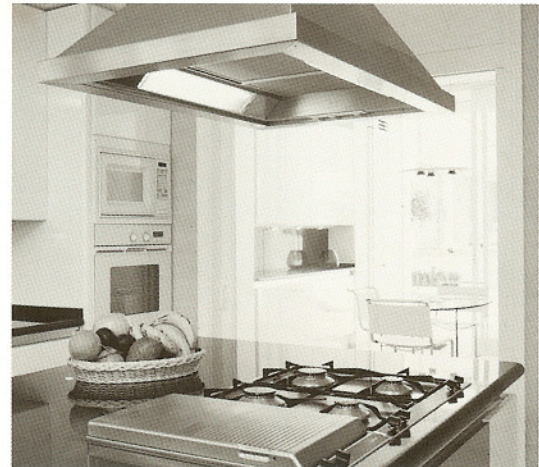
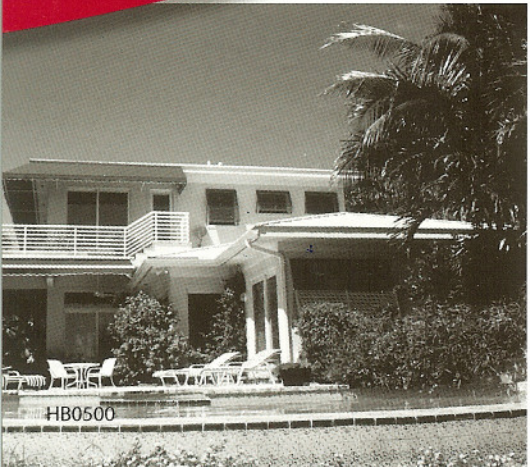


Home Inspection Report



HomeBiz[®]
INSPECTION TEAM





What is a home inspection and what does this report mean to you?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice to which the inspectors abide by. This inspection report is not intended as a guaranty, warranty, or an insurance policy. Because your home is one of the biggest investments you will ever make, use the information in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.



Our inspections exceed the highest industry standards.

Because we use a TEAM of inspectors, each an expert in their field, our inspections are performed with greater efficiency, more expertise and therefore exceed the highest industry standards. We are pleased to present you with this written detailed report as a service to you - our client.



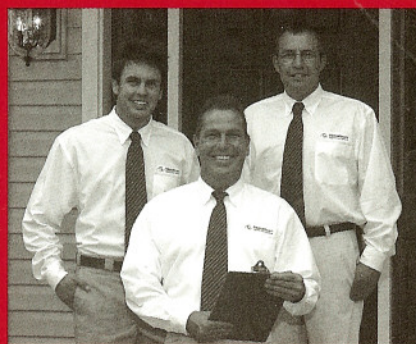
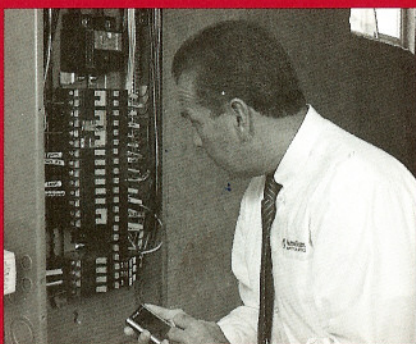
We believe in your dream of home ownership.

We want to help you get into your dream home. Therefore, we take great pride in being your partner in this decision-making process. This certainly is a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.



The HomeBiz Inspection Team... Exceeding homeowner's expectations.

Both financially and emotionally, buying your new home is a major decision. You will enjoy many years of happiness - if you have chosen wisely. In performing hundreds of thousands of inspections over the years, The HomeBiz Inspection Report has been designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately. Thank you for allowing us the opportunity to serve you.





9015 Spring Ave., Lanham, MD 20706

Phone (301) 552-5511 Fax (240) 965-1730

February 17, 2011

Mr. John Homeowner
12707 Main Court
Upper Marlboro, Maryland 20774

RE: 1234 Port Royal Avenue
Waldorf, Maryland 20602
Inspection #: 272-033011-0543

Dear Mr. Homeowner:

On 2/17/2011 HomeBiz Inspection Team made a visual inspection of the property referenced above. Enclosed please find a written, narrative report of our findings in accordance with the terms of our Home Inspection Agreement. Although maintenance items may have been addressed verbally at the time of the inspection, they may not be included in the enclosed report.

I hope the enclosed information is helpful and I hope you enjoy every aspect of your new home. If I can be of any assistance, please feel free to call me at the above telephone number.

Sincerely,

The HomeBiz Inspection Team

Dwayne Moore

Enclosures



GENERAL DESCRIPTION:

Throughout this report, the terms "right" and "left" are used to describe the home as viewed from the street. The term "major visual defect" is defined in the Home Inspection Agreement, the terms of which are incorporated into this report. HomeBiz Inspection Team inspects for evidence of structural failure and safety concerns only. The cosmetic conditions of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection. Photos may have been included in the report for your convenience and are used only as a visual aid for reference.

Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects as defined in the Home Inspection Agreement. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

Structures that have been vacant for a period of time may present unique problems when the buyer moves in. Some structural and mechanical components and systems that have not been used on a daily basis may malfunction upon first use.

The inspected property consisted of a two story wood-framed structure with brick and vinyl siding. There were no major visual defects on the visible portions of the siding.

NOTE:

Caulking was missing at both sides of the home where the brick and vinyl join. We recommend having these areas caulked.

The area where the A/C lines enter the home was not sealed. We recommend having this area sealed.

The approximate temperature at the time of the inspection was 55 to 60 degrees Fahrenheit, and the weather was clear. The utilities were on, and the home was vacant. The buyer and agent were present during the inspection.

The home was situated on a level to lightly sloped lot. The general grade around the home appeared to be adequate to direct rain water away from the foundation. The home, as reported by the builder, was said to be less than one year old.

There was a concrete walkway leading to a concrete stoop in the front of the

home. There were no major visual defects observed in the walkway or the stoop.

There was a concrete driveway in the front of the home, which led to the garage. There were no major visual defects observed in the driveway.

GARAGE:

The attached garage was designed for two cars with access provided by one overhead-style door. The Chamberlain brand electric garage door opener was tested and found to be functional. The automatic safety reverse on the garage door was tested and found to be functional. The concrete garage floor was in good condition. There were no major visual defects observed in the garage or the door mechanisms.

ROOF STRUCTURE:

The roof was a gable and valley design covered with asphalt/fiberglass shingles. Observation of the roof surfaces and flashing, and penetrations through the roof was performed from ground level with the aid of binoculars. The roof covering, as reported by the builder, was less than one year old. There was one layer of shingles on the roof at the time of the inspection. There was light curling and light surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were at the beginning of their useful life.

This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Any roof metal, especially the flashing and valleys, must be kept well painted with a paint specially formulated for the use. There were no major visual defects detected on the exterior of the roof.

NOTE:

There was a weeping hole in line with the flashing at the front of the home. This condition may allow rain water to seep behind the flashing. We recommend consulting a licensed roofing contractor to evaluate and correct as needed.

The roof drainage system consisted of aluminum gutters and downspouts, which appeared to be functional at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure. There were no major visual defects observed on the visible portions of the gutters or downspouts.

FOUNDATION:

The foundation was constructed of concrete. A single inspection cannot determine whether movement of a foundation has ceased. Any cracks should be monitored regularly. There were no major visual defects observed on the visible portions of the foundation.

BASEMENT: (LOWER LEVEL)

The full basement was partially finished, and contained the following mechanical systems: furnace, water heater and sump pump. It consisted of a recreation room and utility room.

NOTE: The interior walls of the basement were finished; therefore, a complete inspection of the foundation was not possible.

NOTE:

The utility room was not vented. For safety, we recommend having the room vented.

The basement was dry at the time of the inspection. Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains. There were no major visual defects observed in the basement.

FLOOR STRUCTURE:

The visible floor structure consisted of a particle board subfloor, supported by two-inch by twelve-inch I joists spaced twenty four inches on center. There was a 4x8-inch steel flange center beam and four-inch steel posts or piers for load bearing support. There were no major visual defects observed in the visible portions of the floor structure.

PLUMBING:

The visible water supply lines throughout the home were CPVC pipe. The water was supplied by a public water supply. The visible waste lines consisted of PVC pipe. The home was connected to a public sewer system. All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks. Water flow throughout the home was average. There were no major visual defects observed in the visible portions of the plumbing system.

NOTE:

Water was leaking through the master bathroom shower glass wall. The leak was along the bottom ledge. Repairs are advised.

The water meter was located on the exterior of the home. The main water shutoff valve for the home was located adjacent to the water service entry point in the basement.

The gas meter was located at the left of the home. Although no actual testing was performed to detect the presence of gas fumes, there was no noticeable odor of gas detected at the time of the inspection.

There was a sump pump located in the basement. The sump pump was functional.

NOTE:

There was a radon mitigation pipe installed. The pipe stopped at knee level at the right exterior side of the home. Radon mitigation pipes should extend to above roof level. We recommend having the pipe properly installed.

There was a 65 gallon capacity, natural gas water heater located in the basement. The water heater was manufactured by Bradford White, model #M265R6DS-INCWW and serial #GL14173707. Information on the water heater indicated that it was manufactured less than one year ago. A temperature and pressure relief valve (T & P) was present. Because of the lime build-up typical of T & P valves, we do not test them. An overflow leg was present. It did terminate close to the floor. Your safety depends on the presence of a T & P valve and an overflow leg terminating close to the floor. There was an adequate venting system from the water heater to the exterior of the house. The water heater was functional.

ELECTRIC SERVICE:

The underground electric service wire entered the home on the left side wall. The electric meter was located on the exterior wall. The service wire entered a Cutler Hammer service panel, located on the basement wall with a 200 amps and 120/240 volt rated capacity. The branch circuits within the panel were copper. These branch circuits and the circuit breaker to which they were attached appeared to be appropriately matched. The visible house wiring consisted primarily of the Romex type and appeared to be in good condition.

There were AFCI protected circuit breakers in the service panel. The AFCI circuit breakers were tested and were functional.

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional. The grounding and polarity of receptacles within six feet of plumbing fixtures, and those attached to ground fault circuit interrupters (GFCI), if present, were also tested. All GFCI receptacles and GFCI circuit breakers should be tested monthly. There were GFCI protected circuits located in the bathrooms, kitchen, garage, basement, and at the exterior. The GFCI receptacles were functional.

NOTE:

There was a light bulb missing in the utility room. We recommend installing a light bulb so the fixture can be tested for function.

The foyer, front exterior and pantry light fixtures were nonfunctional at the time of the inspection. We recommend having the light fixtures placed in working order.

There was a nonfunctional electrical outlet in the foyer. We recommend consulting a licensed electrician for repairs.

The electrical service appeared to be adequate. Alarms, electronic keypads,

remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection. There were no major visual defects observed in the electrical system.

SMOKE ALARMS:

There were smoke alarms observed in the home. The smoke alarms were found to be functional at the time of the inspection.

For safety reasons, a functional smoke alarm should be installed on each living level of the home. Smoke alarms should be tested upon occupancy. The batteries (if any) should be replaced with new ones when you move into the house, and tested on a monthly basis thereafter.

WINDOWS, DOORS, WALLS AND CEILINGS:

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were constructed of vinyl, single hung style, with insulated glass. All exterior doors were operated and found to be functional. The exterior door locks should be changed or re-keyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted. There were no major visual defects observed in the windows or doors.

NOTE:

There was no gravel in the basement window wells. We recommend having gravel added if required.

The interior wall and ceiling surfaces were finished with drywall. Possible problem areas may not be identified if the interior wall and ceiling surfaces have been recently painted. There were no major visual defects observed in the interior walls or ceilings.

FIRST LEVEL:

The first level consisted of a living room, dining room, kitchen, family room, office and powder room. HomeBiz inspects for evidence of structural failure and safety concerns only. The cosmetic conditions of the paint, wall covering, carpeting, window coverings, etc., are not addressed. There were no major visual defects observed on the first level.

The visible portions of the cabinets and counter tops were in good condition. The appliances were turned on to check operational function only. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following appliances:

The General Electric natural gas oven/range was inspected and did appear to be

functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

The General Electric range hood and microwave combination was inspected and did appear to be functional. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.

The General Electric refrigerator was inspected and did appear to be functional. The temperature setting and ice maker, if present, are not within the scope of the inspection.

The General Electric dishwasher was observed through a complete cycle and did appear to be functional when set on the "wash" and "drain" cycle.

The ISE disposal was inspected and did appear to be functional. The efficiency rating is not within the scope of the inspection.

SECOND LEVEL:

The second level of the home consisted of four bedrooms, two bathrooms and a laundry room. There were no major visual defects observed on the second level.

FIREPLACE:

A gas-log fireplace was located in the family room. The fireplace was tested and found to be functional at the time of the inspection.

ATTIC STRUCTURE:

The attic was accessed through a scuttle in the laundry room. The attic above the living space was insulated with loose-fill and batted insulation, approximately 12-inches in depth. Ventilation throughout the attic was provided by soffit and ridge vents. The roof structure consisted of two-inch by four-inch wood trusses spaced 24 inches on center and particle board sheathing.

Because of the configuration of the trusses and the ductwork, which limited access, it was not possible to inspect all areas of the attic. There was no moisture visible in the attic space. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. There were no major visual defects observed in the attic or roof structure.

HVAC INSPECTION REPORT:

The heating, ventilating and air conditioning systems were inspected by HomeBiz.

Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life.

FURNACE:

The home was heated by a Lennox natural gas forced air furnace, serial #6010K18876, model #C33-50/60C-2F-6, which is less than one year old. The heating system was found to be functional.

NOTE: Without removing the burners to gain complete access, and with the limited viewing area of the heat exchanger, a thorough inspection is not possible.

NOTE:

The furnace intake and exhaust pipes were improperly installed. We recommend consulting a HVAC technician to properly install the furnace intake and exhaust

The condensate line was trapped. HVAC condensate lines must be trapped and not in contact with wet drain inlets to prevent the possible migration of bacteria and mold into the air-handling system.

AIR CONDITIONER:

The electric outdoor air conditioner condensing unit was a Lennox, model #13ACX-060-230-13 and serial #1910L15438. The unit was located at the right side of the home. This unit is approximately one year old.

NOTE: The cooling system appeared to be in good condition, however, could not be tested for function due to the cold temperatures.

DUCTWORK:

Airflow throughout the house may be balanced by adjusting any dampers in the supply ducts, or by adjusting the supply registers.

There will be normal temperature variations from room to room and level to level, most noticeable between levels.

FILTER TYPE:

The disposable filter should be replaced on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection.

CONTROLS:

The control for the heating and air conditioning system was a 24 volt thermostat located on the kitchen wall of the home. The thermostat was manufactured by Honeywell and was found to be in working order.

SUMMARY:

PLEASE READ THIS ENTIRE REPORT, FROM BEGINNING TO END, BEFORE THE HOME INSPECTION CONTINGENCY PERIOD IN YOUR CONTRACT WITH THE HOME OWNER EXPIRES. CONSULT WITH YOUR REAL ESTATE PROFESSIONAL, PERTAINING TO YOUR CONTRACT.

DO NOT RELY UPON THIS SUMMARY OF THE INSPECTION REPORT. THE SUMMARY IS NOT INTENDED TO BE COMPREHENSIVE. YOU MUST READ THE ENTIRE INSPECTION REPORT, WHICH CONTAINS MORE DETAILED DESCRIPTIONS OF THE PROPERTY AND ITS SYSTEMS AND COMPONENTS. SECTION HEADINGS IN THE REPORT ARE FOR REFERENCE PURPOSES ONLY AND DO NOT AFFECT THE MEANING OR INTERPRETATION OF THE REPORT. THE ORDER IN WHICH THE SYSTEMS AND COMPONENTS OF THE PROPERTY ARE PRESENTED IS NOT INTENDED TO REFLECT THE RELATIVE IMPORTANCE OF ANY SYSTEM OR COMPONENT OF THE PROPERTY. YOU MUST DETERMINE THE IMPORTANCE OF EACH SYSTEM AND COMPONENT OF THE PROPERTY FOR YOURSELF.

Minor Defects

- The area where the A/C lines enter the home was not sealed. We recommend having this area sealed. See Figure #1
- Caulking was missing at both sides of the home where the brick and vinyl join. We recommend having these areas caulked. See Figures #2-4
- There was a weeping hole in line with the flashing at the front of the home. This condition may allow rain water to seep behind the flashing. We recommend consulting a licensed roofing contractor to evaluate and correct as needed. See Figure #5
- Water was leaking through the master bathroom shower glass wall. The leak was along the bottom ledge. Repairs are advised. See Figure #6
- There was a nonfunctional electrical outlet in the foyer. We recommend consulting a licensed electrician for repairs. See Figure #7
- The foyer, front exterior and pantry light fixtures were nonfunctional at the time of the inspection. We recommend having the light fixtures placed in working order.
- There was a missing light bulb in the utility room. We recommend installing a light bulb so the fixture can be tested for function.
- There was no gravel in the basement window wells. We recommend having gravel added if required. See Figure #8
- The furnace intake and exhaust pipes were improperly installed. We recommend

consulting a HVAC technician to properly install the furnace intake and exhaust.
See Figure #9

Safety Concerns

- There was a radon mitigation pipe installed. The pipe stopped at knee level, on the right side of the home. Radon mitigation pipes should extend to above roof level. We recommend having the pipe properly installed. See Figure #9
- The utility room was not vented. We recommend having the room vented.



Figure #1



Figure #2



Figure #3



Figure #4



Figure #5



Figure #6



Figure #7



Figure #8



Figure #9

UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Investigate the main shutoff valves for plumbing, heating and electrical systems
- Change the locks on all exterior doors
- Check that all windows and doors are secure. Improve window hardware as necessary. Consider a home security system
- Install rain caps and vermin screens on all chimney flues as necessary
- Install smoke detectors on each living level of the home. Ensure that a smoke detector is installed outside of all bedrooms. Replace batteries on any existing smoke detectors and test them for functionality
- Create a plan of action in case of fire in the home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding safety issues and what to do in the event of a fire
- Examine the interior of the home for trip hazards. Loose or torn carpeting or flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling
- Examine driveways and walkways for trip hazards
- Contact your HOA manager to outline what the maintenance responsibilities of the Association are and what you will be responsible for maintaining

Regular Maintenance:

- Check that all fire extinguishers are fully charged
- Examine heating/cooling air filters and replace/clean and or service as necessary
- Inspect condition of shower/tub enclosures, caulk as necessary to prevent moisture penetration
- Repair or replace leaking faucets or shower heads
- Inspect and clean humidifiers and electronic air cleaners

Bi-Annual Maintenance:

- Check attic ventilation for blockage; check for condensation, leakage or vermin activity
- Examine the basement or crawl space for evidence of moisture penetration
- Test all ground fault circuit interrupter (GFCI) devices
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations
- Shut off all outdoor valves/hose bibs in the fall; insulate if necessary
- Replace or clean exhaust hood filters

- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary
- Check/replace smoke alarm and CO detector batteries

Annual Maintenance:

- Have the HVAC system(s) cleaned and serviced
- Have chimneys/chases inspected and cleaned; ensure that rain caps and vermin screens are secured. If a gas fireplace, have the system serviced by a professional technician.
- If you are in an area prone to vermin or pest infestation, have the home inspected by a licensed specialist