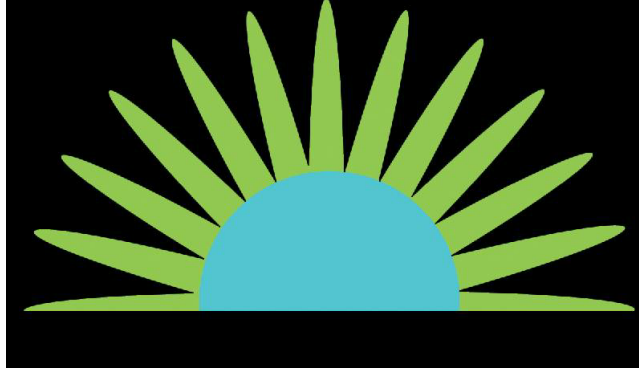


# Home Inspection Report



2016 Damon Dr, Mount Airy , MD 21771

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**Inspection Date:**

Sunday August 15, 2021

**Prepared For:**

Bob Massa

**Prepared By:**

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

**Report Number:**

0816 A

**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.

# Receipt/Invoice

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

**Property Address  
2016 Damon Dr  
Mount Airy , MD 21771**

Date: Aug 15, 2021

Inspection Number: 0816 A

Inspected By: Stephen Sinnott

Payment Method: Check

Client: Bob Massa

<b>Inspection</b>	<b>Fee</b>
Home Inspection	\$400.00

<b>Total</b>	<b>\$400.00</b>
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# Exterior

## Pics

## Photos



Front door threshold plate is dented.



Paint is inconsistent under left side of front porch on foundation.



Finish on driveway surface at porch is inconsistent with the rest of the driveway.



Concrete splatter on surface between garage doors.



Popping sound at end of day temperature change in the attic above the owner's bathroom. No visual defects are found.



Paint missing on foundation to the left of the compressor.



Expansion joint at top of steps inconsistent with the rest of the neighborhood. Ask builder for explanation of types of materials used.



Gas meter supply lines are rusting.



Paint over spray on flashing below the deck.

## Exterior



Paint over spray on siding on the back of the house.



J channel not square around vent on the back side of the house.



Foundation not painted above the patio surface.



Surface of porch roof on the front of the house is damaged in several locations from ladder footings.



Surface of roofs damaged in 2 locations to locations to the right of the window.

# Garage

## Pics

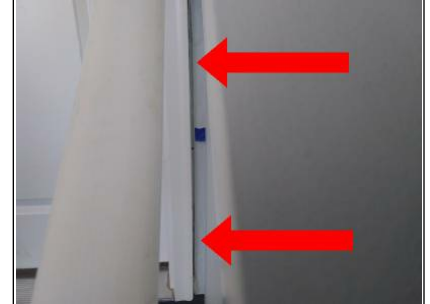
## Photos



Contact auto reverse on the garage door in the right bay as you face the house does not work. This is a safety hazard.



Threshold plate support board under the fire door is missing.



Fire blocking to the right of the egress door is missing/incomplete.



Switch plate to the right of the fire door is crooked.



Shim under drywall and left bay should be removed.



Crooked crack in drywall on ceiling above fire door. Monitor and repair as necessary.

# Deck

## Pics

### Photos



Glue marks on all 7 sections of railing around the deck.

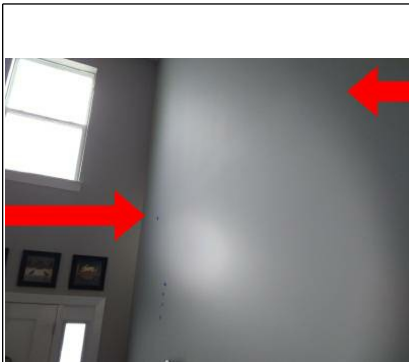


Threshold plate is loose and there is a gap between the threshold plate and the J channel on the right side of the sliding door.

# Foyer

## Pics

### Photos



Drywall seam above front door  
between arrows.



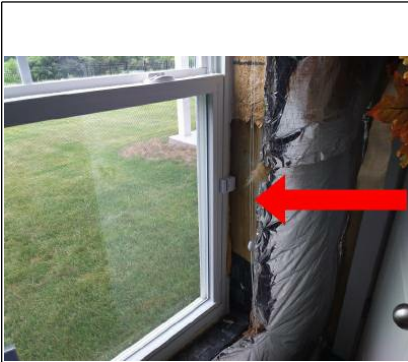
4 gang switch plate is  
overtightened creating dents.  
Switchplate is crooked.



# Unfinished Basement

## Pics

### Photos



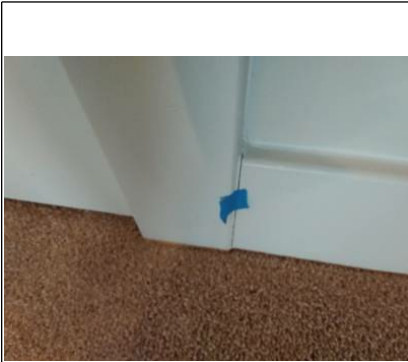
OSB broken off right side of window frame at rear window in workshop.



# Finished Basement

## Pics

### Photos



Gap between base mold and door casing underneath of the steps.



Return is not flush to the wall right of the utility room door.



Bow in post closest to the desk.

# Basement Bathroom

## Pics

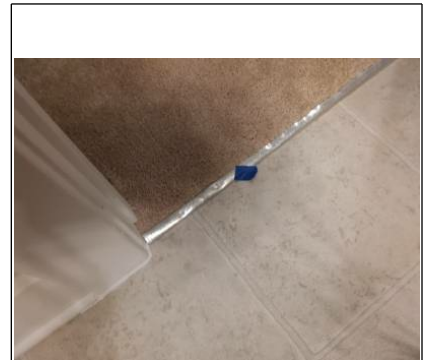
### Photos



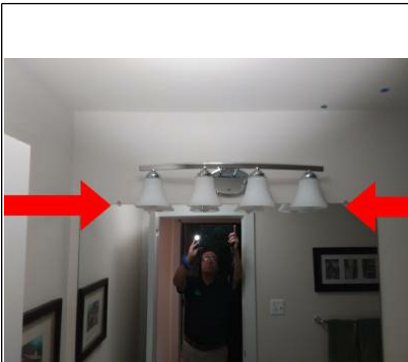
Toilet tank is not level, is pitched to the right.



Close up of level.



Transition strip is dented in several locations.



Light fixture should not overlap the mirror.

# Living Room

## Pics

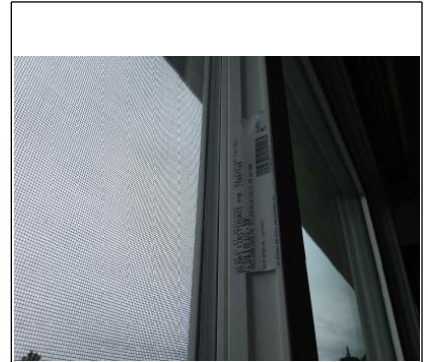
### Photos



Screen not trimmed on right rear window.



Scuff mark on sliding door.



Manufacturers label left on sliding door.

# Dining Room

## Pics

### Photos



Glue marks on bottom left window sash.

# Kitchen

## Pics

### Photos

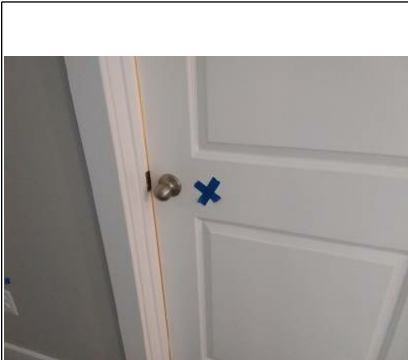


Grout crack between backsplash and counter to the left of the refrigerator.

# Laundry

## Pics

### Photos



Laundry room door ghosts closed.

# Master Bath

## Pics

### Photos



Weep holes in shower are not open.