Mitchell Home Inspections
Your Property Inspection Report

123 Oak Street, Severna Park, MD 21146
Inspection prepared for: Carol Smith
Date of Inspection: 1/13/2015 Time: 1530
Age of Home: 36 years Size: 2100 sq ft
Weather: 30F and Fair

Inspector: Mitchell K. Brown
License # 32085
844 Robin Hood Road, Annapolis, MD 21405
Phone: 443-949-6750
Email: mitch@mitchell-home-inspections.com
www.mitchell-home-inspections.com

Mitchell
Home Inspections, LLC

Inspection Summary

On this page you will find a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Exterior Areas		
Page 7 Item: 7	Decks & Steps	• **Railings missing on basement stairwell. Recommend installation of railings for safety.**
Page 8 Item: 8	Electrical, Exterior	• **GFCI trip test failed. Have electrician evaluate. A GFCI - Ground Fault Circuit Interrupter device protects us from receiving electric shocks from faults in the electrical devices we use in our home.**
Basement & Attic		
Page 11 Item: 2	Attic	• **Wire ends are outside of a Junction Box, which is a potential shock or electrocution hazard.**
Electric, Heat, Water Heater		
Page 13 Item: 1	Electrical Panel	• **Damage to insulation, or arcs / burns inside panel box.** • **Questionable wiring in panel box. Have licensed electrician evaluate.**
Interior Features		
Page 18 Item: 3	Bath	• **GFCI trip test failed. Have electrician evaluate. A GFCI - Ground Fault Circuit Interrupter device protects us from receiving electric shocks from faults in the electrical devices we use in our home.**
Page 19 Item: 4	Bath #2	• **GFCI trip test failed. Have electrician evaluate. A GFCI - Ground Fault Circuit Interrupter device protects us from receiving electric shocks from faults in the electrical devices we use in our home.**
Page 19 Item: 5	Bath (Half)	• **GFCI trip test failed. Have electrician evaluate. A GFCI - Ground Fault Circuit Interrupter device protects us from receiving electric shocks from faults in the electrical devices we use in our home.**

Page 20 Item: 6	Plumbing & Laundry	**• Sump pump is draining into the public sewer system. When sump pumps are connected to the city sanitary sewer system, their flow is taking up space needed to carry sewage to the treatment plant. These incorrect and illegal connections can cause sewage to back up into your basement or overflow into our rivers and streams.** **Relocate the sump pump discharges: The sump discharge point may be relocated so that it discharges a minimum of ten feet from the property line adjacent to a street or sidewalk. This distance may enable the water to infiltrate and absorb into the ground before reaching the street or sidewalk. The sump pump discharge may also be relocated to the backyard or side yard of the property. Backyard and side yard discharges should be located a minimum of ten feet from the property line to allow the water to infiltrate and absorb into the ground before reaching the neighbor's property.** **Recommend a plumber to relocate sump pump discharge.** **• Electrical Supply for sump pump should be 4' from floor. Battery back-up for this system is good, but it must be elevated. Recommend an electrician to correct electrical issues.**
Page 22 Item: 7	Interior Electric	**• Sprinkler system should have an electrical outlet installed within 6 ft so the cord does not have to extended and strung up on the floor joists.**
Page 23 Item: 9	Doors	**• Bedroom doors too tight to carpeting to allow proper return air flow. Recommend 30 sq in of space between door and carpet. For example is the door is 30 inches than we need a 1 inch gap between the floor and carpet. Currently there is less than 1/2 inch.**

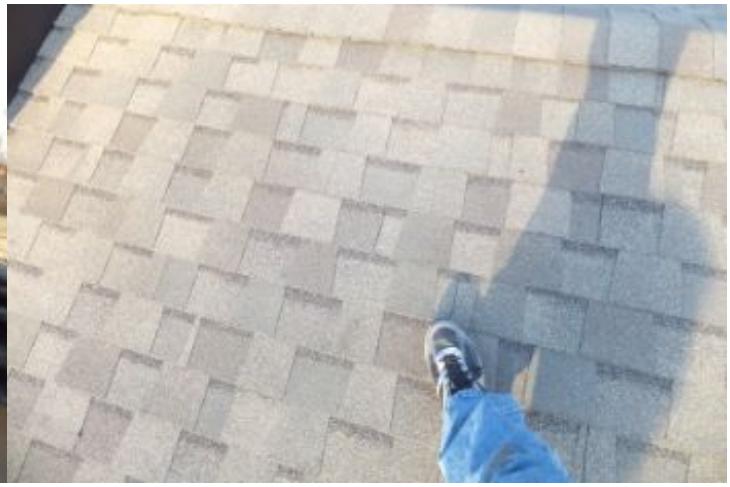
Exterior Areas

In this section we will review the Roof, Chimney, Gutters &Grading, Drives &Walks, Siding, Vegetation, Decks &Steps, Electrical, Doors and Window Condition

1. Roof

Materials: Composition shingles, Inspected by walking the roof
Observations:
• Roof shingles are 30-year architectural asphalt type. The roof has no discoloration and no signs of wear. Roof appears to be about 5 years old. No major system safety or function concerns noted at time of inspection.
• Roof has two layers of shingles. This is normal for a roof replacement. The next time the roof needs replacement both layers of shingles should be removed.
• There is a soft spot in the sheathing above the foyer. No major concern, but it should be watched and addressed as necessary.

Second layer of shingles



Good Shingles

Soft Spot on Roof above foyer

Roof has a 3:12 pitch

2. Chimney

Observations:
• Flashing at base of chimney appears to be missing. Recommend maintenance to ensure a continued waterproof seal.
• gas and electric penetrations should be sealed.

Gas line and electric cable not sealed

Good Chimney Cap

MIssing backer flashing

3. Gutters & Grading

Information: Aluminum Gutters
Observations:
• No major system safety or function concerns noted at time of inspection.
• Good oversized gutters and downspouts.

Gutter Drainage

Garden Sprinkler Rain Monitor

Excellent Leaf Guard

Good Oversized Gutters & Downspouts

4. Drives & Walks

Information: Brick driveway, Block / Brick sidewalk.
Observations:
• No major system safety or function concerns noted at time of inspection.

5. Siding

Information: Vinyl siding, wood frame construction, concrete / block foundation
Observations:
• No major system safety or function concerns noted at time of inspection.
• Vinyl siding corner cracked on North side of home. No concern.
• Siding-Soil contact or proximity. This may provide entrance of moisture or insects to siding. Recommend grading soil so there is at least 6" of space (where practical) between the siding and the soil below and checking for any damaged trim and siding materials.

Rotting Siding on back of Storage Shed

Rotting siding on back of Storage Shed

Cracked corner mold on siding

Evidence of treating for Termites

Earth touching siding

6. Vegetation

Observations:

• No major system safety or function concerns noted at time of inspection.

• Maintenance Tip: When landscaping keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways to wood destroying insects and abrade and damage siding, screens and roofs.

Leaves Piled up on side of Storage Shed

7. Decks & Steps

Observations:

• Clean and Seal Fence: Recommend cleaning fence and treating with a waterproof sealant claiming to waterproof, block ultraviolet light, and stop mildew.

• Railings missing on basement stairwell. Recommend installation of railings for safety.

Backyard Fence

Basement Stair Well without railing

8. Electrical, Exterior

Observations:
• OUTLETS:
• Outlet damaged or apparently inoperable.
• SERVICE ENTRANCE: Underground
• GFCI trip test failed. Have electrician evaluate. A GFCI - Ground Fault Circuit Interrupter device protects us from receiving electric shocks from faults in the electrical devices we use in our home.

Cover Missing on GFI Receptacle

200 Amp Electric Service

Gas Service

Outdoor receptacle not GFCI protected

9. Doors

Observations:
• Front entrance door does not close tightly as light and air can enter. There is a 1/4" gap under door threshold. Recommend adjusting or replacing.
• Stairwell door weather strip damaged and moulding is starting to rot..

Door Moulding rotting

Front door is dry/peeling

10. Window Condition

Observations:

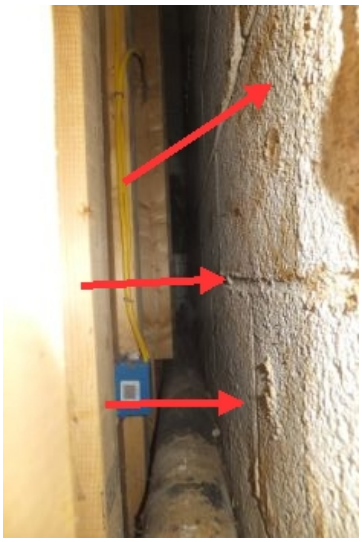
• No major system safety or function concerns noted at time of inspection.

Basement & Attic

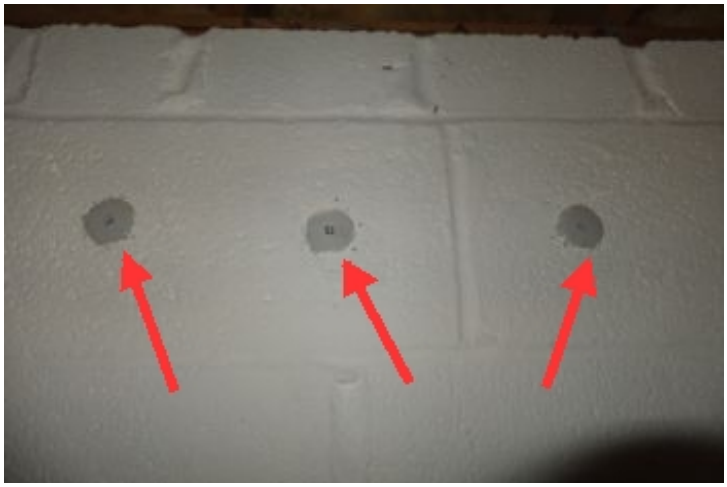
In this section we will review the Basement and Attic areas.

1. Basement / Crawlspace

Observations:
- Inspection Method: Traversed
- Beam Material: Wood
- Insulated at walls.
- Insulated at ceiling.
- Efflorescence visible on concrete, suggesting moisture penetration.
- Soil against house could contribute to water intrusion into house. Flower box on Front (west) side of house does not have drainage.
- There is significant evidence that moisture mitigation work has been done. Recommend checking with seller on the scope of that work.



Efforescence on basement wall



Waterproofing System

Wood Beam and Steel columns

Water Stain on West Wall

Flower Box without drainage could be directing water to basement wall

2. Attic

Observations:

- Viewed from Hatch
- Maintenance Tip: Keep attic hatch sealed/caulked to minimize warm moist air escaping to attic, which could promote conditions conducive to mold growth.
- Blown in Cellulose Insulation
- Laid in Fiberglass Insulation
- Insulation averages about 14-16 inches in depth which achieves an R-Value of about 40.
- Two types of sheathing indicates that some repair work has been done. No concern.
- Just a note that 2"x4" trusses are undersized by today's standards. We look for 2"x6" minimum, but there are no concerns here.
- **Wire ends are outside of a Junction Box, which is a potential shock or electrocution hazard.**

Corrugated sheet system ensuring ventalation

Insulation in 13.5" thick (ruler on truss)

Open electrical conductor

Different Sheathing Types & 2"x4" Trusses

Electric, Heat, Water Heater

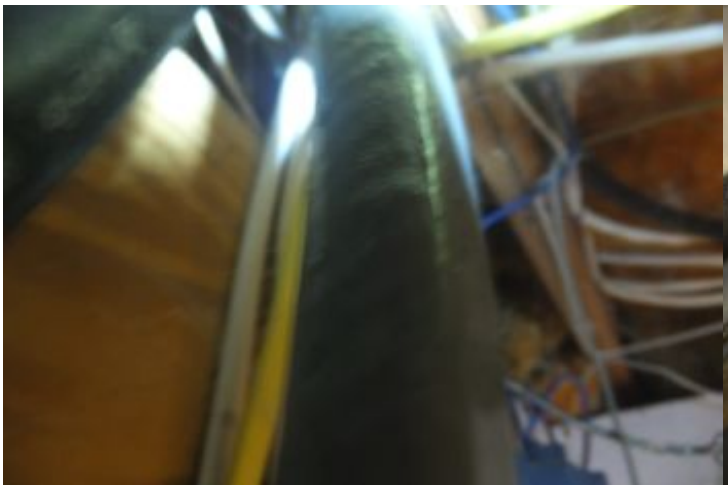
In this section we will review the Electrical System, Heating, Ventilation &Air Conditioning (HVAC) and Water Heater.

1. Electrical Panel

Materials: Underground Service, 200 Amp Service, Main Disconnect in panel box, Panel box located in basement, Cutler-Hammer
Observations:
• Damage to insulation, or arcs / burns inside panel box.
• Questionable wiring in panel box. Have licensed electrician evaluate.

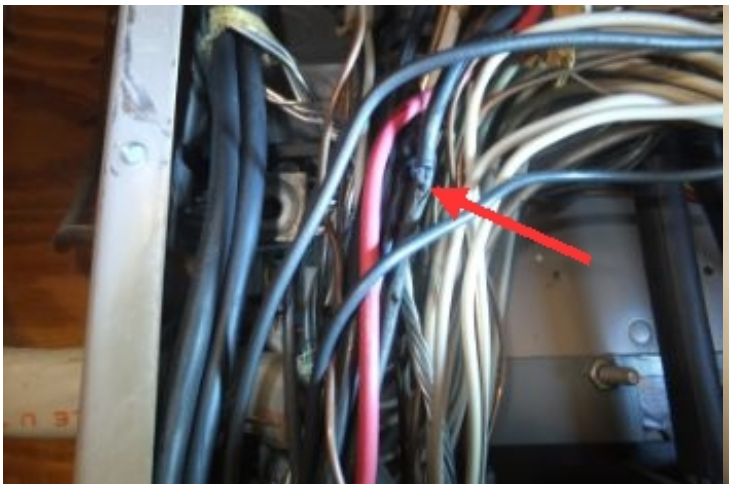
200 Amp Panel

Neat Wiring

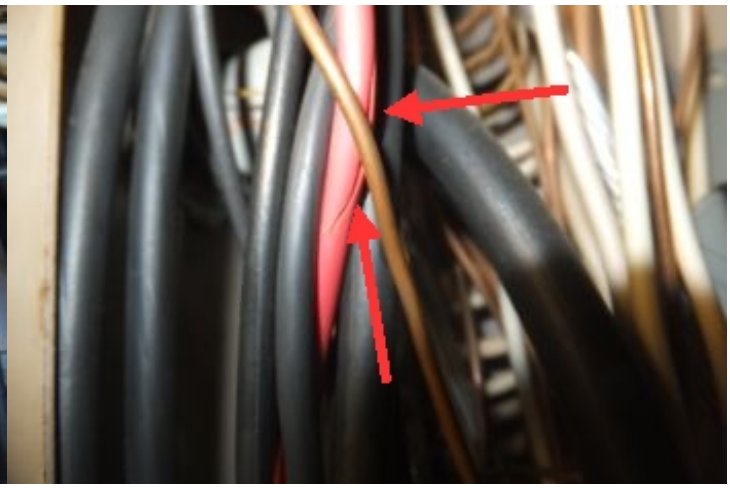


Some moisture on cables

signs of arcing



Nicked Insulation

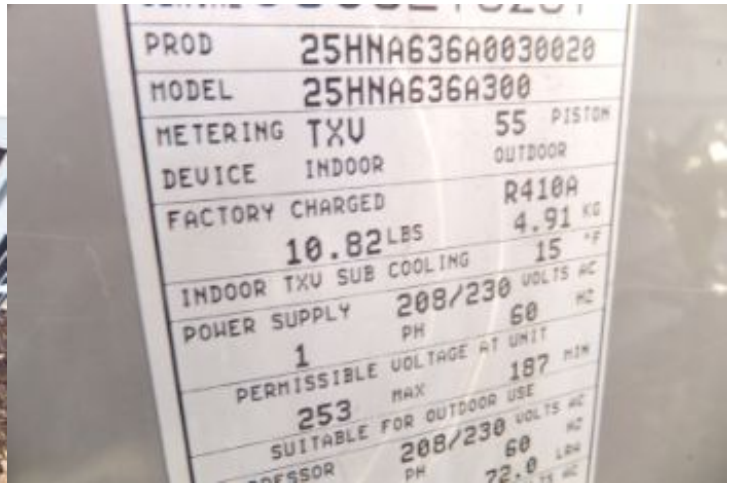


Nicked Insulation

2. HVAC Unit

Information: Carrier, electric furnace, in basement.
Observations:
• No major system safety or function concerns noted at time of inspection.
• Installed 2007
• Recommend insulating duct work in unconditioned spaces.

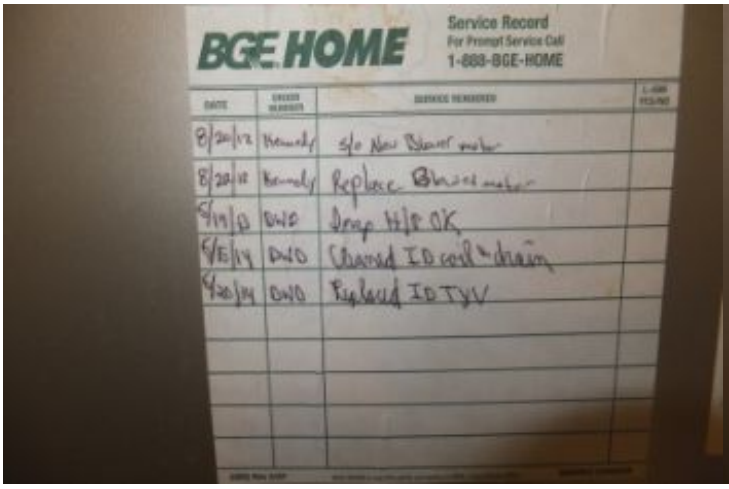
Outdoor Heat Pump



Heat Pump Model Number

Heat Pump Insulation

Air Handling Unit



Service Record

Air Handling Unit Nameplate

Thermostat

Return Air Temp

Supply Air Temp

Supply Ducts not insulated

Supply Ducting not insulated

3. Water Heater

Information: Copper supply lines; plastic vent, waste & drain lines , Rheem, Water Shut off: Adjacent to Water heater, Located in basement, Utility/Laundry Room, Waste Pipe: Cast Iron, 80 +/- gallons

Observations:

- No major system safety or function concerns noted at time of inspection.
- Installed in 2005

80 Gallon Water Heater

Nameplate

Installation Record

Temp at 120 degrees (normal)

Interior Features

In this section we will review the Kitchen, Bathrooms, Bedrooms, Laundry Room &Plumbing, Electrical Branch Circuit Concerns, Floors, Ceilings &Walls, Doors &Windows, Fireplaces and Stairways

1. Kitchen

Observations:
• GFCI trip test failed. It is recommended that all kitchen receptacles be protected by GFCI. A GFCI - Ground Fault Circuit Interrupter device protects us from receiving electric shocks from faults in the electrical devices we use in our home. At the time the house was built GFCI protection was not required in the Kitchen area.
• Cabinet damage. Door/drawer for trash can does not close completely

Kitchen outlet not GFCI protected

Cabinet Door does not close completely

2. Master Bath

Observations:
• No major system safety or function concerns noted at time of inspection.
• Light in shower did not operate (bulb burned out)
• Maintenance Tip: Keep caulked/grouted areas maintained, including sink backsplash, shower surround, floor tub/shower junction and around windows in shower area. Also be sure to use exhaust fan when showering or bathing.

3. Bath

Observations:
• LOCATION: Second floor hallway
• Bath fan exists but has weak air flow. Recommend installing properly vented bathroom exhaust fan.
• Maintenance Tip: Keep caulked/grouted areas maintained, including sink backsplash, shower surround, floor tub/shower junction and around windows in shower area. Also be sure to use exhaust fan when showering or bathing.
• GFCI trip test failed. Have electrician evaluate. A GFCI - Ground Fault Circuit Interrupter device protects us from receiving electric shocks from faults in the electrical devices we use in our home.

4. Bath #2

Observations:
• LOCATION: Second floor bedroom
• Maintenance Tip: Keep caulked/grouted areas maintained, including sink backsplash, shower surround, floor tub/shower junction and around windows in shower area. Also be sure to use exhaust fan when showering or bathing.
• GFCI trip test failed. Have electrician evaluate. A GFCI - Ground Fault Circuit Interrupter device protects us from receiving electric shocks from faults in the electrical devices we use in our home.

5. Bath (Half)

Observations:
• LOCATION: Between Den & Master Bedroom
• Sink faucet for hot water supply is loose. Recommend tightening.
• Toilet loose and may need re-anchoring.
• Maintenance Tip: Keep caulked/grouted areas maintained, including sink backsplash, shower surround, floor tub/shower junction and around windows in shower area. Also be sure to use exhaust fan when showering or bathing.
• GFCI trip test failed. Have electrician evaluate. A GFCI - Ground Fault Circuit Interrupter device protects us from receiving electric shocks from faults in the electrical devices we use in our home.

Fan with good ventalation (able to hold a piece of tissue paper)

GFI receptacle not working properly

6. Plumbing & Laundry

Observations:

• Dryer venting is loose and should be reconnected to ensure proper air flow.
• Condensation on cold water pipes could be from the excess humidity created by the loose dryer vent. Recommend fixing dryer vent and insulating the pipes with a plastic foam insulation.
• GFCI trip test failed. Have electrician evaluate. A GFCI - Ground Fault Circuit Interrupter device protects us from receiving electric shocks from faults in the electrical devices we use in our home. At the time the house was built GFCI protection was not required in the Laundry area.
• Old sump drain should be capped off.
• Sump pump is draining into the public sewer system. When sump pumps are connected to the city sanitary sewer system, their flow is taking up space needed to carry sewage to the treatment plant. These incorrect and illegal connections can cause sewage to back up into your basement or overflow into our rivers and streams.

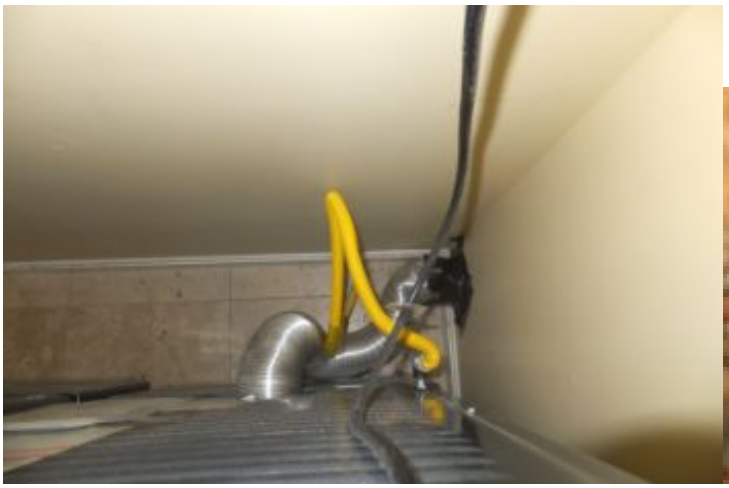
Relocate the sump pump discharges: The sump discharge point may be relocated so that it discharges a minimum of ten feet from the property line adjacent to a street or sidewalk. This distance may enable the water to infiltrate and absorb into the ground before reaching the street or sidewalk. The sump pump discharge may also be relocated to the backyard or side yard of the property. Backyard and side yard discharges should be located a minimum of ten feet from the property line to allow the water to infiltrate and absorb into the ground before reaching the neighbor's property.

Recommend a plumber to relocate sump pump discharge.

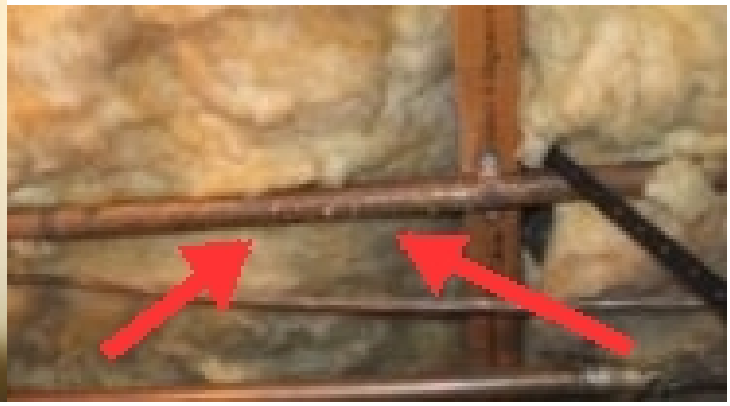
• Electrical Supply for sump pump should be 4' from floor. Battery back-up for this system is good, but it must be elevated. Recommend an electrician to correct electrical issues.

62 psi water pressure

Washer Hook-up



Dryer Hook-up - vent is loose



Condensation on Cold Water Pipe

Sump Pump old drain pipe not capped

Sump Pump wiring with battery back-up should be off floor

Water pipes too close together

Drain to City Sewer

7. Interior Electric

Observations:

• Ground Fault Circuit Interrupter (GFCI) proctection should be provided anywhere there is a receptacle installed in an area subject to moisture, as the presence of moisture greatly increases the danger of accidental shock. The National Electric Code specifies many such areas in residential dwelling units, such as, but not limited to: Bathrooms; Garages and accessory buildings; All exterior receptacles; Crawl spaces; Unfinished basements; Kitchens; Laundry, Utility, Wet Bar Sink Areas; and Boathouses. Local building authorities may have additional requirements. The list of areas requiring GFCI protection has increased with every code revision. They were initially only required around pool areas in the '70s. Now they seem to be required nearly everywhere. You should question your local building authority for the latest, complete requirements.

• Sprinkler system should have an electrical outlet installed within 6 ft so the cord does not have to extended and strung up on the floor joists.

Sprinkler System plugged into plug strip

8. Floors, Ceilings & Walls

Observations:

• Water Stains, dry at time of inspection. Could be from the chimney since the backer flashing is missing. Recommend a professional roofer inspect and correct.

• Minor cracks in caulking noted, which is normal for a house of this age.

• "Nail pops" visible in some areas; recommend resetting, or replacing with screws in drywall. This is a fairly common occurrence.

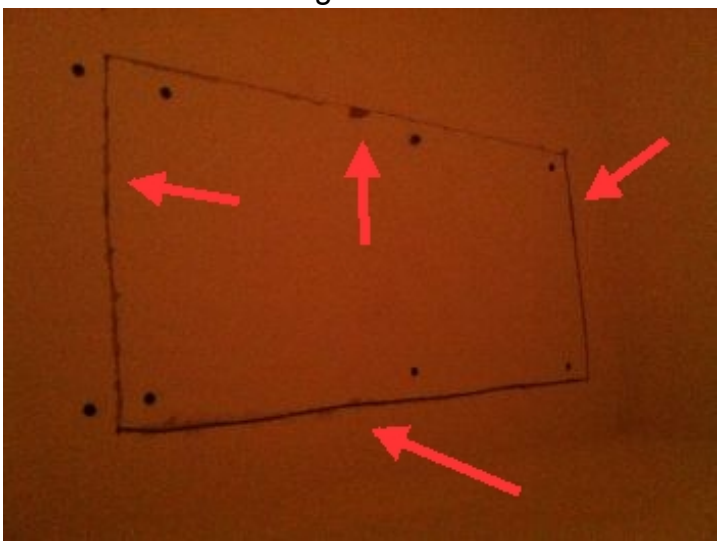
• Minor cracks and nail pops in bedroom storage ceiling. Normal but could be repaired.

• A hole in the Ceiling in foyer closet has been cut out and put back without being properly patched. Recommend proper patching with drywall tape and spackle to prevent air intrusion from outside.

Bedroom 2 - repair needed on handyman work

Some caulking needed in Kitchen

Water Stain on living room ceiling near fireplace



Foyer Closet ceiling patch

9. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.
- Air and light entering at entrance door.
- **Bedroom doors too tight to carpeting to allow proper return air flow. Recommend 30 sq in of space between door and carpet. For example is the door is 30 inches than we need a 1 inch gap between the floor and carpet. Currently there is less than 1/2 inch.**

Bedroom doors too tight to floor. Does not allow return air to flow.

10. Windows

Observations:
• No major system safety or function concerns noted at time of inspection.

11. Fireplaces & Stoves

Observations:
• No major system safety or function concerns noted at time of inspection.
• Gas Fireplace was operational at time of inspection.

Gas Fireplace in Den

12. Stairways

Observations:
• No major system safety or function concerns noted at time of inspection.

General Notes

1. General Notes

Observations:

Final Walk-Through: This report is a snapshot in time, at the time and date of the inspection. Conditions in a house can change at any time, for any number of reasons. For this reason, we recommend a complete walk-through of the vacant house before closing. If you or your representative are not available for such a walk through (or if you would like a professional to accompany you), we ask that you provide us with 3 days notice.

Pictures - Pictures are included to help you understand and see what I saw at the time of the inspection. They are intended to show an example or illustration of an area of concern but may not show every occurrence and may not accurately depict its severity.

Fire and carbon monoxide protection – By today's standards: The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Test all of these devices monthly. Install new batteries yearly. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s).

Your Home Inspection Report is not a code inspection, nor is the inspector licensed to perform any code inspections pertaining to this specific property. All code enforcement questions must be directed to the authority having jurisdiction. Contact the local building department for further details.

Discussion, verbal (Discussion prior to report delivery) – Your printed or emailed Home Inspection Report shall always supersede any and all discussion at time of inspection. Do not rely on any verbal discussions about your home or the home inspection. Please contact me if you have any questions.

This report is not a guaranty or warranty. Anything can fail at any time. This inspection report is only reporting on the conditions as observed at the time of the inspection, and is not intended to be considered as a guaranty or warranty, expressed or implied, of the adequacy of, or performance of, systems or structures, or their component parts, or of their remaining life expectancy or usefulness. Systems, equipment and components can, and do, fail—randomly and without prior warning.