden damage, may be present. If any questions arise regarding damage indicated by this report, it is recommended that the buyer or any interested parties contact a qualified structural professional to determine the extent of damage and the need for repairs. Maryland regulations require the inspector indicate, if known, whether the damage indicated by this report has, or will be, corrected or further evaluated. Unless disclosed in Section V. below, the inspector does not know the disposition of the listed damage.

- Yes  No It appears that the structure(s) or a portion thereof may have been previously treated. Evidence of possible previous treatment: \_\_\_\_\_

The inspecting company can give no assurances with regard to work done by other companies. The company that performed the treatment should be contacted for information on treatment and any warranty or service agreement which may be in place.

## Section III. Recommendations/Treatment

- No treatment recommended: (Explain if Box B in Section II is checked) \_\_\_\_\_
- Recommend treatment for the control of: \_\_\_\_\_
- Proper control measures were performed by this inspection company for insect evidence listed in II. B., above.

## Section IV. Obstructions and Inaccessible Areas

The following areas of the structure(s) inspected were obstructed or inaccessible:

- Basement 1, 3, 4, 5, 6, 7, 8, 9, 24
- Crawlspace
- Main Level 1, 3, 4, 5, 6, 7, 8, 9, 24
- Attic 5, 11, 7, 24
- Garage
- Exterior 17
- Porch
- Other

- The inspector may write out obstructions or use the following key:
- |                         |                                       |
|-------------------------|---------------------------------------|
| 1. Fixed ceiling        | 13. Only visual access                |
| 2. Suspended ceiling    | 14. Cluttered condition               |
| 3. Fixed wall covering  | 15. Standing water                    |
| 4. Floor covering       | 16. Dense vegetation                  |
| 5. Insulation           | 17. Exterior coverings                |
| 6. Cabinets or shelving | 18. Window well covers                |
| 7. Stored items         | 19. Wood pile                         |
| 8. Furnishings          | 20. Snow                              |
| 9. Appliances           | 21. Unsafe conditions                 |
| 10. No access or entry  | 22. Rigid foam board                  |
| 11. Limited access      | 23. Synthetic stucco                  |
| 12. No access beneath   | 24. Duct work, plumbing and/or wiring |

## Section V. Additional Comments and Attachments (these are an integral part of this report)

### Attachments:

**Signature of Seller(s)** or Owner(s) if refinancing. Seller acknowledges that all information regarding W.D.I. infestation, damage, repair, and treatment history has been disclosed to the buyer

**Signature of Buyer.** The undersigned hereby acknowledges receipt of a copy of both page 1 and page 2 of this report and understands the information reported.

Print name of Property Owner/Seller: