

# Home Inspection Report



2205 Connor St, Mount Airy, MD 21771

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**Inspection Date:**

Thursday August 12, 2021

**Prepared For:**

Jacob Butcher

**Prepared By:**

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

**Report Number:**

0812 G

**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  
2205 Connor St  
Mount Airy, MD 21771**

Date: Aug 12, 2021

Inspection Number: 0812 G

Inspected By: Stephen Sinnott

Payment Method: Not Paid

Client: Jacob Butcher

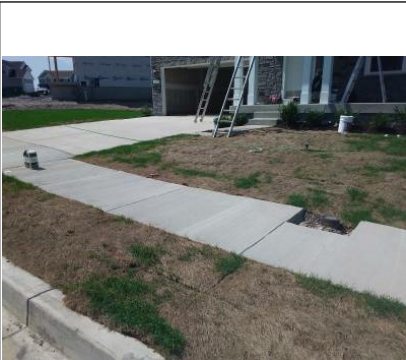
<b>Inspection</b>	<b>Fee</b>
Home Inspection	\$400.00

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

## Pics

## Photos



Sod in the front yard is dying.



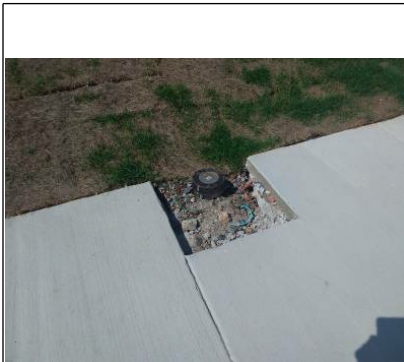
Dying sod on the right rear of the house.



Dying sod on the left rear of the house



Dead sod next to the compressor.



Sidewalk is incomplete.



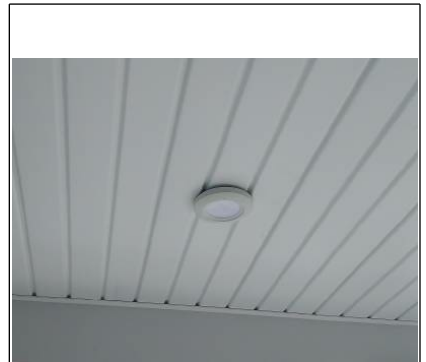
Metal flashing lifted at sill above the front porch on the left near garage.



Chips out of bottom of the front porch, arrow points to paint spill.



Front door threshold plate is dented and scratched.

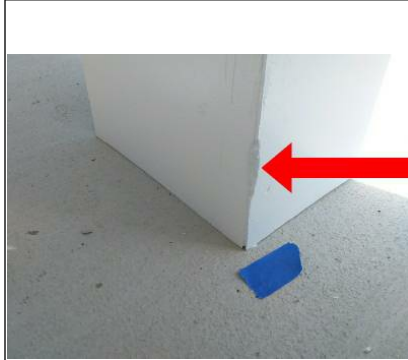


Light fixture outside of front door is not flush to the ceiling.

# Exterior



Mortar on the ceiling above the stone.



Damage to basemold on left of is left of front steps.



Foundation is not painted.



Molding is scratched under right side double windows.



Bottom right corner of fireplace vent is dented.



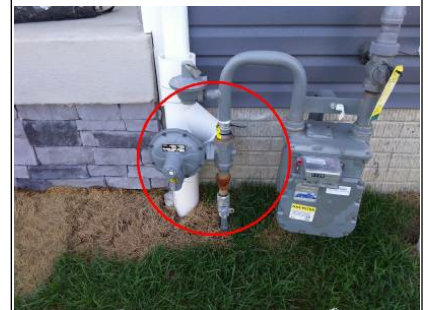
Exterior trims/casing around the egress window are not installed.



Sump pump discharge is terminating below grade behind the air handler. Recommend adding an extension to get water away from the house. Check for proper pitch. The alternative is to move the position of the discharge line.



Front left downspout is not plumb.



Gas supply line is rusting and should be painted.



## Exterior



There is a piece of debris on the front roof on the left side at the arrow.



Damage to shingles from ladder footings as seen from the bonus room window



Paint and caulk spills in several locations on the front lower roof.



Rear roof has paint spills on it.



Debris on roof as seen from master bedroom window.

# Garage

## Pics

## Photos



Gap between drywall and casing on the left of the fire door.



Gap between drywall and casing on the right side of the fire door.



Top right plate on staircase is loose.



Concrete splatter on garage apron



Raised surfaces on garage steps.



Poor finished to dry wall on front left corner.

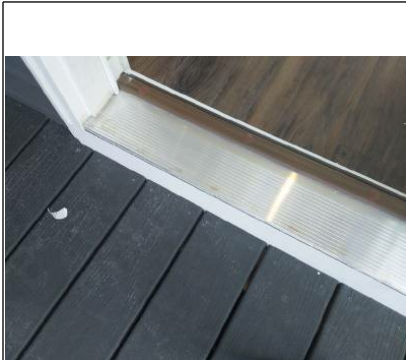
# Deck

## Pics

### Photos



Gouge out of fascia board close to the house on the left side.



Threshold plate is tarnished.

# Foyer

## Pics

## Photos



Incomplete drywall at top of bottom rail to upper level.



Bottom of landing in foyer is incomplete.



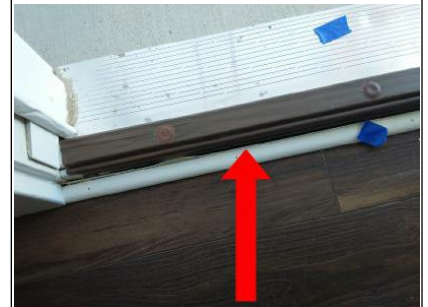
Casing next to bottom hinge on left door of coat closet is damaged and poorly repaired.



Flooring is cut short on inside of coat closet at the bottom of the left side of the door casing.



Sloppy finish on hinge side of front door.



Gap between threshold plate and shoe mold at front door.



# Utility

## Pics

## Photos



Main water shut off is not clearly marked.



Return is not properly set to the wall.



Liquid nail spilled on the floor.



There is no backup filter left on the air handler.

# Finished Basement

Pics

Photos



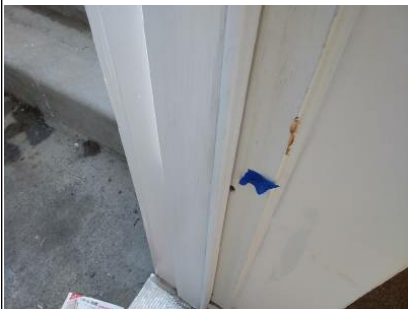
Rough finish around drain line clean out.



Drywall not finished behind egress door



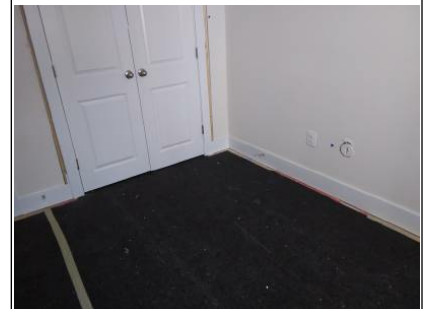
Dry wall not finished above egress door.



Casing damaged and screw holes not filled on right side of egress door.



Screws are rusting on bottom hinge of egress door.

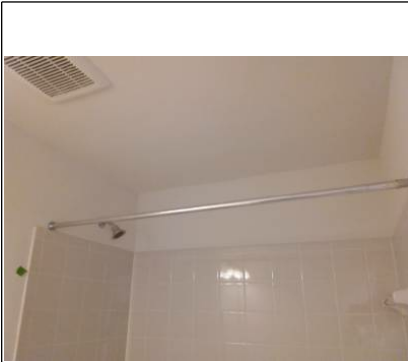


Basement bedroom is still a work in progress.

# Basement Bathroom

## Pics

### Photos



There is no light fixture over the tub and shower



Shoe mold is missing around the vanity and and the base mold.

# Lower Stairs

## Pics

### Photos

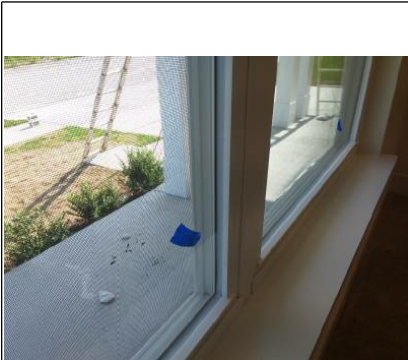


Gap on left side at the top of the stringer on the stairs from the basement.

# Living Room

## Pics

### Photos



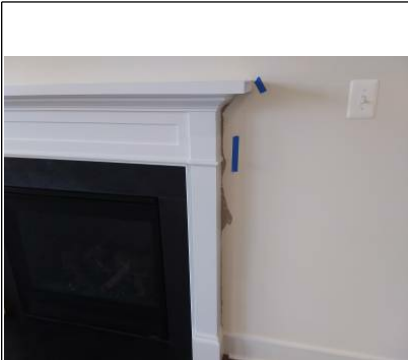
Concrete splatter on front windows and screens.



# Family Room

## Pics

### Photos



Pour drywall finish on the right side of the fireplace.

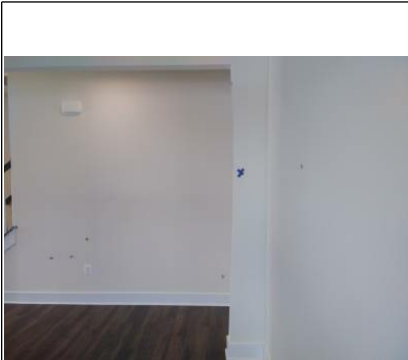


Paint over spray on left side of fireplace hearth.

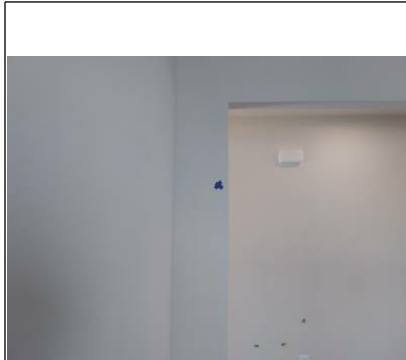
# Dining Room

## Pics

### Photos



End of wall on right side of dining room opening is bowed inward.



Top of wall on left side of dining room opening is bowed

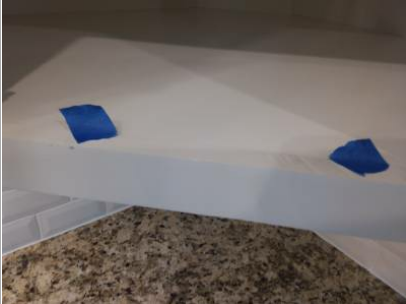


End of wall on left side of dining room opening is out of square.

# Kitchen

## Pics

### Photos



Opening to corner wall cabinet is scratched and chipped.



Lazy Susan shelves do not come to rest in the center.



Cabinet penetration above the microwave should be sealed.



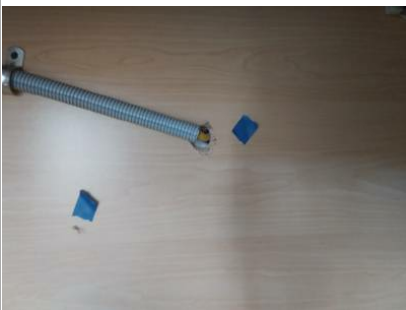
No water supply to the dishwasher.



Gap between conduit and Junction Box on the end of the peninsula.



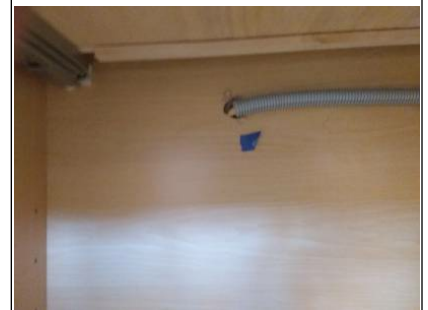
Sharp ends of nails sticking through back of base cabinet for island closest to the family room.



Penetration for power supply on the end of the island is not sealed.



Bottom drawer on island drags when opened and closed.

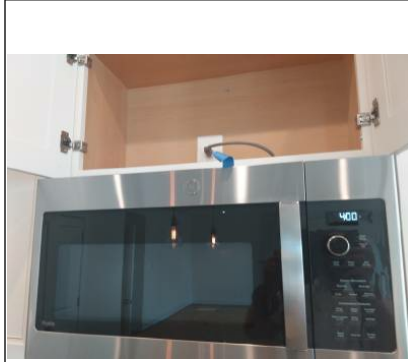


Cabinet penetration not sealed under island closest to the range

# Kitchen



2nd trash can is dirty.



Exhaust fan on microwave does not exhaust to the exterior.



Shelf is missing in cabinet over the refrigerator.

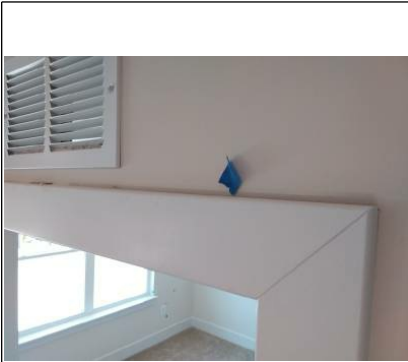


Shelf bracket not properly installed in pantry.

# Upper Stairs and Hallway

## Pics

### Photos



Paint is poorly finished above all door casings for bedroom's, bathroom and laundry room on upper level both inside and out.



Hole cut for return at the top of the steps is not big enough.



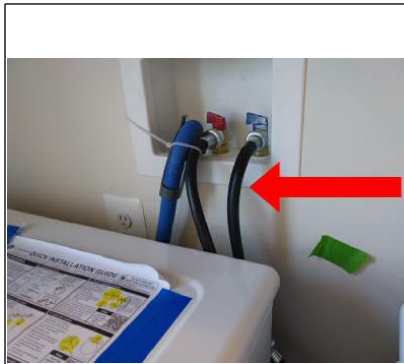
# Laundry

## Pics

### Photos



Extra hole punched for wall cabinet.



Recommend after move in switching to reinforced supply lines.

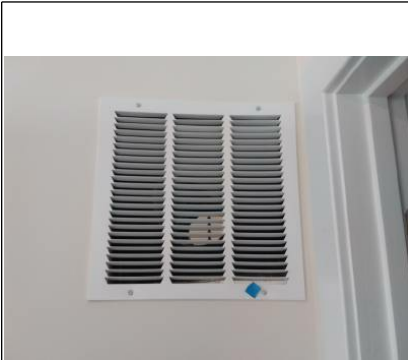


Example of a reinforced supply line.

# Master Bedroom

## Pics

### Photos



Hole not completely cut and return grate is crooked next to closet.

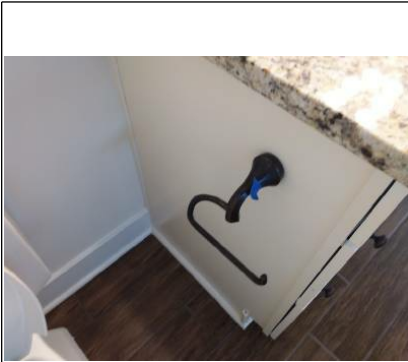


Screws holding attic access panel open.

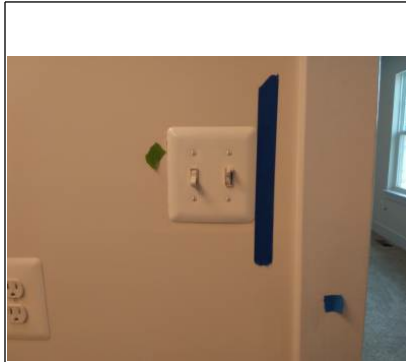
# Master Bath

## Pics

### Photos



Toilet paper holder is loose

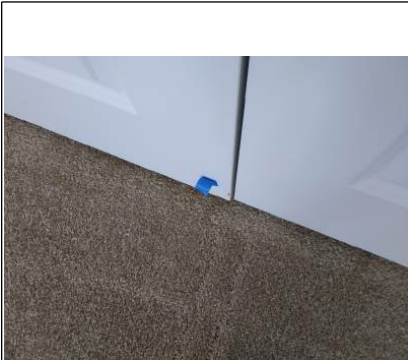


Two gang switch plate is loose.

# Bedroom 3

## Pics

### Photos

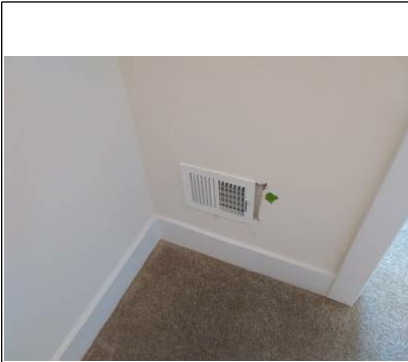


Front right bedroom, closet door  
reveal is uneven

# Bedroom 4

## Pics

### Photos



Drywall incomplete on supply vent in closet of front left bedroom.



# Hall Bathroom

## Pics

### Photos

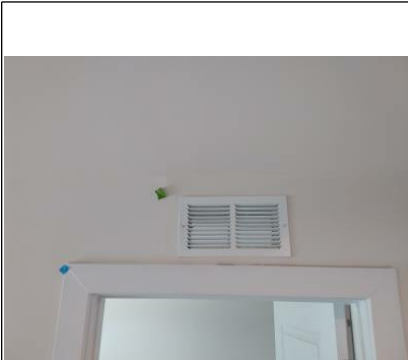


There is no light fixture above the tub.

# Bonus Room

## Pics

### Photos



Return vent over front left  
bedroom is not level