



Home Inspection Report



622 Trango Dr, Westminster, MD 21158

Inspection Date:

Tuesday July 7, 2020

Prepared For:

Denny Blake & Caitlin Blake & Greg Skipper & Century Inspections

Prepared By:

Sinnott Enterprises
612 Okemo Drive
Sykesville, MD 21784
443-537-8823
century.inspections@gmail.com

Report Number:

0707 B

Inspector:

Stephen Sinnott

License/Certification #:

MD--33186

Inspector Signature:

Report Summary

List of Items

All items on this list should be repaired by a qualified contractor.

Exterior

- vegetation should be maintained clear of the house 12 to 18 inches protect the integrity of the building materials.
- there is a negative grade on the left rear corner and the back of the house. Recommend that grading be maintained at a one inch per foot fall away from the house for 6 feet.
- photocell light on the deck does not work.

Garage

- contact auto reverse on the garage door does not work. This is a safety hazard.
- a light bulb and a lens is missing on the garage door opener.

Attic

- the attic cover panel should be insulated.

Smoke and CO Detectors

- smoke detectors need to be replaced throughout the house with hardwired combination carbon monoxide and smoke detectors that have 10-year lithium ion battery backup.

HVAC

- insulation under refrigeration lines next to the outdoor unit needs to be replaced.

Plumbing

- sump pump does not work.

Kitchen

- the two outlet cover plates on the backsplash in the corner of the kitchen are loose.
- the recessed lights and the pendant lights in the kitchen did not work at the time of the inspection.

Laundry

- the dryer vent pipe is loose allowing lint to collect behind the dryer.

Foyer

- weatherstripping is torn on the strike side of the front door.

Den

Report Summary

List of Items

- insulation strip is loose on the bottom of both windows.

Dining Room

- insulation strip is loose on the right window.
- top sash on the left window appears to have a broken seal.

Family Room

- there is cracking on the left front of the firebox in the fireplace.

Upper Stairs/Hallway

- baluster missing at first landing to the upper stairs.
- bottom rail is loose on the flat rail in the upper hallway.

Master Bedroom

- globe for the light fixture in the closet is missing.

Bedroom 4

- insulation on the bottom of the window sash has come loose.

Major Concerns

Moisture readings on all the window openings throughout the house are high indicating that there is a problem with the installation or the caulking system around the windows. Because the openings are drywall, the readings should be 0% moisture. Readings are between 78% moisture and 100% moisture. Recommend a qualified contractor evaluate the situation and make appropriate repairs.

Heating and air conditioning system is almost 20 years old and may be approaching the end of its useful life dr. Recommend further evaluation by a qualified heating and air conditioning technician.

The sump pump does not work. This could lead to the possible flooding situation in the basement.

Potential Safety Hazards

Compact auto reverse on the garage door opener does not work.

Smoke detectors need to be updated to meet code.

Railing in the upstairs hallway is loose.

Receipt/Invoice

Sinnott Enterprises
612 Okemo Drive
Sykesville, MD 21784
443-537-8823

Date: Jul 7, 2020

Inspected By: Stephen Sinnott

Property Address
622 Trango Dr
Westminister , MD 21158

Inspection Number: 0707 B

Payment Method: Credit Card

Client: Denny Blake & Caitlin Blake & Greg Skipper & Century Inspections

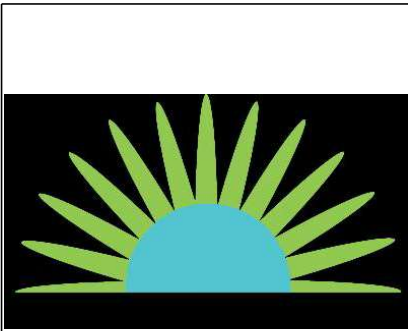
Inspection	Fee
Home Inspection	\$450.00
Home Inspection discount	(\$100.00)
Radon Test	\$150.00
Radon Test discount	(\$50.00)

Total	\$450.00
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Roof

Pics

Photos



The roof is less than 5 years old
and in good condition.

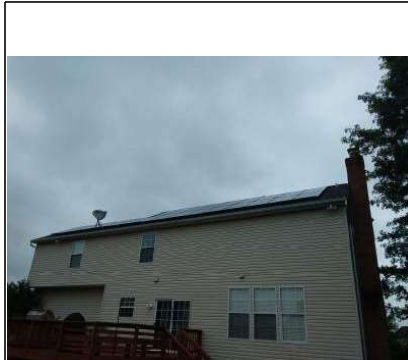
Solar

Pics

Photos



The solar system is new. Recommend and all service and maintenance guidance is followed.

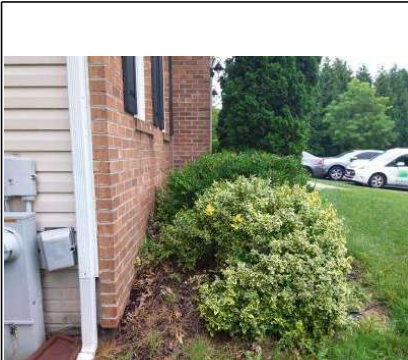


View of the solar panels on the back of the house.

Exterior

Pics

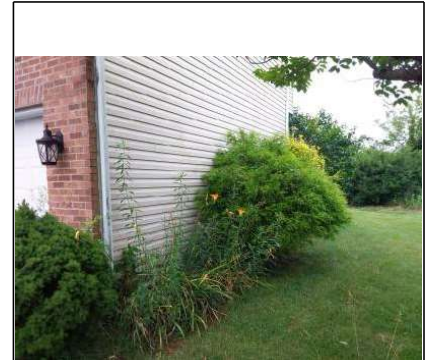
Photos



Vegetation should be cleared 12 to 18 inches away from the building to protect the integrity of the building materials.



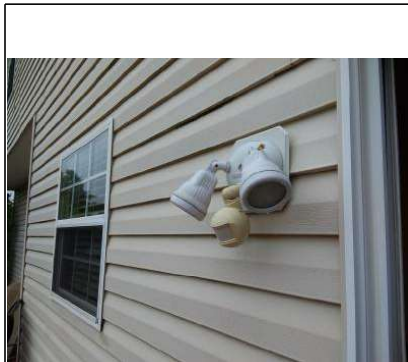
Second view of overgrown vegetation.



Overgrown vegetation on the right side of the house.



There is a negative grade in the left rear corner of house and the back of the house. The grade should be a 1 inch per foot fall away from the foundation for 6 feet.

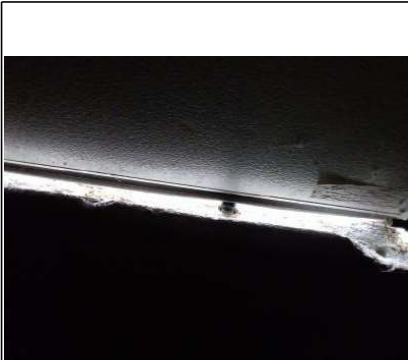


Photocell light on the deck does not work.

Garage/Carport

Pics

Photos



Contact auto reverse on the garage door does not work. This is a safety hazard.



A light bulb and the lens is missing on the garage door opener.

Attic

Pics

Photos



Blown in insulation in the attic is 14 to 18 inches deep. This translates to R38 insulation which is appropriate for this region.



Second view of insulation in the attic.

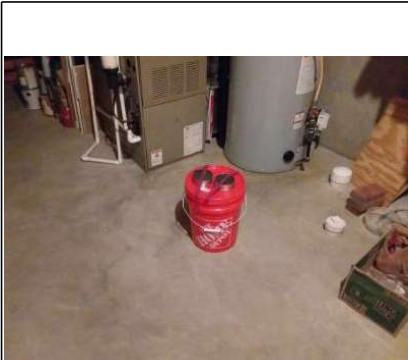


Cover panel for the attic access should be insulated.

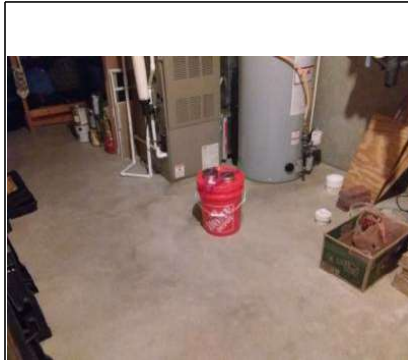
Radon

Pics

Photos



Radon test at dropoff



Radon test at pickup

Smoke and CO Detectors

Pics

Photos



Smoke detectors throughout the house need to be replaced because they are over 10 years old. The replacements should be hardwired combination smoke and carbon monoxide detectors with sealed 10-year lithium ion battery backups in common areas. Smoke detectors inside of sleeping areas need not be equipped with carbon monoxide combination but should be hardwired with 10-year batteries.

Electric/HVAC System

Main panel

Location Basement

Condition ☒ Satisfactory ☐ Poor

Adequate Clearance to Panel ☒ Yes ☐ No

Amperage/Voltage ☐ Unknown ☐ 60a ☐ 100a ☐ 150a ☒ 200a ☐ 400a ☐ 120v/240v

Breakers/Fuses ☒ Breakers ☐ Fuses

Appears grounded ☒ Yes ☐ No ☐ Not Visible

GFCI breaker ☒ Yes ☐ No Operable: ☒ Yes ☐ No

AFBI breaker ☐ Yes ☒ No Operable: ☐ Yes ☐ No ☐ Not Tested

Main wire ☐ Copper ☒ Aluminum ☐ Not Visible ☐ Double tapping of the main wire Condition: ☒ Satisfactory
☐ Marginal ☐ Poor

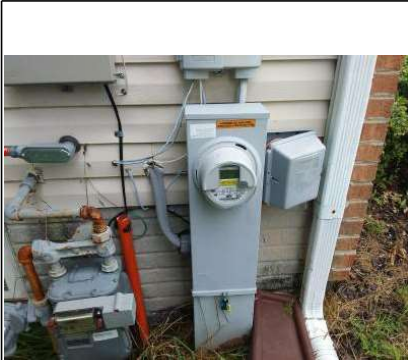
Branch wire ☒ Copper ☐ Aluminum ☐ Solid Branch Aluminum Wiring ☐ Not Visible ☐ Safety Hazard

Branch wire condition ☒ Satisfactory ☐ Poor ☐ Recommend electrician evaluate/repair ☐ Romex ☐ BX cable
☐ Conduit ☐ Knob/Tube ☐ Double tapping ☐ Wires undersized/oversized breaker/fuse
☐ Panel not accessible ☐ Not evaluated

Reason:

Comments

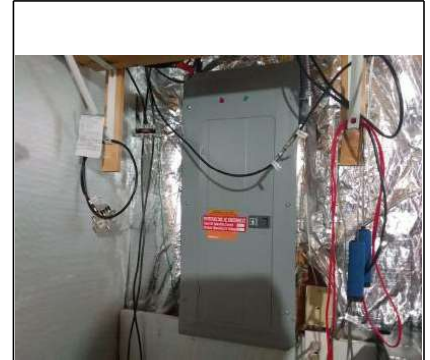
Photos



Electric meter in front left corner of house

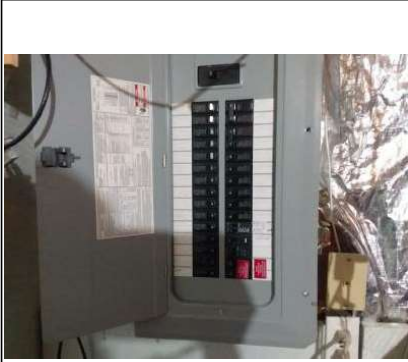


Electric service is 200 amps



Position of electrical panel. Please keep clear in front of the panel to allow for easy access.

Electric/HVAC System



Panel is properly marked. There is no evidence of handyman wiring in the panel.

Air Handling Unit

☐ N/A

General

☐ Central system ☐ Wall unit

Location, Style Number And Size: Basement, U-49, 3.5 Ton

Age/Serial Number: Manufactured in January of 2001, 19+ years old, 0101409379

Evaporator coil ☐ Satisfactory ☒ Not Visible ☐ Needs cleaning ☐ Damaged

Refrigerant lines ☐ Leak/Oil present ☐ Damage ☐ Insulation missing ☒ Satisfactory

Condensate line/drain ☐ To exterior ☐ To pump ☒ Floor drain Other: .

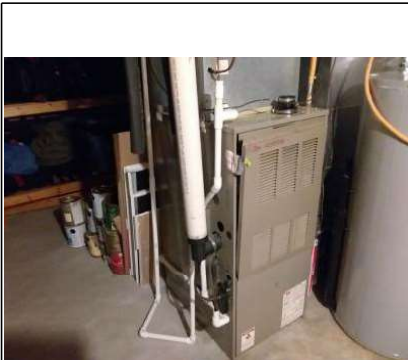
Secondary condensate line/drain Present: ☐ Yes ☒ No Needed: ☐ Yes ☐ No ☐ Primary pan appears clogged
☒ Recommend technician evaluate

Operation Differential: 17 degrees

Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Recommend HVAC technician examine/clean/service
☐ Not operated due to exterior temperature

Comments System should be evaluated and serviced before the heating and cooling seasons to ensure the efficiency and long life of the system.

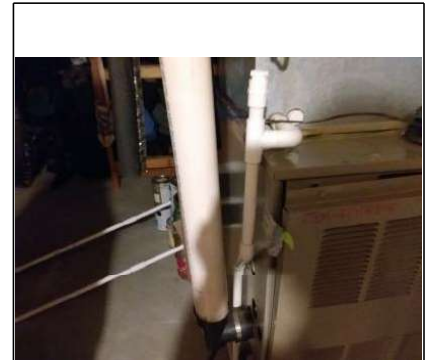
Photos



Air handling unit

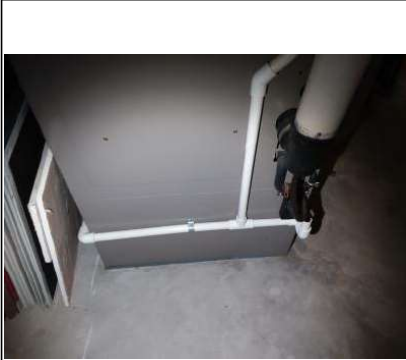


Legal tag

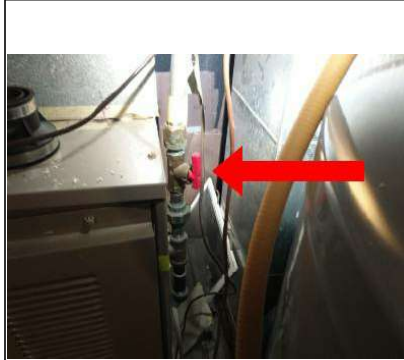


Condensation drain line

Electric/HVAC System



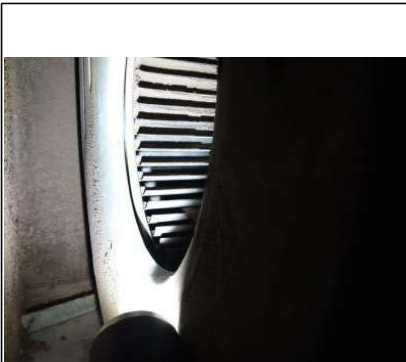
Drain line wraps around to floor drain.



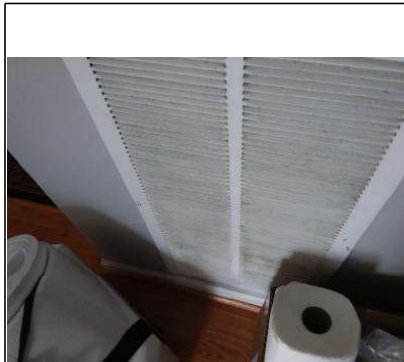
Gas shutoff



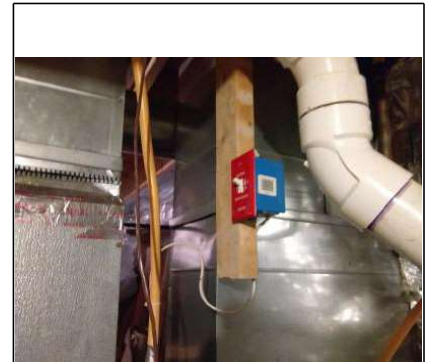
View of the burners.



There is dust present on the blower fan blades. Consider duct cleaning.



Return vent in dining room is dusty, a symptom of a needed duct cleaning.



Emergency gas shutoff switch.

Outdoor Unit

☐ N/A

General

☒ Condenser Unit ☐ Heat Pump

Location, Model Number and Size: Left side of house, CK42-1C, 3.5 TONS

Serial Number/Age: 0101409379, 19+ years old

Casing and Protective Grates ☒ Satisfactory ☐ Marginal ☐ Needs cleaning ☐ Damaged

Refrigerant lines ☐ Leak/Oil present ☐ Damage ☐ Insulation missing ☐ Satisfactory
☒ Recommend/Replace damaged/missing insulation

Positioning/Balance ☒ On Solid Surface ☒ Level ☐ Not Level Other: .

Overall Condition ☒ Satisfactory ☐ Marginal ☐ Poor ☒ Recommend HVAC technician examine/clean/service
☐ Not operated due to exterior temperature

Comments System should be evaluated and serviced before the heating and cooling seasons to ensure the efficiency and long life of the system.

Photos

Electric/HVAC System



Compressor unit



Legal tag



Insulation on refrigerant lines is damaged and should be replaced.



Outdoor shutoff

Plumbing

Water service

Main shut-off location Front wall in basement.

Water entry piping ☐ Not Visible ☒ Copper/Galv. ☐ PVC Plastic ☐ CPVC Plastic ☐ Polybutylene Plastic
☐ PEX Plastic ☐ Lead ☐ Polyethylene

Lead other than solder joints ☐ Yes ☒ No ☐ Unknown ☐ Service entry

Visible water distribution piping ☒ Copper ☐ Galvanized ☒ PVC Plastic ☐ CPVC Plastic ☐ Polybutylene Plastic
☐ PEX Plastic Other: .

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Flow ☒ Satisfactory ☐ Marginal ☐ Poor ☐ Water pressure over 80 psi ☐ Recommend plumber evaluate
☐ Recommend pressure regulator

Pipes Supply/Drain ☐ Corroded ☐ Leaking ☐ Valves broken/missing ☐ Dissimilar metal Cross connection: ☐ Yes
☒ No ☐ Safety Hazard ☐ Recommend repair ☐ Recommend a dielectric union ☒ Satisfactory

Drain/Waste/Vent pipe ☐ Copper ☐ Cast iron ☐ Galvanized ☒ PVC ☐ ABS ☐ Brass

Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Traps proper P-Type ☒ Yes ☐ No ☐ P-traps recommended

Drainage ☒ Satisfactory ☐ Marginal ☐ Poor

Fuel line ☐ N/A ☐ Copper ☐ Brass ☐ Black iron ☐ Stainless steel ☐ CSST ☐ Not Visible ☐ Galvanized
☐ Recommend CSST be properly bonded

Condition ☐ N/A ☐ Satisfactory ☐ Marginal ☐ Poor ☐ Recommend plumber evaluate

Comments

Photos



Main water service entry. Right arrow is shut off before pressure control valve and left arrow is shut off after pressure control valve.



Water purification system.



Salt reservoir needs to be filled.

Main fuel shut-off location

☐ N/A

Location Behind the air handling unit.

Comments Gas meter in basement.

Photos

Plumbing



Main fuel shutoff

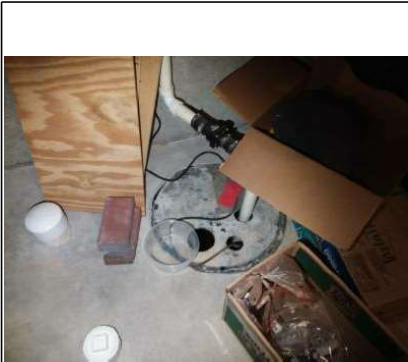
Sump Pump

☐ N/A Operable: ☐ Yes ☒ No

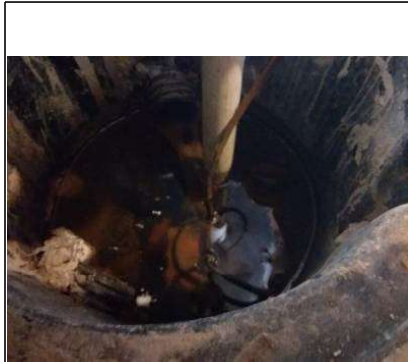
Sealed Crock Sealed crock: ☐ Yes ☒ No

Comments Sump pump did not work at the time of the inspection. The pump should be replaced or made operational.

Photos



Sump pump lid should be sealed.



Sump pump did not work when tested.

Water heater #1

☐ N/A

General

Brand Name: AO Smith
Serial #: 2018119107498
Capacity: 50 gallons
Approx. age: 2 years old

Type ☒ Gas ☐ Electric ☐ Oil ☐ LP Other: .

Combustion air venting present ☒ Yes ☐ No ☐ N/A

Water Temperature ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Needs Adjustment

Relief valve ☒ Yes ☐ No Extension proper: ☒ Yes ☐ No ☐ Missing ☐ Recommend repair
☐ Improper material

Vent pipe ☐ N/A ☒ Satisfactory ☐ Pitch proper ☐ Improper ☐ Rusty ☐ Recommend repair

Overall Condition ☐ Satisfactory ☐ Marginal ☐ Poor ☒ Needs Adjustment

Comments and Actual Water Temperature The water heater temperature should be set at 120 degrees. The reading at the kitchen sink was 143 degrees which is considered to be a safety hazard.

Plumbing

Water heater #1 cont.

Comments and Actual Water Temperature cont. Recommend adjusting the water temperature to an appropriate level.

Photos



Water heater.



Legal tag.



AO Smith



Gas shutoff valve.



Expansion tank.



Water shutoff



Water temperature at kitchen sink is 143.4 degrees. This is a safety hazard.

Kitchen

Appliances

Disposal ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Oven ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Range ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Dishwasher ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Exhaust fan ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Refrigerator ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Microwave ☐ N/A ☐ Not tested Operable: ☒ Yes ☐ No

Other Operable: ☒ Yes ☐ No

Dishwasher airgap ☒ Yes ☐ No

Dishwasher drain line looped ☒ Yes ☐ No

Receptacles present ☒ Yes ☐ No Operable: ☒ Yes ☐ No

GFCI ☒ Yes ☐ No Operable: ☒ Yes ☐ No Recommend GFCI Receptacles: ☐ Yes ☐ No
☐ Potential Safety Hazard(s)

Open ground/Reverse polarity: ☐ Yes ☒ No ☐ Potential Safety Hazard

Comments

Photos



All burners work on the range.



Hot surface warning lights work



Microwave worked at the time of the inspection



Oven heated to 230 degrees in 3 minutes



Refrigerator is 30.7 degrees.



Freezer is -4.1 degrees.

Kitchen



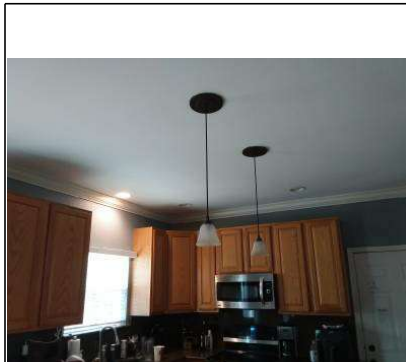
Dishwasher worked at the time of the inspection.

Pics

Photos



Two cover plates on the backsplash in the corner of the kitchen are loose.



Recessed lights and pendant lights in the kitchen did not work at the time of inspection.

Laundry Room

Pics

Photos



Washer and dryer worked at the time of the inspection



Ventline is loose at the connection and lint is collecting behind the dryer.



After closing, recommend that water supply lines be replaced with metal reinforced water supply lines. See attached picture.

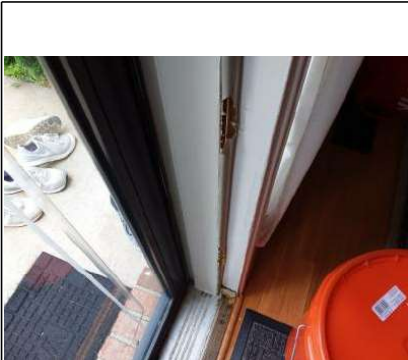


Metal-reinforced supply lines.

Foyer

Pics

Photos

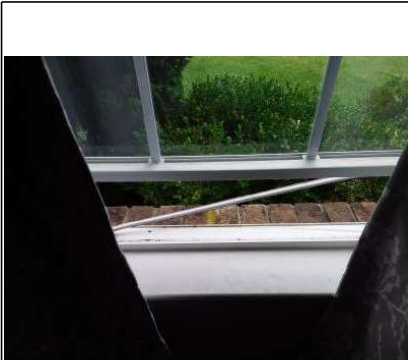


Weatherstripping is torn on strike side of front door.

Den

Pics

Photos



Insulation strip is loose on both windows.



Moisture in the window opening is 93%.

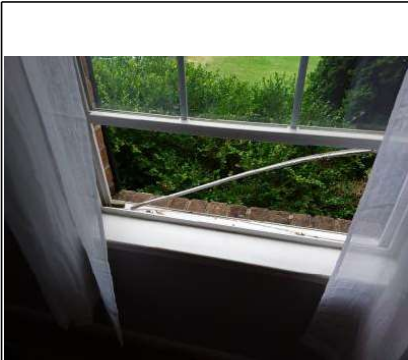


Signs of water damage on the windowsill.

Dining Room

Pics

Photos



Insulation strip is loose on right window



Top sash on left window appears to have an a broken seal



Moisture in the window opening is measured at 78%

Family Room

Pics

Photos

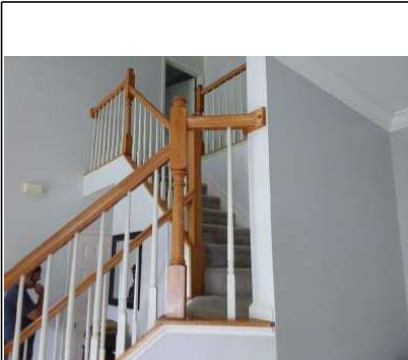


There is some cracking on the left front of the firebox in the fireplace.

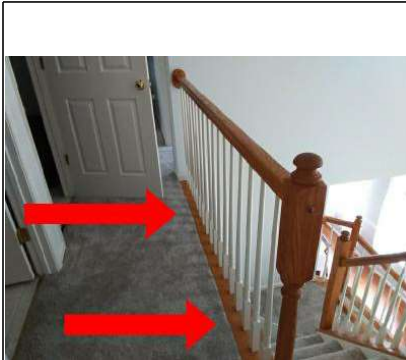
Upper Stairs/Hall

Pics

Photos



Baluster missing at first landing to upper stairs



Bottom rail on the flat rail in the hallway upstairs is loose.

Master Bedroom

Pics

Photos



Moisture readings in the window openings are 76%



Globe for the light fixture in the closet is missing

Bedroom (2)

Pics

Photos



Moisture reading in the right window opening is 98%.



Moisture reading on the flat wall is 0%

Bedroom (3)

Pics

Photos



Moisture reading in the window openings at 100%.

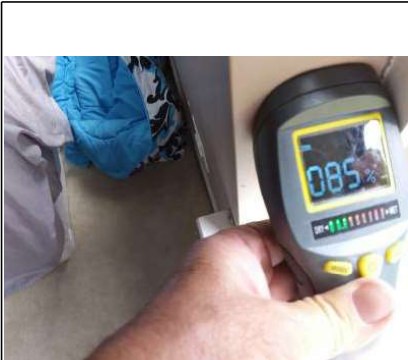


second view of moisture reading the window at 100%

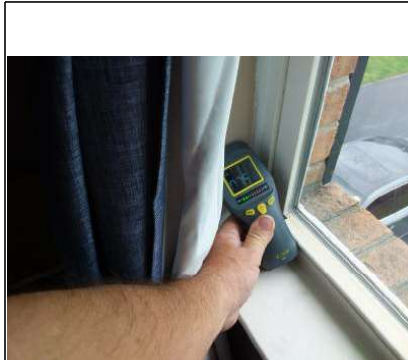
Bedroom (4)

Pics

Photos



Moisture readings in front window are 85%



Second moisture reading at 75%



Moisture reading on the other window is at 85%.



Insulation on the bottom of the window sash has come loose.