HOME INSPECTION REPORT

Disclosure required by the Business Occupations and Professions Article, § 16-4A-01(a)(4), Annotated Code of Maryland

An inspection is intended to assist in the evaluation of the overall condition of a building. The inspection is based on observation of the visible and apparent condition of the building and its components on the date of the inspection

The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist, and no warranty or guaranty is expressed or implied

If your home inspector is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to structural integrity of a building or the condition of its components or systems, you may wish to seek the professional opinion of a licensed structural engineer or other professional regarding any possible defects or other observations set forth in this report

Only home inspections performed by Maryland licensed home inspectors will be recognized as a valid home inspection under a real estate contract

Property address	City	ZIP code	Inspection date	Report date
Client(s)	Inspection company		Phone	
Licensed home inspector	Maryland license number		Inspector signature	
Building	Weather	Temperature	Occupancy	People present

This home inspection followed the Minimum Standards of Practice for Maryland licensed home inspectors, COMAR 09.36.07, as revised effective December 22, 2025. Sections 1 through 10 follow COMAR 09.36.07.04 through .13, in order.

Condition terms

Code	Term	Meaning
S	Satisfactory	Inspected. Performing its intended function, with no deficiency seen.
M	Maintenance	Inspected. A minor condition to repair, maintain, or watch. Listed in the section's findings.
D	Significantly deficient	Unsafe, or not functioning as designed or intended (COMAR 09.36.07.01B). Listed in the findings and the summary, with the repair or further evaluation recommended.
NI	Not inspected	Present, but not inspected. The reason is in the section's "Not inspected, and why" row.
NP	Not present	Not found at this property.

Scope and exclusions BOP § 16-4A-01(a)(1), COMAR 09.36.07.02 and .03

Scope. A visual inspection of the readily accessible systems and components of a residential building with one to four dwelling units, made while the licensed home inspector was physically on-site (COMAR 09.36.07.02). Sections 1 through 10 describe each system and component the matching regulation lists, and the conditions observed on the inspection date.

Limits. A home inspection is not technically exhaustive and may not identify concealed conditions or latent defects. It is not a code compliance inspection, and it is not a guarantee, warranty, or any form of insurance (COMAR 09.36.07.02D and .03A).

Not determined. Remaining life; causes; strength, adequacy, or efficiency; methods or costs of correction; code compliance; market value; indoor air quality, mold, insects, or other biological activity; and manufacturer's recalls (COMAR 09.36.07.03C).

Not operated or entered. Systems that are shut down or do not respond to normal controls; shut-off valves and automatic safety controls; devices run by WiFi, Bluetooth, RF, or other electronic means; smart home systems; and areas that are dangerous or not readily accessible (COMAR 09.36.07.03E and F).

Not inspected. Underground items and storage tanks, decorative items, detached structures other than garages and carports, recreational facilities, and condominium or cooperative common elements and reserve accounts (COMAR 09.36.07.03G). Each section also leaves out the items its own regulation lists.

Additional services. Wood-destroying insect inspections, septic and well testing, radon, mold, and other environmental testing are additional inspection services, not part of the home inspection (COMAR 09.36.07.01B and 09.36.06.03). A Maryland wood-destroying insect inspection for a sale is reported on Form MD-1 by a licensed pest control firm.

Additional inspection services provided, not part of the home inspection: _____

Other exclusions agreed to in writing: _____

Summary of findings

Every item marked D, with its number in the report. Items marked M are in each section's findings.

No.	Term	Section	Component and observation	Recommendation

1 Structural system COMAR 09.36.07.04

Component	Type, material, location, and notes	S	M	D	NI	NP
Foundation type and material						
Basement or crawl space access						
Floor structure						
Wall structure						
Ceiling structure						
Roof structure						
Attic access and method						
Probing where decay suspected						
Conditions affecting the structure						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
1.1				
1.2				
1.3				

2 Exterior COMAR 09.36.07.05

Component	Type, material, location, and notes	S	M	D	NI	NP
Wall covering						
Flashing and trim						
Exterior doors						
Decks, balconies, stoops, porches						
Deck ledger board flashing						
Steps, railings, and balusters						
Eaves, soffits, and fascias						
Walkways, patios, driveways						
Grading and surface drainage						
Vegetation and retaining walls						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
2.1				
2.2				
2.3				

3 Roof system COMAR 09.36.07.06

Component	Type, material, location, and notes	S	M	D	NI	NP
Roof covering type and material						
Inspection method						
Roof drainage components						
Flashings						
Skylights						
Chimneys						
Roof penetrations						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
3.1				
3.2				
3.3				

4 Plumbing system COMAR 09.36.07.07

Component	Type, material, location, and notes	S	M	D	NI	NP
Water supply piping						
Drain, waste, and vent piping						
Waste cleanout access location						
Fixture flow and drainage						
Water heater and energy source						
Vent systems, flues, and chimneys						
Main water shut-off location						
Hose bib shut-off locations						
Main fuel shut-off location						
Fuel distribution and CSST						
Sumps, sump pumps, and piping						
Not inspected, and why						

☐ **Corrugated stainless steel tubing (CSST) is present, with the recommendation that the bonding of the CSST be reviewed by a licensed master electrician.** COMAR 09.36.07.07B(5)

No.	Term	Component and location	Observation	Recommendation
4.1				
4.2				
4.3				

5 Electrical systems COMAR 09.36.07.08

Component	Type, material, location, and notes	S	M	D	NI	NP
Service drop or lateral						
Service entrance conductors						
Amperage and voltage rating						
Main disconnect location						
Service equipment, panel locations						
Panels and overcurrent devices						
Grounding and system bonding						
Wiring methods						
Solid aluminum branch wiring						
Fixtures, switches, receptacles						
GFCI and AFCI devices						
Smoke alarms						
Carbon monoxide alarms						
Alternative energy, disconnects						
Not inspected, and why						

☐ **Non-arc-resistant CSST gas piping is present, with the recommendation that the bonding of the CSST be reviewed by a licensed master electrician.** COMAR 09.36.07.08C(3)(a)

No.	Term	Component and location	Observation	Recommendation
5.1				
5.2				
5.3				

6 Heating system COMAR 09.36.07.09

Component	Type, material, location, and notes	S	M	D	NI	NP
Type of system						
Energy source						
Heating method and distribution						
Operated by normal controls						
Vent systems, flues, and chimneys						
Heat sources						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
6.1				
6.2				
6.3				

7 Air-conditioning system COMAR 09.36.07.10

Component	Type, material, location, and notes	S	M	D	NI	NP
Cooling equipment						
Energy source						
Cooling method and distribution						
Condensate drainage system						
Operated by normal controls						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
7.1				
7.2				
7.3				

8 Interior COMAR 09.36.07.11

Component	Type, material, location, and notes	S	M	D	NI	NP
Walls, ceilings, and floors						
Ramps, steps, stairways, railings						
Countertops and installed cabinets						
Doors and windows						
Safety glazing						
Garage doors and operators						
Installed household appliances						
Unsafe conditions						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
8.1				
8.2				
8.3				

9 Insulation and ventilation COMAR 09.36.07.12

Component	Type, material, location, and notes	S	M	D	NI	NP
Insulation in unfinished spaces						
Vapor retarders or barriers						
Absence of insulation						
Crawl space moisture barrier						
Attic ventilation						
Foundation area ventilation						
Mechanical ventilation systems						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
9.1				
9.2				
9.3				

10 Fireplaces and solid fuel burning appliances COMAR 09.36.07.13

Component	Type, material, location, and notes	S	M	D	NI	NP
Fireplace or stove type and fuel						
System components						
Vent systems and flues						
Chimneys						
Not inspected, and why						

No.	Term	Component and location	Observation	Recommendation
10.1				
10.2				
10.3				