

Inspections by Bob, LLC



Home Inspection Report



Frederick, MD 21702

Inspection Date:

Monday, December 28, 2015

Prepared For:



Prepared By:

Inspections by Bob, LLC
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Report Number:

0273-2015-12-29-WBS

Inspector:

Welmoed Sisson

Report Summary

Actionable Safety Hazards (Repair ASAP)

Items or systems that present a risk to persons or property. These items require immediate attention to prevent injury and/or damage. Repairs should be performed by licensed, qualified contractors, with appropriate documentation and warranties provided.

- The attic access scuttle in the garage does not appear to be fire rated. This creates a significant interruption in the fire resistive integrity of the attic ceiling. The scuttle should be updated to include fire resistive materials by a qualified garage contractor.
- Porch is missing guard railings. Railings are required when there is more than a 30 inch drop from the surface of the porch to the ground. Appropriate railings should be installed by a qualified contractor.
- The door from the garage to the living space is not labeled as a rated fireproof assembly. Unrated doors may allow fire to spread from the garage into the living space. The door should be replaced with a labeled fire-rated assembly.
- The door from the garage to the living space does not have a functioning auto closing mechanism. This can allow the door to remain open, which can allow fumes to enter the building, and can also allow the spread of smoke and fire. The closer should be repaired or replaced by a qualified contractor.
- One or more exterior doors is missing a safety railing. These railings are necessary at any operable door above ground level that does not have any connected landing surface or stairs. Without safety rails, it is possible for occupants to be seriously injured from falls. A safety railing should be installed as soon as possible by a qualified contractor.

Inherent Safety Hazards

Items or systems that, by their design or nature, present a risk to persons or property, and are not easily or economically addressible.

--NONE FOUND--

Repairs Needed

Items or systems damaged, malfunctioning, or inoperative. Items should be repaired by qualified contractors, with appropriate documentation and warranties provided.

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An area of tile in the master bath shower enclosure is missing grout. This can allow water to penetrate into the wall cavity, which can lead to significant hidden water damage. The area should be regouted by a qualified contractor.

- The water supply hoses for the washing machine are rubber. These hoses are always under pressure, and are known to bulge and fail, causing potentially catastrophic water damage. The hoses should be replaced with braided steel hoses, which are much more durable.
- The dryer vent pipe is unnecessarily long. This can lead to a buildup of lint, which is a fire hazard. The dryer vent should be repaired or replaced to ensure proper ventilation to the exterior.
- A section of insulation on the refrigerant lines by the exterior air conditioning system coil is damaged. This will affect the efficiency of the unit, resulting in increased energy costs and lower comfort. The insulation should be replaced by a qualified HVAC contractor.

Report Summary

Repairs Needed

- An area of fascia board over the front porch is damaged. This can allow water to enter the structure and cause damage to the framing and insulation. It can also create holes or gaps for animals to enter, such as birds or squirrels. The fascia board should be repaired or replaced as soon as possible to prevent further damage.
- One or more downspouts are discharging directly at the foundation. This can lead to water intrusion into the subsurface areas of the home and damage to the foundation materials and interior. Downspout extensions should be installed to carry the discharge at least six feet away from the foundation.
- The porch is missing guard railings. Railings are required when there is more than a 30 inch drop from the surface of the deck to the ground. Appropriate railings should be installed by a qualified contractor.
- Two areas of wood flooring are damaged. This can cause injury from splinters. The affected areas should be repaired and/or replaced.
- One or more windows has a failed seal in the dual glazing. This allows water to enter the space between the panes and condensate, leaving a mineral film behind that blocks visibility. The affected panes should be replaced by a qualified contractor.
- The door from the garage to the living space is not a rated fireproof assembly. This can allow fire to spread from the garage into the living space. The door should be replaced with a labeled fire-rated assembly.
- The door from the garage to the living space does not have a functioning auto closing mechanism. This can allow the door to remain open, which can allow fumes to enter the building, and can also allow the spread of smoke and fire. The closer should be repaired or replaced by a qualified contractor.
- There are gaps between the bottom course of siding and the foundation wall on the rear side of the house. This exposes the wood to possible damage from water and/or vermin. The gaps should be sealed with foam to prevent damage.
- One or more of the vent covers on the outside of the house is damaged. This can create gaps that could allow water and/or vermin to enter the property, and can also prevent the vent from operating properly. The affected covers should be repaired or replaced by a qualified contractor.
- One or more exterior doors is missing a safety railing. These railings are necessary at any operable door above ground level that does not have any connected landing surface or stairs. Without safety rails, it is possible for occupants to be seriously injured from falls. A safety railing should be installed as soon as possible by a qualified contractor.
- One or more foundation drains do not maintain a constant downhill slope. This will affect the drain's ability to efficiently drain water from the foundation perimeter. The drain slope should be corrected by a qualified contractor.
- The dryer vent pipe is too long. This can lead to a buildup of lint, which is a fire hazard. The dryer vent should be repaired or replaced to ensure proper ventilation to the exterior.
- The joint between the countertop and the backsplash in the Jack-and-Jill bathroom needs caulk. Gaps in the counter can allow water to penetrate behind the cabinets and cause damage. The gaps should be caulked by a qualified contractor.
- The soap tray in the corner of the Jack-and-Jill shower enclosure is not securely grouted to the enclosure walls. This may lead to the tray detaching from the wall and falling into the tub. The tray should be securely re-attached to the enclosure walls.

End Of Life

Items or systems which are near, at, or past their expected serviceable lives. These items may still be functioning, but may cost more to operate, maintain, or repair, and may fail without warning at any time.

--NONE FOUND --

Maintenance Recommendations

Items or systems that require service or attention to maintain safety, performance, and maximum serviceable life.

The gutter and downspout system is in overall serviceable condition. Regular maintenance will help keep the system in optimum condition. This includes regular cleaning, checking fasteners and connections, and ensuring the rainwater is being directed away from the foundation.

Items To Monitor

Items or systems that do not require immediate attention, but should be checked periodically for changes that indicate the need for service, repair, or further action.

The cracks on the front porch (one on the porch slab, one on the east side where the porch meets the house) should be monitored for any future movement. While these are likely shrinkage cracks, any widening could signal an issue with the porch, especially the southeast corner.

Report Overview

Inspection Start Time:

9:00 am

Temperature at Start of Inspection

47

Weather Conditions

Overcast at the time of the inspection.
Rain within the last 24 hours

Ground Cover

No unusual conditions obscured the grounds.

State of Occupancy

The property appeared to be occupied. There was a minimal amount of furniture present. Most receptacles, fixtures, windows, closets and other elements were readily accessible.

DB Build 11-30-15

Exterior

Exterior Wall Construction

Type Wood frame
 Condition Serviceable

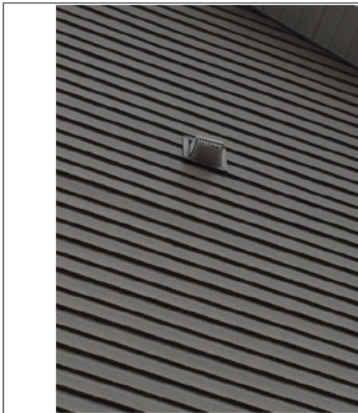
Exterior Finished Surfaces

Material Vinyl Composite
 Condition Defective Gaps/holes

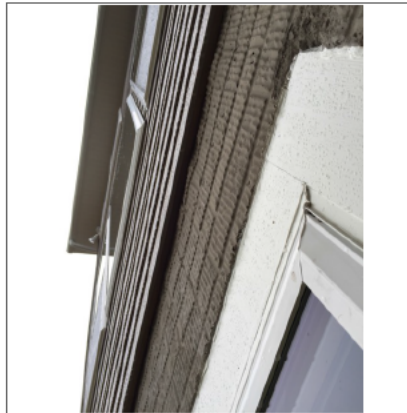
Comments There are gaps between the bottom course of siding and the foundation wall on the rear side of the house. This exposes the wood to possible damage from water and/or vermin. The gaps should be sealed with foam to prevent damage.

One or more of the vent covers on the outside of the house is damaged. This can create gaps that could allow water and/or vermin to enter the property, and can also prevent the vent from operating properly. The affected covers should be repaired or replaced by a qualified contractor.

Photos



Damaged vent cover



Gap under living room siding

Trim

Material Vinyl
 Condition Serviceable

Soffit

Material Vinyl
 Condition Serviceable

Fascia

Material Vinyl
 Condition Defective Damaged

Comments One or more areas of fascia board is damaged. This can allow water to enter the structure and cause damage to the framing and insulation. It can also create holes or gaps for animals to enter, such as birds or squirrels. The fascia board should be repaired or replaced as soon as possible to prevent further damage.

Photos



Fascia damaged over porch corner

Flashing

Material Aluminum
 Condition Serviceable

Caulking

Condition Serviceable

Gutters and Downspouts

Material Full
 Aluminum
 Condition Defective Route downspout discharge away from foundation

Comments The gutter and downspout system is in overall serviceable condition. Regular maintenance will help keep the system in optimum condition. This includes regular cleaning, checking fasteners and connections, and ensuring the rainwater is being directed away from the foundation.

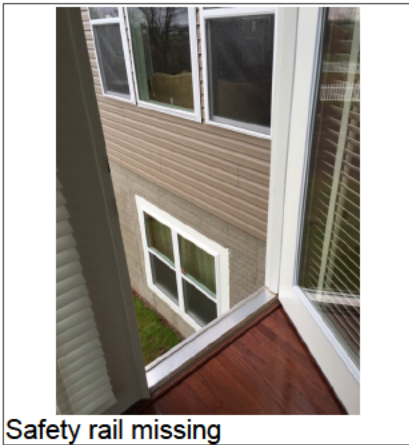
One or more downspouts is discharging directly at the foundation. This can lead to water intrusion into the subsurface areas of the home and damage to the foundation materials and interior. Downspout extensions should be installed to carry the discharge at least six feet away from the foundation.

Exterior Doors

Door types Solid French
 Materials Metal
 Condition Defective Safety hazard

Comments One or more exterior doors is missing a safety railing. These railings are necessary at any operable door above ground level that does not have any connected landing surface or stairs. Without safety rails, it is possible for occupants to be seriously injured from falls. A safety railing should be installed as soon as possible by a qualified contractor.

Photos



Safety rail missing

Windows/Screens/Storms

- Material Vinyl
- Screens Present
- Storms None/Not installed
- Condition Serviceable

Electric Service Entry

- Location Underground Meter Location: east front corner
- Condition Serviceable

Hose Bibs

- Type Frost-free Integral anti-siphon
- Location Location(s): front, rear
- Condition Winterized; not tested

Exterior HVAC Coil

Location: east side yard Brand: Goodman Model #: GSX140421KA

- Energy source Electric
- Unit type Air cooled Split System
- Outside Disconnect Maximum fuse/breaker rating (amps): not visible
- Condition Defective Refrigerant line insulation damaged

Comments The insulation on the refrigerant lines is damaged or missing. This insulation helps the system operate at optimum efficiency by preventing unwanted condensation of the refrigerant. The insulation should be replaced by a qualified HVAC contractor.

Photos



Damaged insulation

Grounds

Walkway

Location: front
 Material Concrete
 Condition Serviceable

Driveway/Parking

Material Asphalt
 Condition Serviceable
 Comments Final topcoat not yet installed

Porch

Location: front
 Material Concrete
 Condition Defective Safety Hazard Railings needed
 Comments

The porch appears to be settling away from the house. This may be due to subsurface soil problems. The porch should be evaluated by a qualified contractor and repaired or replaced as needed.

Porch is missing guard railings. Railings are required when there is more than a 30 inch drop from the surface of the deck to the ground. Appropriate railings should be installed by a qualified contractor.

Photos



Shrinkage crack



Porch height 41". Needs guard rail.

Grading

Site Minor slope Moderate slope
 Condition Marginal Surface drains present

Comments One or more foundation drains does not maintain a constant downhill slope. This will affect the drain's ability to efficiently drain water from the foundation perimeter. The drain slope should be corrected by a qualified contractor.

Photos



Foundation drains go uphill at ends

Landscaping

Serviceable

Roof

General

Inspection Method Ground

Inspection Limitations This roof inspection is not intended to certify, warranty or otherwise guarantee the serviceability of the roof surface. It is solely based on what was readily visible on the day of the inspection. For a more in-depth inspection of the roof, and/or a roof certification or warranty, contact a licensed and qualified roofing contractor. Weather conditions limited the inspection of the roof to viewing from the ground only.

Visibility Partial height

Style of Roof

Type Gable

Pitch Medium

Primary Roof Covering 3-Tab Asphalt Shingle

Number of layers Single layer

Secondary Roof Coverings N/A

Ventilation System

Type Soffit Ridge

Flashing

Material Galv/Alum

Condition Serviceable

Valleys

Material Cut

Condition Serviceable

Primary Roof Covering

Primary Roof Serviceable

Plumbing Vents

Condition Serviceable

Attic

Type & Access

Type Full
Access Scuttle Location: 2nd floor hallway; garage
Access Condition Defective
How Inspected Viewed from access No safe walking surface Unable to enter
Comments Unable to enter garage scuttle due to height

Inspection of the attic was limited to viewing from the access due to the lack of a safe walking surface. Light fixture missing light bulb.

Photos



Bulb missing

Framing

Framing Truss
Framing Condition Serviceable
Sheathing OSB
Sheathing Condition Serviceable

Ventilation/Insulation

Ventilation Passive Soffit Ridge
Ventilation Condition Serviceable
Insulation Fiberglass Approximate depth: 12-14"
Insulation Condition Serviceable

Systems

Attic Systems Present N/A

Interiors

Interior Surfaces

Wall Surfaces Present Drywall

Wall Conditions Serviceable

Ceiling Surfaces Present Drywall

Ceiling Conditions Serviceable

Floor Surfaces Carpet Wood Ceramic tile

Floor Conditions Defective Damage at: two spots on wood floor

Comments One or more areas of wood flooring is damaged. This can cause injury from splinters. The affected areas should be repaired and/or replaced.

Interior Doors

Doors Hollow core wood

Door Conditions Serviceable

Windows

Windows Vinyl Dual pane Single hung Fixed

Window Conditions Defective Seal failed at: breakfast room left upper sash

Comments One or more windows has a failed seal in the dual glazing. This allows water to enter the space between the panes and condensate, leaving a mineral film behind that blocks visibility. The affected panes should be replaced by a qualified contractor.

Photos



Fogged window breakfast room

Stairs

To Basement Serviceable

To Upper Floor Serviceable

Additional Stairway N/A

Smoke/Fire/CO

Smoke Alarms Present

Carbon Monoxide Detector Present

Sprinkler System Present

Security System Brand: concord Main Panel Location: front hall closet

Basement

Foundation Walls

Type Unfinished Full
Material Poured concrete
Condition Serviceable
Cracking None visible
Staining None visible
Comments Insulation was installed over the interior foundation walls. This prevented inspection of the walls themselves.

Floor

Material Concrete
Condition Serviceable

Drainage

Sump pump Location: east side wall
Sump crock Sealed
Condition Serviceable Tested
Floor Drain Location: by water heater
Floor Drain use HVAC condensate Other: water heater condensate
Comments Comments:
 There was no apparent evidence of water intrusion issues, such as staining, at the time of the inspection. The area should be monitored closely, especially during severe weather events, to identify any potential moisture problems and address them as needed.

Girders/Beams

Material Steel
Condition Serviceable

Columns/Piers

Material Steel
Condition Serviceable

Joists

Material Engineered I-Joist
Condition Serviceable

Subfloor

Materials OSB
Condition Serviceable

Radon Remediation System

System N/A Passive

Plumbing

Water service

Main Service Shutoff Valve Location: By furnace Public water

Main Line Plastic

Main Line Condition Serviceable

Water Pressure Not tested

Photos



Main shutoff valve location

Interior Piping

Supply Lines CPVC Plastic

Functional Flow Serviceable

Condition Serviceable

Waste Lines PVC Main cleanout location: under stairs

Condition Serviceable

Fuel System

Natural Gas

Location Municipal; exterior meter Shutoff location: Meter on west side wall

Fuel line Black iron

Fuel System Condition Serviceable

Water heater

Location: By furnace Brand: Bradford White Model: rh2pv75h6n Tank size: 75 gal

Type Gas

Vent pipe Plastic Direct vent

Condition Serviceable

Temperature/Pressure Relief Pipe Serviceable

HVAC

Furnace

Location Location: basement under stairs
Description Brand Name: Goodman Model No.: gm88920804cnaa
Fuel Type Gas
Configuration Upflow Approx. BTUs: 80k Number of zones: 1
Condition Serviceable
Venting Material Plastic
Venting Condition Serviceable
Combustion Air Serviceable
Burners Serviceable
Thermostat Location: family room Serviceable Digital type
Photos



Central Air Conditioner

Location Location: Side yard
Description Brand Name: Goodman Model No.: GSX140421KA
Configuration Split System Approx. Tons: 3.5 240 volt
Condition Serviceable Not tested; temperature below 65 degrees
Refrigerant Lines Defective Insulation damaged
Condensate Lines Serviceable
Thermostat Location: Family room Serviceable Digital type
Comments The insulation on the refrigerant lines for the air conditioning system is damaged or missing. This will affect the efficiency of the unit, resulting in increased energy costs and lower comfort. The insulation should be replaced by a qualified HVAC contractor.

Photos



Damaged insulation on outside refrigerant line

HVAC

Distribution

Ducts and Registers Insulated Flex Duct

Condition Serviceable

Hydronic Convectors N/A

Radiators N/A

Electrical

Main panel

Location Location: front east corner Main disconnect location: in panel

Amperage/Voltage Amperage: 200 240 Volt

Overcurrent Protection Overcurrent Protection Devices Inspected Breakers

Condition Serviceable

Panel Notes

Service Wire Aluminum

Branch Wire Copper Multi-Strand Aluminum

Ground Present Ground clamp at water line

Wiring Methods Non-metallic cable

Interior Condition Serviceable

Interior Wiring Serviceable

Photos



Wiring

Receptacles Serviceable

Switches Serviceable

Fixtures Defective Bulbs missing at: attic

GFCI responded to test at Kitchen Bathroom Exterior Garage Basement Sump pump

Serviceable

GFCI did not function normally at N/A

GFCI recommended at N/A

AFCI Not tested; house occupied

Comments A representative sample of receptacles were tested during this home inspection. It is not always possible to test every receptacle. However, we will test at least one receptacle per room, if accessible. Furnishings blocked some outlets, preventing testing.

Garage/Carport

Garage/Carport

Type Attached 2-Car
Condition Occupant's belongings block some areas Vehicle parked in garage

Floor

Material Concrete
Condition Serviceable Common cracks
Comments The garage floor is overall serviceable, with no major cracks or movement evident. Regular maintenance includes keeping the floor free of oil and caustic chemicals.

Fire Separation Walls & Ceiling

Condition Drywall
 Defective Safety hazard Wall/Attic access does not appear fire rated
Comments The attic scuttle in the garage does not appear to be fire rated. This creates a significant interruption in the fire resistive integrity of the attic ceiling. The scuttle assembly should be updated to include fire resistive materials by a qualified garage contractor.

Vehicle Door

Type Sectional
Material Fiberglass
Condition Serviceable

Automatic Opener

Operation Number of units: 1
 Serviceable

Door to Living Space

Condition Solid
 Defective Closer not operational
Comments The door from the garage to the living space is not a rated fireproof assembly. This can allow fire to spread from the garage into the living space. The door should be replaced with a labeled fire-rated assembly.
 The door from the garage to the living space does not have a functioning auto closing mechanism. This can allow the door to remain open, which can allow fumes to enter the building, and can also allow the spread of smoke and fire. The closer should be repaired or replaced by a qualified contractor.

Laundry Room

Laundry Room & Sink

Location 2nd Floor room
Laundry Sink N/A

Washing Machine

Washing Machine Brand: Samsung Drains to: standpipe in wall

Condition Not tested Rubber supply hoses Overflow pan present

Comments The water supply hoses for the washing machine are rubber. These hoses are always under pressure, and are known to bulge and fail, causing potentially catastrophic water damage. The hoses should be replaced with braided steel hoses, which are much more durable.

Photos



Rubber hose on cold water line

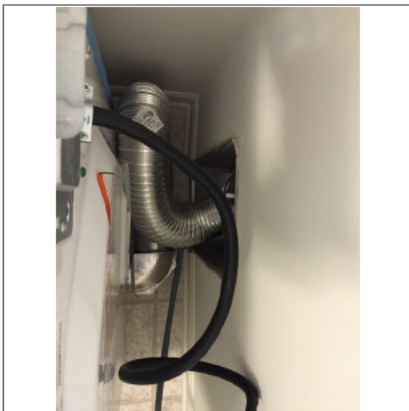
Dryer

Dryer Brand: Samsung Electric type Flex metal vent pipe Vent terminates to exterior

Condition Marginal

Comments The dryer vent pipe is too long. This can lead to a buildup of lint, which is a fire hazard. The dryer vent should be repaired or replaced to ensure proper ventilation to the exterior.

Photos



Recommend shortening vent pipe

Kitchen

Countertops

Material Granite/stone
 Condition Serviceable

Cabinets

Condition Serviceable

Sink

Faucet Serviceable Water temperature: 125F
 Drain Serviceable
 Basin Serviceable

Food Waste Grinder

Condition Serviceable

Dishwasher

Dishwasher Brand: Maytag Model: mdb4949sdm1
 Condition Serviceable
 Drain Line High loop

Range

Range Brand: Maytag Model: mgr8600ds0 Single oven
 Fuel type - Cooktop Natural Gas Electric ignition
 Fuel type - Oven Natural Gas
 Cooktop elements Gas burner
 Condition Serviceable

Range Hood/Fan

Range Hood/Fan Brand: in Microwave
 Type In Microwave
 Vent termination Exterior wall
 Condition Serviceable

Installed Microwave

Over cooktop Brand: Maytag Model: mmv1174ds-2
 Condition Serviceable

Refrigerator

Refrigerator Brand: Maytag Model: msf25d4mdm01
 Type Free-standing Side by side Water/Ice in door
 Ice maker Present
 Condition Serviceable

Other Appliances (Not Tested)

Other appliances present None

Bathroom

Bathroom 1

Location : Left bedroom 2nd Floor
Sink(s) Serviceable
Toilet Serviceable
Bidet N/A
Bathtub N/A
Whirlpool N/A
Shower N/A
Tub/Shower Combo Serviceable
Ventilation Serviceable

Bathroom 2

Location : Master
Sink(s) Serviceable
Toilet Serviceable
Bidet N/A
Bathtub N/A
Whirlpool N/A
Shower Serviceable Glass door marked tempered
Shower Comments Minor gap in grout on right side wall. This should be patched to prevent any water intrusion.
Tub/Shower Combo N/A
Ventilation Defective
Ventilation comments Client states that vent fan control does not operate properly, and that vent fan starts and stops unexpectedly. The control switch and humidity sensor for the ventilation system should be tested and repaired or replaced as necessary.

Bathroom 3

Location : Jack and Jill 2nd fl
Sink(s) Marginal Counter needs caulking
Sink Comments The joint between the countertop and the backsplash needs caulk. Gaps in the counter can allow water to penetrate behind the cabinets and cause damage. The gaps should be caulked by a qualified contractor.
Toilet Serviceable
Bidet N/A
Bathtub N/A
Whirlpool N/A
Shower N/A
Tub/Shower Combo Marginal Enclosure walls need grout
Tub/Shower Combo Comments The soap tray in the corner is not securely grouted to the enclosure walls. This may lead to the tray detaching from the wall and falling into the tub. The tray should be securely re-attached to the enclosure walls.
Ventilation Serviceable

Photos

Soap shelf needs grout

Bathroom 4

Location : powder room 1st floor

Sink(s) Serviceable

Toilet Serviceable

Bidet N/A

Bathtub N/A

Whirlpool N/A

Shower N/A

Tub/Shower Combo N/A

Ventilation Serviceable