

Home Inspection Report



1200 Iroquois Dr, Crownsville, MD 21032

Inspection Date:

Wednesday August 4, 2021

Prepared For:

Peggy and Scott Finlayson & Mike Davis & Kayanne Savage

Prepared By:

Sinnott Enterprises LLC, dba: Century Home Inspections
612 Okemo Drive
Sykesville, MD 21784
443-5378823
century.inspections@gmail.com

Report Number:

0804 E

Inspector:

Stephen Sinnott

License/Certification #:

MD--33186

Inspector Signature:

A handwritten signature in black ink, appearing to read 'S Sinnott', written over a horizontal line.

Report Summary

List of Items

This is a comprehensive list of defects. All items in this list should be repaired by a licensed and qualified contractor. This list does not include safety hazards. They are in a separate section.

Roof

- There are some tears on the flashing outside of the front left bedroom window that should be sealed.

Crawl Space

- Some insulation has fallen from the ceiling and should be replaced.
- The vapor barrier does not cover the entire floor of the crawl space is raw space. All dirt areas should be covered.

Deck

- The 2 sections extending on the left side of the deck should be evaluated by a qualified contractor who can make the necessary repairs. Details are in the report.
- The stringers for the main staircase are not properly spaced.
- The balusters on the railing are not properly spaced.

Exterior

- The swinging door for the rear step enclosure is sagging.
- The gaps in the railing on the side of the exterior staircase are too wide apart.
- The bottom door closer shock absorber is rusted.
- All vegetation should remain 12 to 18" clear of the house structure to protect the integrity of the building materials.
- The tree in the back left corner of the house should be trimmed so that it does not overhang the roof to protect the integrity of the roofing materials.

Attic

- The insulation in the attic should be a consistent 14 to 18" thick to achieve an R49 insulation rating.

HVAC

- The insulation on the refrigerant lines for both outdoor units should be repaired or replaced as necessary.

Electrical

- There are 2 double taps in the electrical panel.

Plumbing

- The pressure relief valve extension on the water heater should be simplified to be a straight pipe that terminates 6 to 8" above the floor.

Safety Hazards

These items are considered safety hazards and should be corrected as soon as possible.

- There is no graspable handrail on the stairs to the deck.

Report Summary

Safety Hazards

- There is no graspable handrail on the stairs to the basement door.
- The staircase to the right of the basement stairwell does not have a graspable handrail.
- All exterior outlets are not GFCI protected.
- The front porch staircase should have a graspable handrail because it is more than 3 steps.
- The contact auto reverse on both garage doors does not work.
- There is no graspable handrail on the stairs from the garage to the house.
- Smoke detectors in the house need to be updated to hardwire combination smoke and carbon monoxide detectors that have a sealed ten year lithium ion battery backup.
- The staircase to the basement on the inside does not have a graspable hand rail.

Major Concerns

None

Deferred Cost Items

Roof: The owner indicated that the roofing materials are 10 years old. They appear to be in good condition.. There were some holes in the flashing under the front windows that need to be repaired. The roof is due for a visual inspection and tuneup by a qualified roofer. This should be done every 5 years.

Windows and Doors: The windows and sliding doors were replaced in 2017 and in good working order.

Siding: The siding is made of cedar and appears to have been recently painted. The owner recommends repainting every 5 years. An annual visual inspection should be done to identify worn paint that can result in possible water damage.

Foundation: A visual inspection of the foundation throughout the basement showed no apparent defects.. The cinder block walls have been coated with Drylok. Note that the sump pump worked at the time of the inspection. The lid is not sealed. The crawl space had some insulation that had fallen from the ceiling. Additionally, the vapor barrier does not cover the entire dirt surface.

Electrical: The panel was opened and 2 double taps were found bound. The outside outlets are not GFCI protected. Recommend that these items be repaired by a licensed electrician.

Plumbing: If the plumbing system was in good working order and the water pressure was at 55 PSI. The water heater is less than 2 years old and in good working condition.

HVAC: Both systems are 19 years old but we're working at the time of the inspection. Recommend a fully evaluation of the systems by a qualified heating and air conditioning technician. Budget in the short to intermediate term for replacements.

Receipt/Invoice

**Sinnott Enterprises LLC, dba: Century Home
Inspections
612 Okemo Drive
Sykesville, MD 21784
443-5378823**

**Property Address
1200 Iroquois Dr
Crownsville, MD 21032**

Date: Aug 4, 2021

Inspection Number: 0804 E

Inspected By: Stephen Sinnott

Payment Method: Check

Client: Peggy and Scott Finlayson & Mike Davis & Kayanne Savage

Inspection	Fee
Home Inspection	\$500.00
Radon Test	\$150.00
Radon Test discount	(\$50.00)

Total	\$600.00
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Roof/Chimney

Pics

Photos



The owner indicated that the roof is 10 years old. It is recommended that a roof of this age be professionally inspected by a qualified roofer who can do a tune up.



There are holes in the flashing under the front left windows on the upper level that need to be sealed.



2nd view of holes in flashing under windows that need to be sealed.



View of the fireplace clean out in the basement. It appears that it is not being used by the current homeowner because of the wood stove insert.



The inside of the firebox appears to be in good condition.

Crawl Space

Pics

Photos



Some of the insulation in the crawl space has come loose and should be replaced.



The vapor barrier does not cover the entire floor of the crawl space. Recommend that all dirt areas be covered.

Deck

Pics

Photos



Both additions to the left side of the deck do not have the proper components to give the necessary support. Footings and posts should be added.



The walkway on the deck. These are improperly supported.



The walkway on the deck is 4' wide. This should be treated as a separate structure.



Posts need to be added to make the deck independent of the other decks. Note that the double joists on the front end of the deck serve as a beam and a joist at the same time.



The double joist/beam should be supported on both ends. This will make the structures independent of each other with their own support systems



From bottom to top, footing, post, beam, joist. The exception is that if a joist is doubled and supported by weight bearing posts on 2 positions come, it can serve as a joist/beam combination.

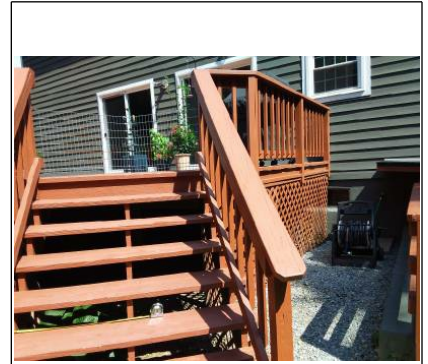
Deck



Stair stringers should be spread 16" apart. The main stairs for the deck are missing 2 stringers. Additionally, the stairs on the side of the house are missing a stringer.



Stringers are spread 27 1/2 inches apart.



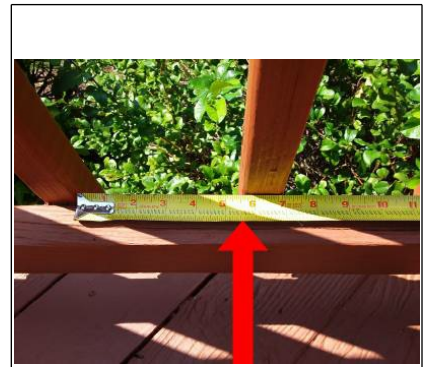
There is no graspable handrail on the staircase to the deck.



Example of a graspable handrail.



Spacing between balusters should be no more than 4 inches.

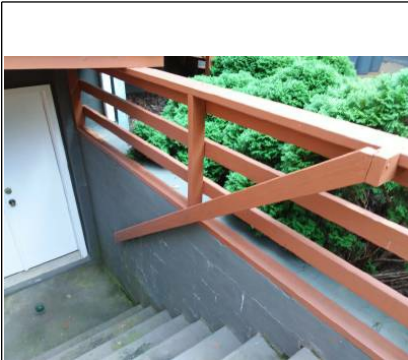


Baluster spacing is 5 1/2 inches.

Exterior

Pics

Photos



There is no graspable handrail on the rear steps.



The swinging door for the rear step enclosure is sagging.



Gaps in railing on the side of the staircase should be 4" apart.



The gaps are 6 inches



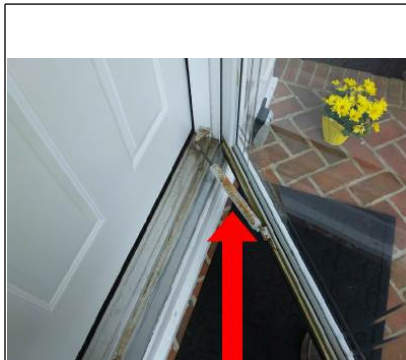
Stringer missing on side door stairs. This staircase does not have a graspable handrail.



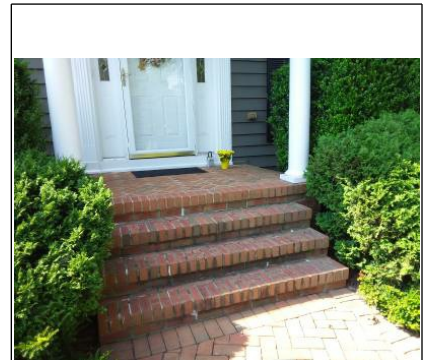
Outlet between the garage doors is not GFCI protected.



Front electrical outlet is not GFCI protected.



Bottom door closer shock absorber is rusted.



Front staircase should have a handrail. Any staircase that has 4 steps or more should have a handrail.

Exterior



Trees overhanging the house should be clear to protect the integrity of the roofing material.

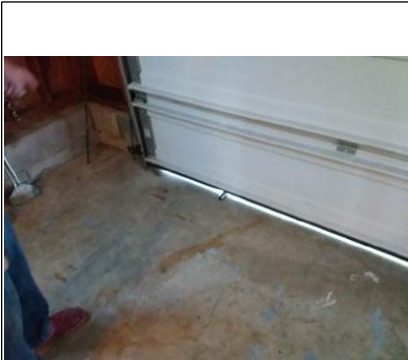


Vegetation should be kept 12 to 18" clear of the house structure to protect the integrity of the building materials.

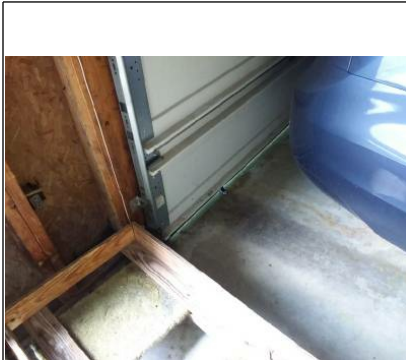
Garage/Carport

Pics

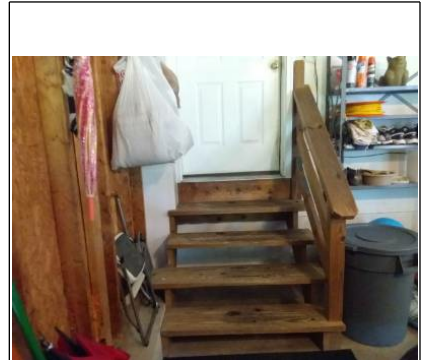
Photos



Contact auto reverse on the right garage door does not work.



Contact auto reverse on the left garage door does not work.



There is no graspable handrail on the stairs to the garage.

Attic

Pics

Photos



Soffit baffles have been placed on the roof sheathing to allow for better air flow into and out of the attic.



There is a properly installed ridge vent that serves as the 2nd point for air to move out of the attic.



There are 2 thermostat controlled attic fans that automatically turn on when the attic temperature is too high.



Insulation in the attic is inconsistent in depth. It should be between 14 and 18" thick throughout to achieve an R49 installation rating.

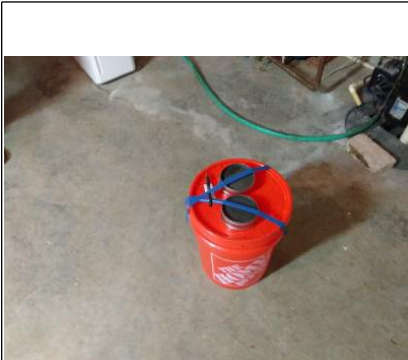


Some areas of the attic have very adequate insulation.

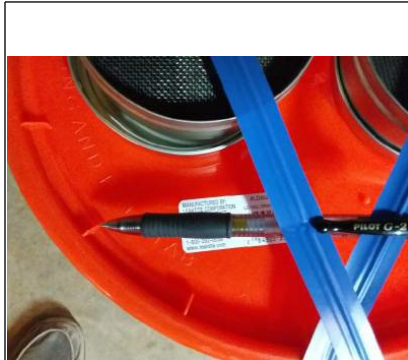
Radon

Pics

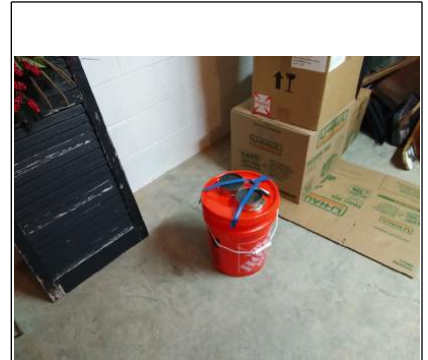
Photos



Position of test kit.



Closeup.



Test kits were not tampered with.

Smoke and CO Detectors

Pics

Photos



The smoke detectors throughout the house need to be updated. The smoke detectors should be hardwired, interconnected combination smoke and carbon monoxide detectors with a sealed 10 year lithium ion battery backup. Smoke detectors should be changed every 10 years.



View of the older hardwire smoke detector at the bottom of the steps in the foyer.

HVAC

Outdoor Unit

☐ N/A

General

☐ Condenser Unit ☒ Heat Pump

Location, Model Number and Size: Carrier, 38YRA030-331, 2.5 TON

Serial Number/Age: 4702E00077, manufactured week 47, 2002, 18+ 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 Your heating and air conditioning system should be serviced as recommended by the manufacturer to ensure the good performance and long life of the system.

Photos



Position of unit.



Manufacturers label



There is some torn insulation on the refrigerant line that should be replaced.

Outdoor Unit (2)

☐ N/A

General

☐ Condenser Unit ☒ Heat Pump

Location, Model Number and Size: Carrier, 38YRA042, 3.5 TON

Serial Number/Age: 1802E20399, manufactured week 18, 2002, 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 Your heating and air conditioning system should be serviced as recommended by the manufacturer to ensure the good performance and long life of the system.

Photos

HVAC



Position of unit



Manufacturers label



The insulation on the refrigerant lines should be replaced.

Air Handler

☐ N/A

General

☒ Central system ☐ Wall unit

Location, Style Number And Size: Basement, FK4CNF005

Age/Serial Number: 4602A54660, manufactured week 46, 2002, 19 years old

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

☐ Pan Equiped with Overflow Shutoff ☒ Recommend technician evaluate

Operation

Differential: 18 degrees

Condition

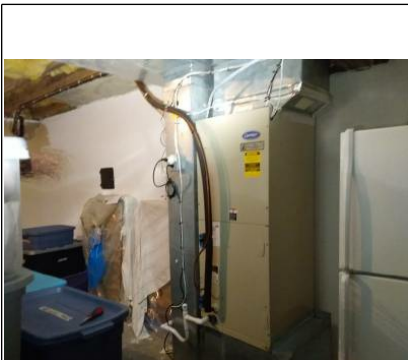
☐ Satisfactory ☒ Marginal ☐ Poor ☒ Recommend HVAC technician examine/clean/service

☐ Not operated due to exterior temperature

Comments

Your heating and air conditioning system should be serviced as recommended by the manufacturer to ensure the good performance and long life of the system.

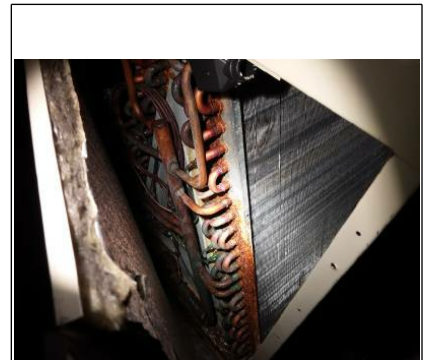
Photos



Position of air handler



Manufacturers label



View of the coil

HVAC



Humidifier is disabled,
condensation pump to exterior

Air Handler (2)

☐ N/A

General

☐ Central system ☐ Wall unit

Location, Style Number And Size: Attic, FK4CNF002,

Age/Serial Number: 4102A01229, manufactured week 41, 2002, 19 years old

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
☒ Recommend Pan Equiped with Overflow Shutoff
☒ Recommend technician evaluate

Operation

Differential: 17 degrees

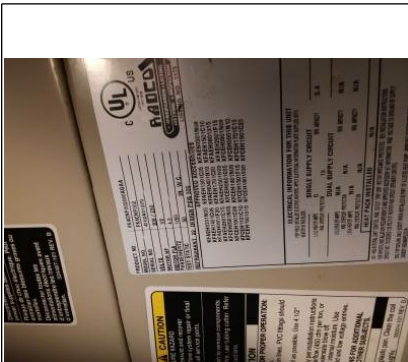
Condition

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

Comments

Your heating and air conditioning system should be serviced as recommended by the manufacturer to ensure the good performance and long life of the system.

Photos



Manufacturers label

Electrical

Main panel

Location Basement

Condition ☐ Satisfactory ☐ Poor ☒ Needs Further Evaluation

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

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

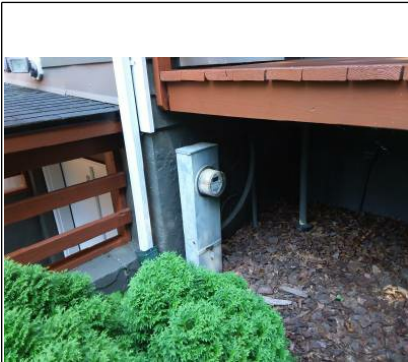
Main wire ☐ Copper ☒ Aluminum ☐ Not Visible ☐ Double tapping of the main wire Condition: ☒ Satisfactory
☐ Marginal ☐ Poor

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

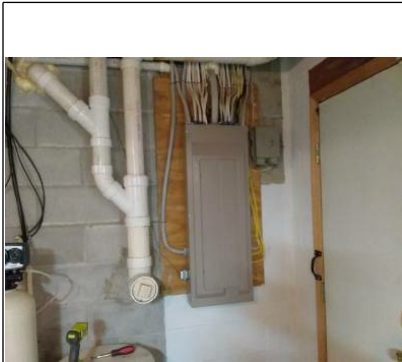
Branch wire condition ☐ Satisfactory ☐ Poor ☒ Recommend electrician evaluate/repair ☐ Romex ☐ BX cable
☐ Conduit ☐ Knob/Tube ☒ Double tapping ☐ Wires undersized/oversized breaker/fuse
☐ Panel not accessible ☐ Not evaluated

Comments

Photos



Meter



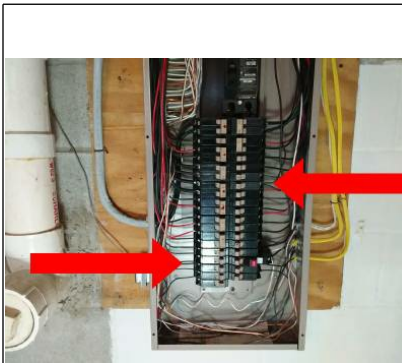
Position of panel



Panel is properly marked



200 amp main

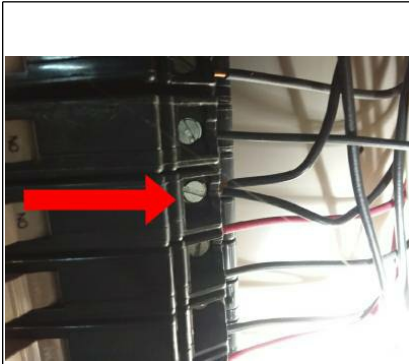


There are two double taps in the panel.



Close up of left double tap.

Electrical



Close up of right double tap.

Plumbing

Water service

Main shut-off location At pressure tank

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

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

Interior fuel storage system ☒ N/A ☐ Yes ☐ No Leaking: ☐ Yes ☐ No

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

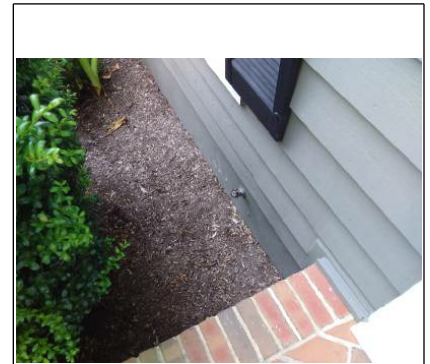
Photos



Rear hose bib

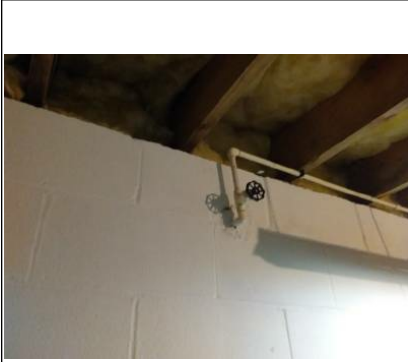


Rear shutoff.



The front hose bib.

Plumbing



Front shutoff

Well pump

☐ N/A

Type

☐ Submersible ☐ In basement ☐ Well house ☐ Well pit ☐ Shared well

Pressure gauge operable ☐ Yes ☐ No Well pressure: ☐ Not Visible

Comments

Photos



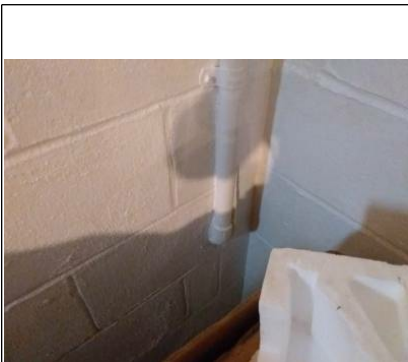
Position of well head in the front yard.



Pressure tank



Well pressure at 55 PSI



Supply entry is painted over.



Water shutoff, switch for well pump



Water softener, salt reservoir

Plumbing

Sanitary/Grinder pump

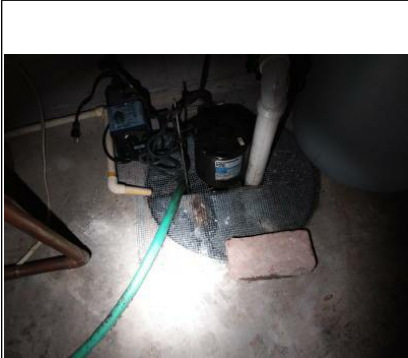
☐ N/A Operable: ☒ Yes ☐ No

Sealed Crock Sealed crock: ☐ Yes ☒ No

Check Valve Check valve: ☐ Yes ☒ No

Comments

Photos



Sump pump worked when tested.

Water heater #1

☐ N/A

General

Brand Name: AO SMITH

Serial #: 1944110861000

Capacity: 50 gallons

Approx. age: Manufactured week 44, 2019, less than 2 years old

Type

☐ Gas ☒ Electric ☐ Oil ☐ LP Other: .

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

Water Temperature ☒ Satisfactory ☐ Marginal ☐ Poor

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

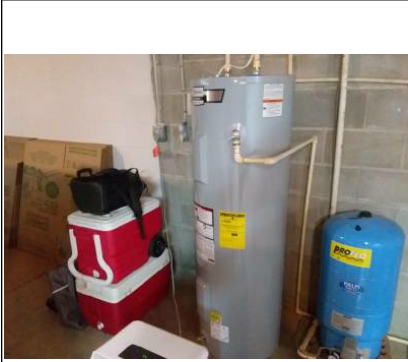
Vent pipe ☒ N/A ☐ Satisfactory ☐ Pitch proper ☐ Improper ☐ Rusted ☐ Recommend repair

Overall Condition ☒ Satisfactory ☐ Marginal ☐ Poor

Comments and Actual Water Temperature The average life of a water heater is between 8 and 12 years old. At the time of the inspection, the water heater was performing properly and the water temperature was 120 degrees.

Photos

Plumbing



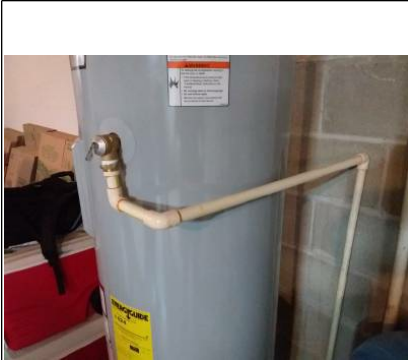
Position of water heater



AO SMITH



Manufacturers label



Pressure relief a valve extension drains into the sump pump crock. Recommend replacing with a straight pipe that terminates 6 to 8" from the floor so that water drops can be seen if valve begins to fail.



Shut off valve. Note that there is no expansion tank.



Water temperature is 119.4 degrees at kitchen sink.

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



Garbage disposal worked

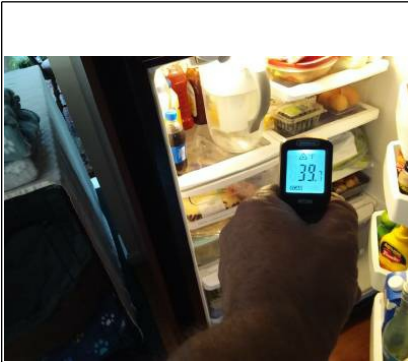


Range worked

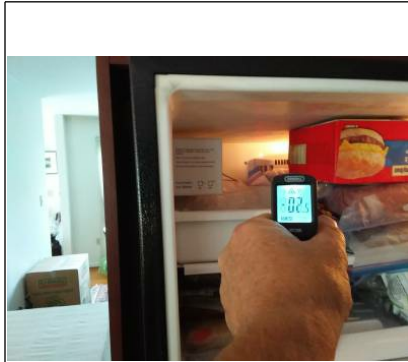


Microwave worked. Note that the fan recirculates air back into the kitchen.

Kitchen



Refrigerator worked



Freezer worked



Dishwasher worked

Laundry Room

Pics

Photos



Washer and dryer worked.



Recommend switching out water supply lines to reinforced supply lines. There are three supply lines.

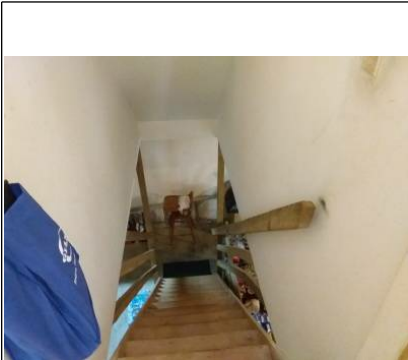


Reinforced supply line

Lower Stairs/Hall

Pics

Photos



The handrail to the basement is not a graspable handrail.