

INSPECTION REPORT



For the Property at:
123 MAIN STREET
SYKESVILLE, MD 21784

Prepared for: JOHN SMITH
Inspection Date: Friday, December 20, 2019
Prepared by: Christopher Gotsch, CPI



Gotsch Inspections, LLC
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www.gotschinspect.com
chris@gotschinspect.com

The best home inspection experience available.



January 3, 2020

Dear John Smith,

RE: Report No. 1589, v.2
123 Main Street
SYKESVILLE, MD
21784

Thanks very much for choosing Gotsch Inspections to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of interNACHI <https://www.nachi.org/sop.htm> and Maryland Standards of Practice <https://www.dllr.state.md.us/license/reahi/reahicode.shtml>. These documents defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing Gotsch Inspections to perform your home inspection.

Sincerely,

Christopher Gotsch, CPI
on behalf of
Gotsch Inspections, LLC

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SUMMARY

123 Main Street, SYKESVILLE, MD December 20, 2019

Report No. 1589, v.2

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

This Summary outlines potentially significant issues from a maintenance to safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Hallway Bathroom

Task: Repair

Insulation and Ventilation

ATTIC/ROOF \ Insulation

Condition: • [Amount inadequate](#)

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Improve

Plumbing

FIXTURES AND FAUCETS \ Bathtub enclosure

Condition: • [Caulking loose, missing or deteriorated](#)

Around tub spout

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Hallway Bathroom

Task: Improve

Interior

DOORS \ Doors and frames

Condition: • Interior door is rubbing on the carpet.

Location: Basement Bedroom

Task: Improve

Condition: • [Weatherstripping missing or ineffective](#)

Implication(s): Chance of water entering building | Increased heating and cooling costs | Reduced comfort

Location: Front door and door to deck

Task: Improve

CARPENTRY \ Cabinets

Condition: • [Doors or drawers missing or loose](#)

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Implication(s): Nuisance | Damage or physical injury due to falling materials

Location: Kitchen

Task: Repair

APPLIANCES \ Range

Condition: • Anti-tip device missing

Implication(s): Physical injury

Location: Kitchen

Task: Replace

DESCRIPTION OF REPORT

The report that follows includes a Description of the systems and components in the house as well as any Limitations that may have restricted our inspection. The most important part of the report is the Recommendations section. It is here that we identify any defects in the home and suggest improvements.

LIMITING FACTORS

The inspection is performed by a generalist, and in some cases, we will recommend specialists to further investigate conditions that we have identified. This is very similar to the doctor who is a general practitioner, identifying a physical condition and recommending further testing by a specialist.

Home inspectors have a limited amount of time on site. Market conditions and inspection fees dictate that inspections typically run about three hours. As a result, there will be things that are not picked up by inspectors. We ask that you understand and accept this. The inspection provides great value, and adds considerably to your understanding of the home. But it is not an insurance policy with a one-time only premium, no exclusions, no deductible and no limits.

A home inspection does not include an examination for pests, rot or wood destroying insects. There are specialists available who can provide these services.

Please read the report carefully, and feel free to ask any questions that you may have of the inspector. Again, we will remind you that a home inspection addresses visually accessible components of the home, and does not include destructive testing. We will operate mechanical systems with normal homeowner controls. Where there are many systems of a similar type and a home, we inspect a representative sample. For example, we do not inspect every electrical outlet, every piece of siding or every brick or every window.

As you read the report, we encourage you to contact us with any questions about the report or the home.

An inspection is intended to assist in the evaluation of the overall condition of a building. The inspection is based on observation of the visible and apparent condition of the building and its components on the date of the inspection. The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist, and no warranty or guaranty is expressed or implied.

If your home inspector is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to structural integrity of a building or the condition of its components or systems, you may wish to seek the professional opinion of a licensed structural engineer or other professional regarding any possible defects or other observations set forth in this report.

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Only home inspections performed by Maryland licensed home inspectors will be recognized as a valid home inspection under a real estate contract.

[Home Improvement - ballpark costs](#)

ROOFING

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Description

Sloped roofing material: • Composition shingles • [Metal](#)

Probability of leakage: • Low

Typical life expectancy: • 30- 50 years

Roof Shape: • Gable

Limitations

Roof inspection limited/prevented by: • Eaves Protection - presence, continuity and effectiveness cannot be determined during a professional Home Inspection.

Inspection performed: • From the ground

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Antennas • Not readily accessible interiors of vent systems, flues, and chimneys

EXTERIOR

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Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Below grade](#) • [Above grade](#)

Lot slope: • [Hillside](#)

Wall surfaces and trim: • [Vinyl siding](#)

Driveway: • Gravel

Walkway: • Concrete

Deck: • Raised • Pressure-treated wood

Porch: • Concrete

Garage: • Detached

Limitations

General: • Fences, gates, outbuildings (other than garages) and landscape features are not included as part of a home inspection.

Upper floors inspected from: • Ground level

Exterior inspected from: • Ground level

Not included as part of a building inspection: • Underground components (e.g., oil tanks, septic fields, underground drainage systems) • Screens, shutters, awnings, and similar seasonal accessories • Fences and boundary walls • Geological and soil conditions • Recreational facilities • Outbuildings other than garages and carports • Seawalls, breakwalls, docks • Erosion control, earth stabilization measures

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Description

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#)

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • [Trusses](#)

Limitations

Inspection limited/prevented by: • Finishes, insulation, furnishings and storage conceal structural components, preventing/restricting inspection. The footings supporting the house are typically not visible and cannot be inspected. Only a small part of the foundation can be seen and inspected from outside the home. Finished or concealed portions of the interior of the foundation cannot be inspected.

Attic/roof space: • Inspected from access hatch

Percent of foundation not visible: • 80 %

Not included as part of a building inspection: • Visible mold evaluation is not included in the building inspection report • An opinion about the adequacy of structural components • Less than 24 inches of vertical clearance cannot be entered in under-floor crawlspace areas • Access opening smaller than 16 inches x 24 inches cannot be entered in under-floor crawlspace areas • Attic load bearing components concealed by insulation cannot be traversed

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Description

Service entrance cable and location: • [Underground - cable material not visible](#)

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box rating: • [200 Amps](#)

Main disconnect/service box type and location: • [Breakers - basement](#)

System grounding material and type: • [Copper - ground rods](#)

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • GFCIs present

Smoke alarms (detectors): • [Present](#)

Carbon monoxide (CO) alarms (detectors): • None noted

Limitations

General: • The following low voltage systems are not included in a home inspection: intercom, alarm/security, doorbells, low voltage light control, central vacuum, telephone, television, Internet, and Smart Home wiring systems.

General: • A professional home inspection includes the inspection of a representative sample of wiring, lights, receptacles, etc.

Inspection limited/prevented by: • Concealed Electrical Components Are Not Inspected

Fuse block: • Not pulled

System ground: • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Panel or disconnect cover: • Not safe to remove

Not included as part of a building inspection: • Remote control devices • Low voltage wiring systems and components • Testing of smoke and/or carbon monoxide alarms • Solar, wind, and other renewable energy systems • Amperage, voltage, and impedance measurements • Determination of the age of smoke and carbon monoxide alarms

Recommendations

General

1. • All electrical recommendations are safety issues. Treat them as high priority items, and consider the Time frame as Immediate, unless otherwise noted.

DISTRIBUTION SYSTEM \ Outlets (receptacles)

2. **Condition:** • [Loose](#)

Implication(s): Electric shock | Fire hazard

Location: Hallway Bathroom

Task: Repair

ELECTRICAL

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1. Loose

Description

System type: • [Heat pump](#)

Fuel/energy source: • [Electricity](#)

Furnace manufacturer: • Trane

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • Not determined

Efficiency: • [Conventional](#)

Approximate age: • [New](#)

Failure probability: • [Low](#)

Air filter: • Disposable • 16" x 20" • 1" thick

Fireplace/stove: • None

Location of the thermostat for the heating system: • Hallway

Ancillary components: • Programmable thermostat

Limitations

Safety devices: • Not tested as part of a building inspection

Heat loss calculations: • Not done as part of a building inspection

Heat exchanger:

• Only a small portion visible

The heat exchanger is substantially concealed and could not be inspected.

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Interiors of vent systems, flues, and chimneys • Heat exchangers • Humidifiers and dehumidifiers • Electronic air cleaners • Heating systems using ground source, water source, solar, and renewable energy technology • Heat/energy recovery systems • Whole house mechanical ventilation systems • Fireplace screens and doors • Fireplace seals and gaskets • Automatic fuel feed devices • Mantles and fireplace surrounds

COOLING & HEAT PUMP

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Description

Heat pump type: • [Air source](#)

Manufacturer: • Trane

Cooling capacity: • Not determined

Compressor type: • Electric

Compressor approximate age: • New

Typical life expectancy: • 10 to 15 years

Failure probability: • [Low](#)

Refrigerant type: • R-410A

Location of the thermostat for the cooling system: • Hallway

Condensate system: • Discharges to exterior

Ancillary components: • Programmable thermostat

Limitations

Inspection limited/prevented by: • Low outdoor temperature

Heat pump only tested in: • Heating mode

Heat gain calculations: • Not done as part of a building inspection

Not part of a home inspection: • Home inspectors cannot typically access or inspect the indoor coil • Home inspectors do not verify that the size of the indoor coil matches the outdoor coil

Window unit: • Window A/C excluded from inspection

Not included as part of a building inspection: • Electronic air cleaners • Cooling system adequacy • Cooling system distribution balance • Window cooling system • Ground source, water source, solar, and renewable energy technology • Heat gain or heat loss calculations

Description

Attic/roof insulation material: • [Cellulose](#)

Attic/roof insulation amount/value: • 4 inches

Attic/roof air/vapor barrier: • [Not visible](#)

Attic/roof ventilation: • [Roof and soffit vents](#)

Limitations

Inspection prevented by no access to: • Wall space

Attic inspection performed: • From access hatch

Roof ventilation system performance:

• Not evaluated

The performance of roof and attic ventilation are not verified as part of a home inspection.

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Insulation cannot be disturbed

Recommendations

ATTIC/ROOF \ Insulation

3. Condition: • [Amount inadequate](#)

Implication(s): Increased heating and cooling costs

Location: Attic

Task: Improve

Description

Water supply source: • Private

Service piping into building: • [Plastic](#)

Supply piping in building: • [Plastic](#) • CPVC (Chlorinated PolyVinylChloride)

Main water shut off valve at the: • Basement

Water flow and pressure: • [Functional](#)

Water heater type: • [Conventional](#)

Water heater location: • Basement

Water heater fuel/energy source: • [Electric](#)

Water heater manufacturer: • Rheem

Water heater tank capacity: • 50 gallons

Water heater approximate age: • 2 years

Water heater typical life expectancy: • 8 to 12 years

Water heater failure probability: • [Low](#)

Waste disposal system: • [Private](#)

Waste and vent piping in building: • [ABS plastic](#) • [PVC plastic](#)

Pumps: • None

Backwater valve: • None noted

Exterior hose bibb (outdoor faucet): • Present

Limitations

General: • Domestic water heaters typically last 8 to 15 years, depending on several variables including type, usage levels and water quality. Many plumbing fixtures may be expected to last 15 years or more, although faucets are often replaced every 10 years.

Items excluded from a building inspection: • Concealed plumbing is not inspected. This includes supply and waste piping under floors and under the yard. Isolating valves, relief valves and main shut-off valves are not tested as part of a home inspection. Tub and basin overflows are not tested as part of a home inspection. Leakage at the overflows is a common problem.

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Not included as part of a building inspection: • Washing machine connections • Not readily accessible interiors of vent systems, flues, and chimneys • Wells, well pumps, and water storage related equipment • Water conditioning systems • Solar water heating systems • Geothermal water heating systems • Fire extinguishers and sprinkler systems • Landscape irrigation systems • Septic systems

Recommendations

FIXTURES AND FAUCETS \ Bathtub enclosure

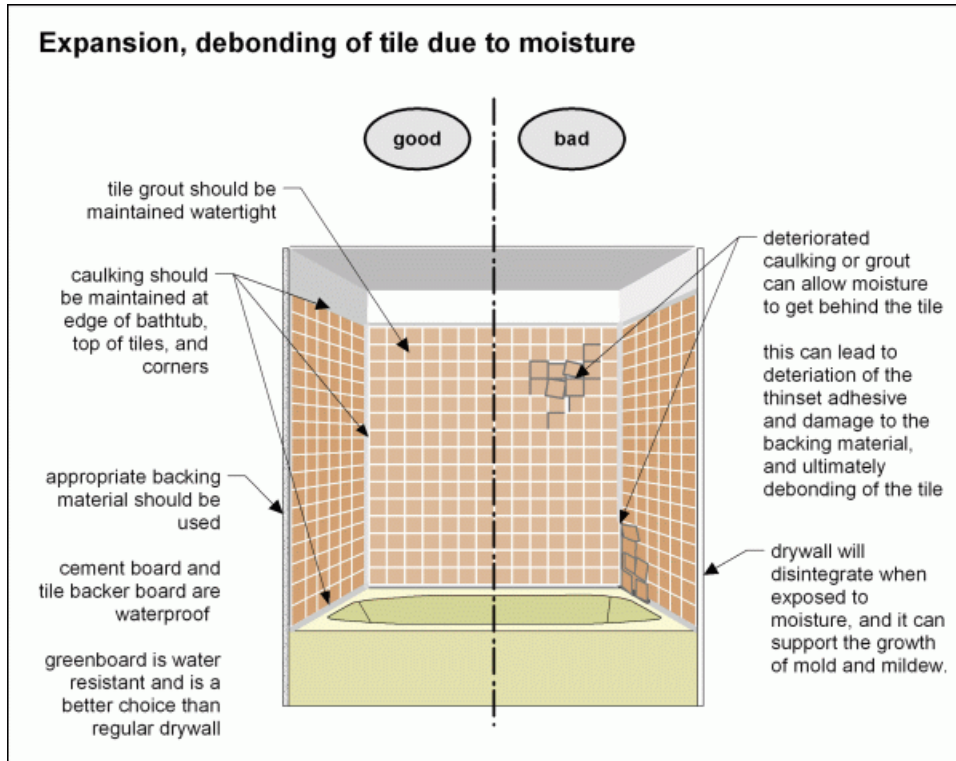
4. Condition: • [Caulking loose, missing or deteriorated](#)

Around tub spout

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Hallway Bathroom

Task: Improve



2. *Caulking loose, missing or deteriorated*

Description

Major floor finishes: • [Carpet](#) • [Hardwood](#)

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Single/double hung](#)

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged

Doors: • Inspected

Oven type: • Conventional

Range fuel: • Electricity

Appliances: • Refrigerator • Dishwasher • Microwave oven • Door bell • Range

Laundry facilities: • Washer • Laundry tub • Hot/cold water supply • Dryer • Vented to outside • 120-Volt outlet • 240-Volt outlet

Kitchen ventilation: • Recirculating type

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Limitations

Inspection limited/prevented by:

- Storage/furnishings
- Storage/finishings in some areas limited inspection.

Not included as part of a building inspection: • Security systems, intercoms, central vacuum systems, chimney flues and elevators are not included as part of a home inspection. Smoke detectors and carbon monoxide detectors are not tested as part of a home inspection. Finding and identifying environmental issues such as asbestos is outside the scope of a home inspection. Asbestos may be present in many building products and materials. An Environmental Consultant can assist if this is a concern.

Not included as part of a building inspection: • Carbon monoxide alarms (detectors) • Security systems and intercoms • Cosmetic issues • Perimeter drainage tile around foundation, if any • Decorative items • Aesthetics or quality of finishes • Vermin, including wood destroying organisms. • Paint, wallpaper, and other finishes • Floor coverings • Window treatments • Window coatings and seals between panes of glass

Cosmetics: • No comment offered on cosmetic finishes

Basement leakage: • Cannot predict how often or how badly basement will leak

Environmental issues are outside the scope of a home inspection : • This includes issues such as asbestos.

Recommendations

DOORS \ Doors and frames

5. Condition: • Interior door is rubbing on the carpet.

Location: Basement Bedroom

Task: Improve



3. Interior door is rubbing on the carpet.

6. Condition: • [Weatherstripping missing or ineffective](#)

Implication(s): Chance of water entering building | Increased heating and cooling costs | Reduced comfort

Location: Front door and door to deck

Task: Improve



4. Weatherstripping missing or ineffective



5. Weatherstripping missing or ineffective

DOORS \ Hardware

7. Condition: • Does not latch properly

Implication(s): System inoperative or difficult to operate

Location: Basement Closet

Task: Repair



6. Does not latch properly

CARPENTRY \ Cabinets

8. Condition: • [Doors or drawers missing or loose](#)

Implication(s): Nuisance | Damage or physical injury due to falling materials

Location: Kitchen

Task: Repair



7. Doors or drawers missing or loose



8. Doors or drawers missing or loose

BASEMENT \ Leakage

9. Condition: • Almost every basement (and crawlspace) leaks under the right conditions. Based on a one-time visit, it's impossible to know how often or severe leaks may be. While we look for evidence of past leakage during our inspection, this is often not a good indicator of current conditions. Exterior conditions such as poorly performing gutters and

downspouts, and ground sloping down toward the house often cause basement leakage problems. Please read Section 10.0 in the Interior section of the Home Reference Book before taking any action.

To summarize, wet basement issues can be addressed in 4 steps:

1. First, ensure gutters and downspouts carry roof run-off away from the home. (relatively low cost)
2. If problems persist, slope the ground (including walks, patios and driveways) to direct water away from the home. (Low cost if done by homeowner. Higher cost if done by contractor or if driveways, patios and expensive landscaping are disturbed.)
3. If the problem is not resolved and the foundation is poured concrete, seal any leaking cracks and form-tie holes from the inside. (A typical cost is \$300 to \$600 per crack or hole.)
4. As a last resort, dampproof the exterior of the foundation, provide a drainage membrane and add/repair perimeter drainage tile. (High cost)

APPLIANCES \ Range

10. Condition: • Anti-tip device missing

Implication(s): Physical injury

Location: Kitchen

Task: Replace



9. *Anti-tip device missing*

END OF REPORT