



HOME INSPECTION REPORT

30 Golden Hill, catonsville, MD 21228

Inspection Date:

Wednesday June 14, 2017

Prepared For:

Prepared By:

Christopher Szendroi
30 Golden Hill Ct
Catonsville, MD 21228
301-704-6485
csendroi@yahoo.ca

Report Number:

1

Inspector:

Christopher Szendroi

License/Certification #:

MD--32831

Inspector Signature:

C. Szendroi

Grounds

Service Walks

Material Concrete

Condition Satisfactory

Photos



Stoops/Steps

Material Concrete

Condition Satisfactory Cracked

Photos



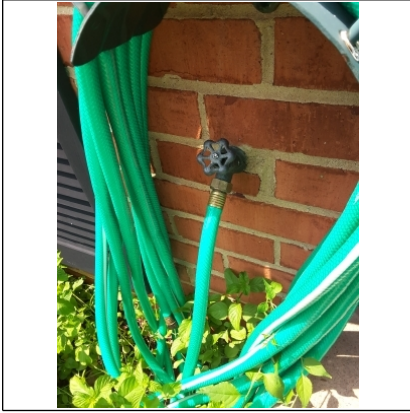
Hose bibs

Condition Satisfactory No anti-siphon valve Recommend Anti-siphon valve

Operable Yes

Photos

Grounds



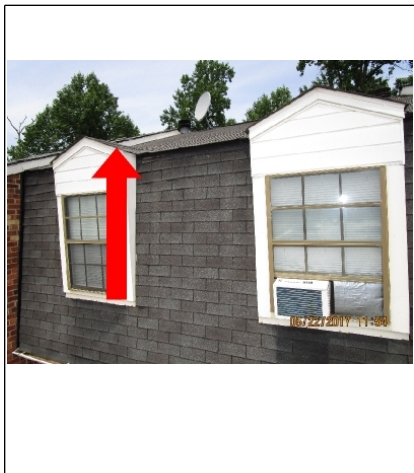
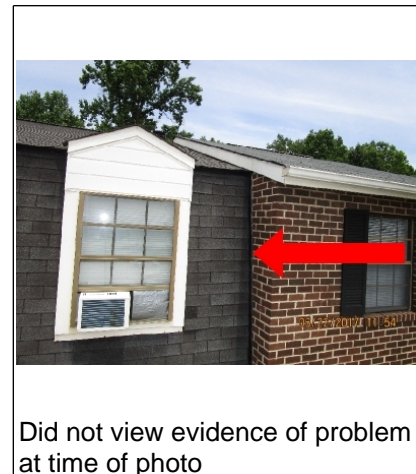
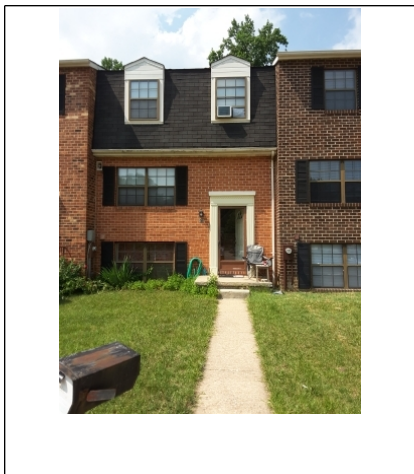
Roof

General

Visibility All

Inspected From Roof Ground
Spectroscope

Photos



Style of Roof

Type Gable

Pitch Medium

Roof #1 Type: Asphalt
Layers: 1
Age:

15-20+

Photos

Roof



Ventilation System

Type Ridge

Flashing

Material Galv/Alum

Condition Satisfactory

Photos



Condition of Roof Coverings

Roof #1 Satisfactory Granules missing

Photos



Plumbing Vents

Condition Satisfactory

Exterior

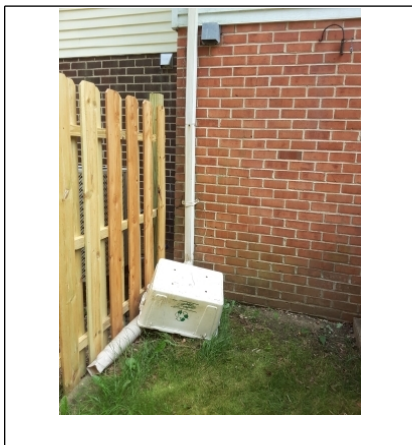
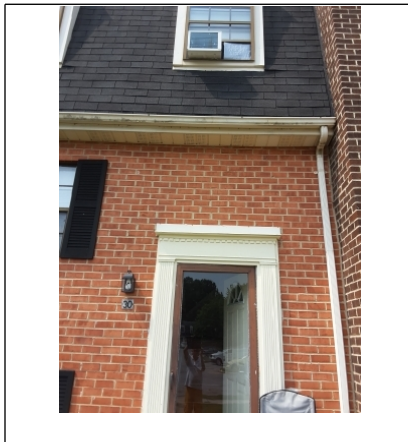
Gutters/Scuppers/Eavestrough

- Condition Satisfactory
- Material Galvanized/Aluminum
- Leaking No apparent leaks
- Attachment Satisfactory
- Extension needed N/A

Photos



Gutter run-off into ground drain

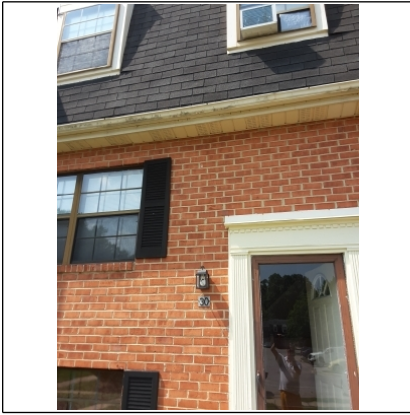


Siding

- Material Block/Brick Metal/Vinyl
- Condition Satisfactory
- Comments Siding appeared to be all intact and in overall satisfactory condition.
Brick and mortar appeared to be in overall adequate condition.
Caulking appeared to be in overall adequate condition.

Photos

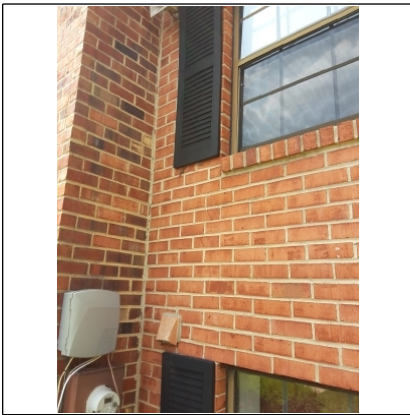
Exterior



Caulking

Condition Satisfactory Recommend around windows/doors/masonry ledges/corners/utility penetrations

Photos



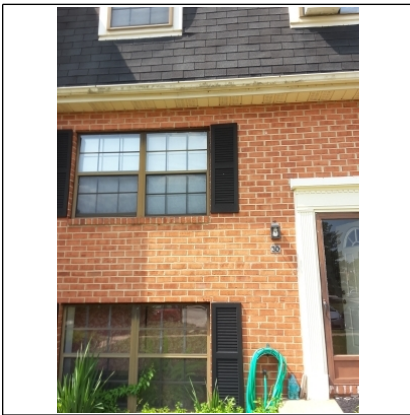
Windows/Screens

Condition Satisfactory

Material Wood

Screens Satisfactory

Photos



Slab-On-Grade/Foundation

Foundation Wall Concrete block

Condition Satisfactory

Exterior

Slab-On-Grade/Foundation cont.

Concrete Slab Satisfactory

Comments Foundation (stem) wall not visible, not evaluated.
Slab not visible due to flooring materials (carpet, hardwood, tile, etc.) not evaluated.

Service Entry

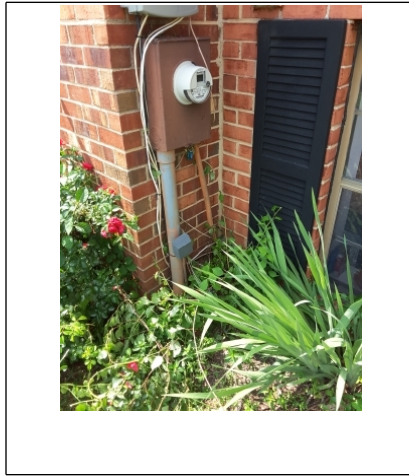
Location Overhead

Condition Satisfactory

Exterior receptacles Yes Operable: Yes Condition: Satisfactory

GFCI present Yes Operable: Yes

Photos



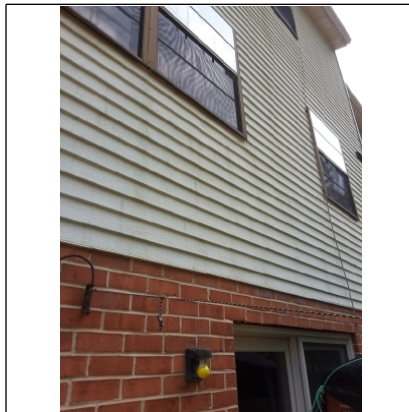
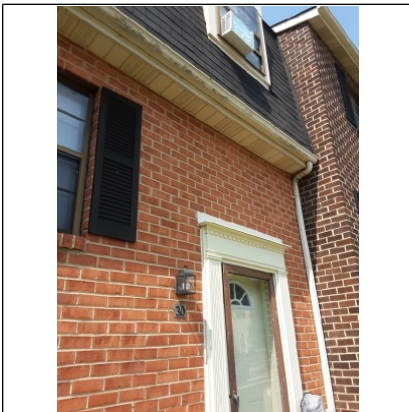
Building(s) Exterior Wall Construction

Type Masonry

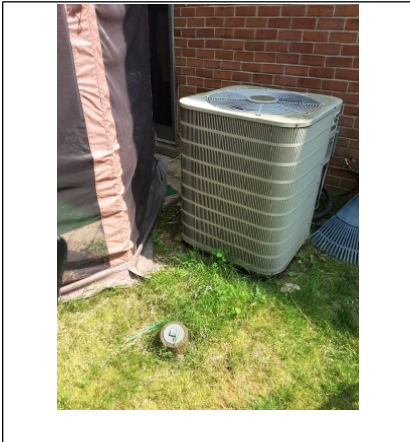
Condition Satisfactory

Comments Building structure not visible due to siding, not evaluated.

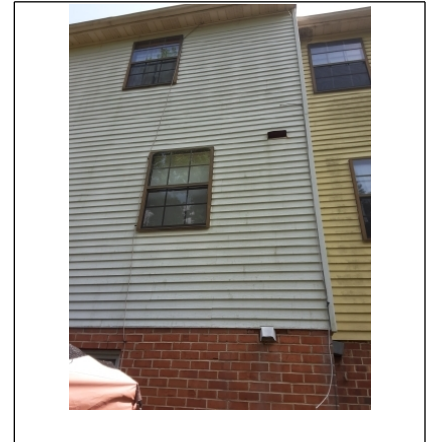
Photos



Exterior



Non functional



Exterior Doors

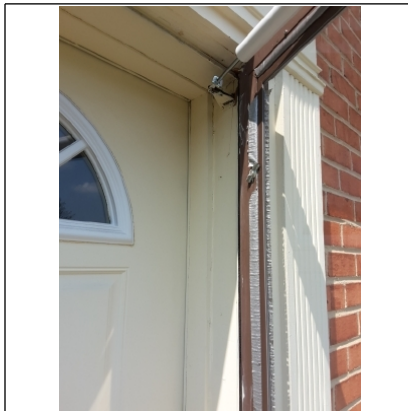
Main Entrance N/A

Patio N/A

Rear door N/A

Other door N/A

Photos



Exterior A/C - Heat pump #1

Unit #1 Location: Backyard
Brand: Frigidaire
Model #: FT3BD030k
2.5 ton

Exterior

Exterior A/C - Heat pump #1 cont.

Unit #1 cont. Serial #: FTA051200760
 Approximate Age: 2005 - 2017
 = 12 yrs
 5-10+

Condition Satisfactory

Energy source Electric

Unit type Heat pump

Outside Disconnect Yes Maximum fuse/breaker rating (amps): 25 Fuses/Breakers installed (amps): 25

Level Yes

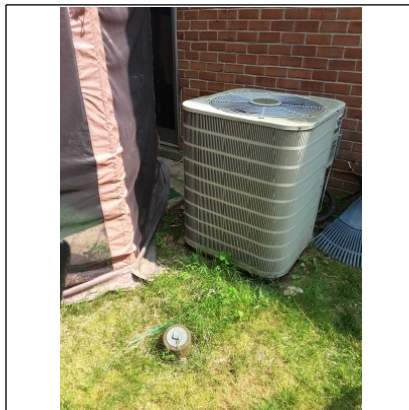
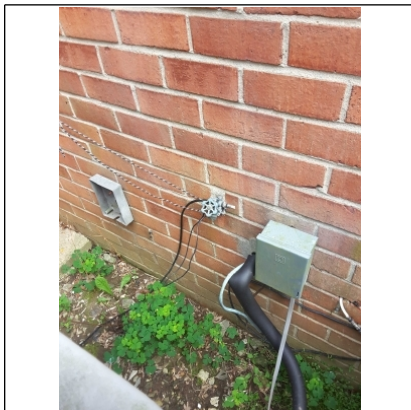
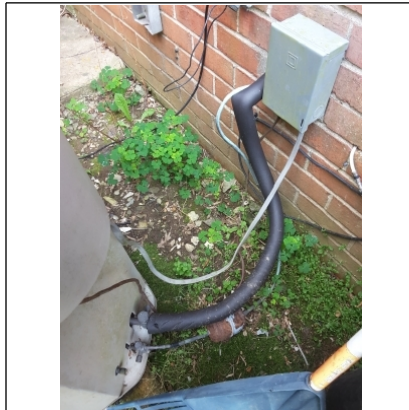
Condenser Fins Satisfactory

Insulation Yes

Improper Clearance (air flow) No

Comments Outside condenser unit coils dirty recommend cleaning

Photos



Kitchen

Countertops

Condition Satisfactory

Comments Counter top has normal wear.

Photos



Cabinets

Condition Satisfactory

Comments Cabinets have normal wear.

Photos



Plumbing

Faucet Leaks No

Pipes leak/corroded No

Sink/Faucet Satisfactory

Functional drainage Satisfactory

Functional flow Satisfactory

Comments Water flow was normal with several fixtures operated at the same time.
There were no visible active piping leaks at the time of the inspection.
There were some plumbing connections with some dissimilar metals monitor for leaks
Some minor corrosion around the joints, but no visible leaks at this time.
Drain lines had no visible leaks or signs of backup at the time of inspection.

Photos

Kitchen

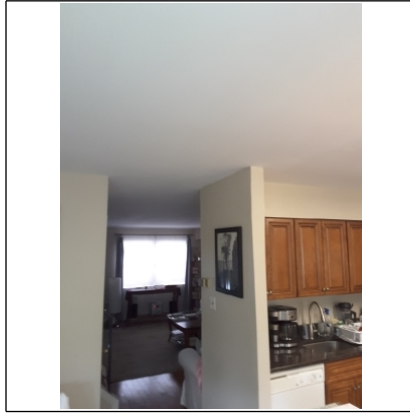
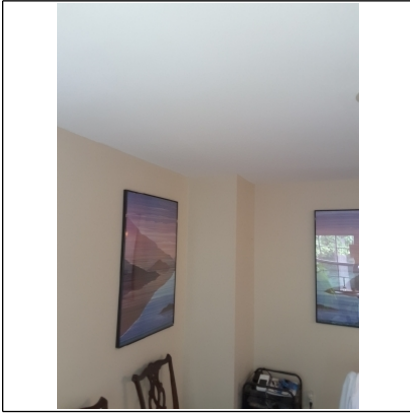


Shut off valves

Walls & Ceiling

Condition Satisfactory

Photos



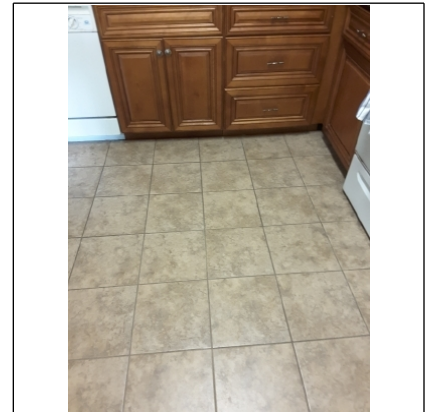
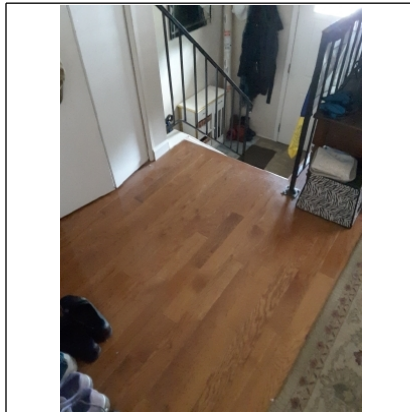
Heating/Cooling Source

Yes

Floor

Condition Satisfactory

Photos



Appliances

Disposal Operable: Yes

Kitchen

Appliances cont.

Oven Operable: Yes

Range Operable: Yes

Dishwasher Operable: Yes

Trash Compactor Operable: Yes

Exhaust fan Operable: Yes

Refrigerator Operable: Yes

Microwave Operable: Yes

Dishwasher airgap No

Dishwasher drain line looped Yes

Receptacles present Yes Operable: Yes

GFCI Yes Operable: Yes

Open ground/Reverse polarity: No

Comments Appliances only tested for operation, working or not. Quality or extent of operation not part of testing or inspection
Refrigerator/freezer door gasket needs replacing.
Microwave does not heat properly, recommend repair

Photos



Laundry Room

Laundry

Laundry sink N/A

Faucet leaks No

Pipes leak No

Cross connections No

Heat source present Yes

Room vented Yes

Dryer vented Wall Plastic dryer vent not recommended

Electrical Open ground/reverse polarity: No

GFCI present No

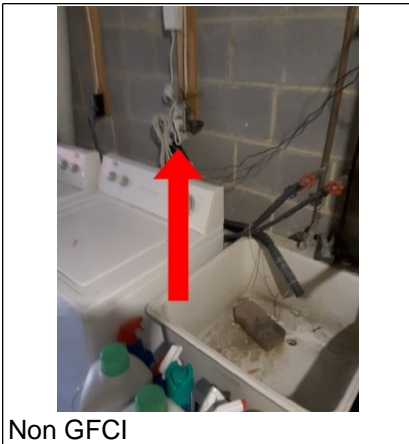
Appliances Washer Dryer Water heater Furnace/Boiler

Washer hook-up lines/valves Satisfactory

Comments

Recommend properly venting dryer vent to exterior

Photos

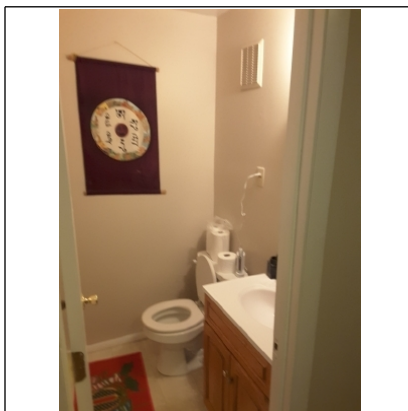
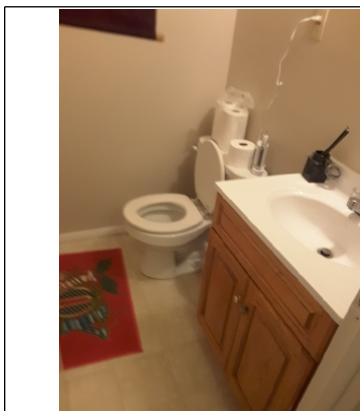


Bathroom (1)

Bath

- Location** Basement half bath
- Unit 1
- Sinks** Faucet leaks: No Pipes leak: No
- Toilet** Bowl loose: No Operable: Yes
- Whirlpool** Yes Operable: Yes GFCI: Yes
- Drainage** Satisfactory
- Water flow** Satisfactory
- Moisture stains present** No
- Doors** Satisfactory
- Window** Satisfactory
- Receptacles present** Yes Operable: Yes
- GFCI** Yes Operable: Yes
- Open ground/Reverse polarity** No
- Heat source present** Yes
- Exhaust fan** Yes Operable: Yes
- Comments** Drains show no signs of back-up during time of inspection.
Outlets were randomly tested and had correct polarity, except as noted.

Photos



Room (1)

Room

Location Second floor
- Unit 1

Type SUNROOM

Walls & Ceiling Satisfactory

Moisture stains No

Floor Satisfactory

Ceiling fan Satisfactory

Electrical Switches: Yes Operable Receptacles: Yes Operable
Open ground/Reverse polarity: No

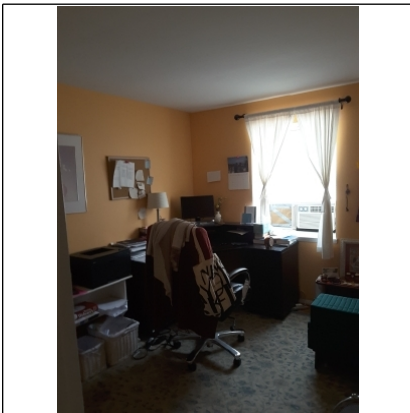
Heating source present Yes

Bedroom Egress restricted No

Doors Satisfactory

Windows Satisfactory

Photos



Interior

Stairs/Steps/Balconies

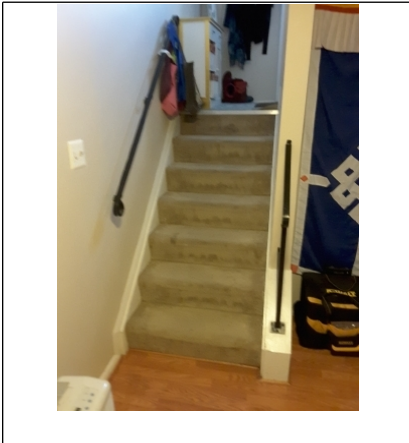
Condition Satisfactory

Handrail Satisfactory

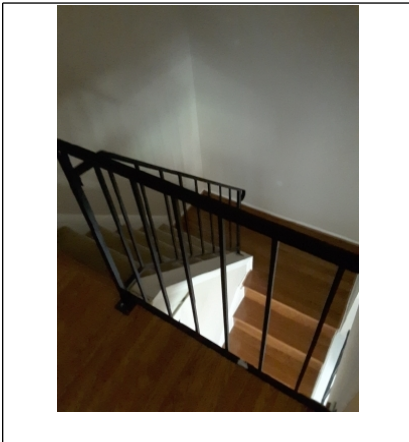
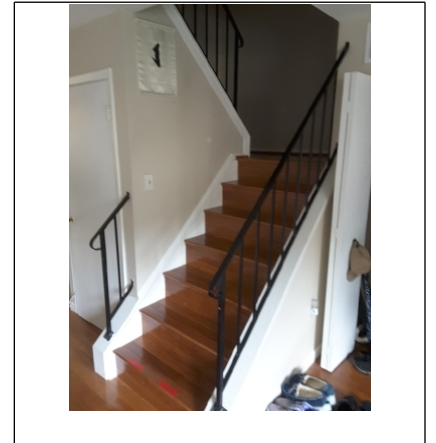
Risers/Treads Satisfactory

Comments Handrail loose, potential safety hazard. Recommend securing/repair

Photos



Loose



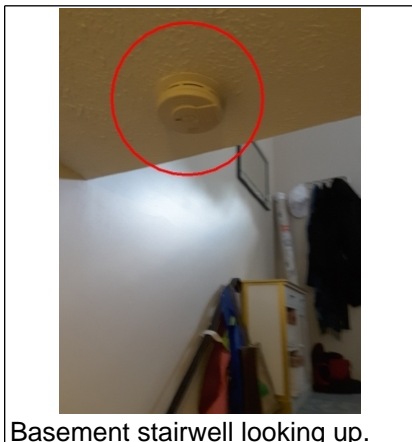
Smoke/Carbon Monoxide detectors

Smoke Detector Present

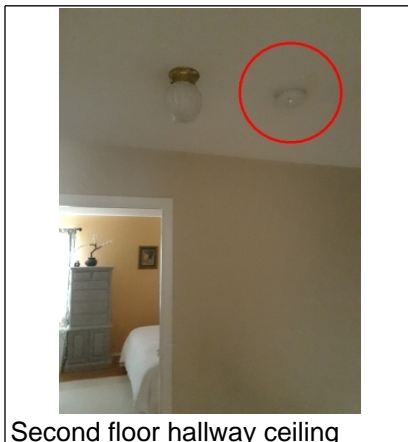
Comments Recommend changing smoke detectors batteries every 6 months

Photos

Interior



Basement stairwell looking up.



Second floor hallway ceiling

Attic/Structure/Framing/Insulation

- Access** Scuttlehole/Hatch
- Inspected from** Access panel
- Location** Hallway
- Flooring** None
- Insulation** Fiberglass Depth: 12 inches
- Installed in** Between ceiling joists
- Vapor barriers** Not Visible
- Ventilation** Ventilation appears adequate
- Fans exhausted to** Outside: Yes
- HVAC Duct** Satisfactory
- Structural problems observed** No
- Roof structure** Trusses
- Ceiling joists** Wood
- Sheathing** Plywood
- Evidence of condensation** No
- Evidence of moisture** No
- Evidence of leaking** No
- Firewall between units** Yes
- Electrical** No apparent defects

Comments

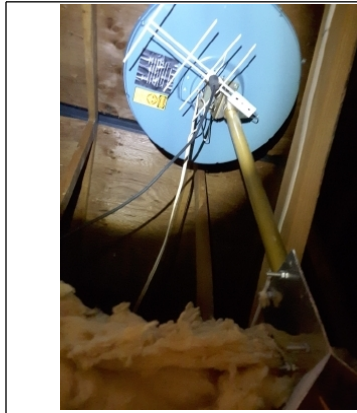
Insulation was typical for this house design.
 Ventilation was normal.
 Vapor barrier not visible.

Photos

Interior



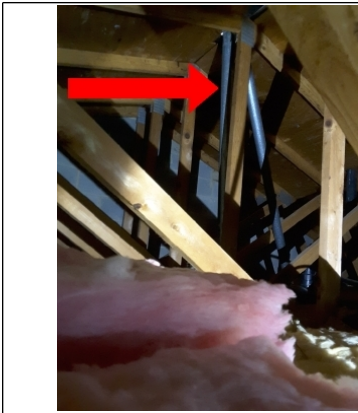
Basement joists



Interior antenna



Plywood



Air vents ie bathrooms



Firewall both sides



Firewall



Chimney



Stack vent

Basement

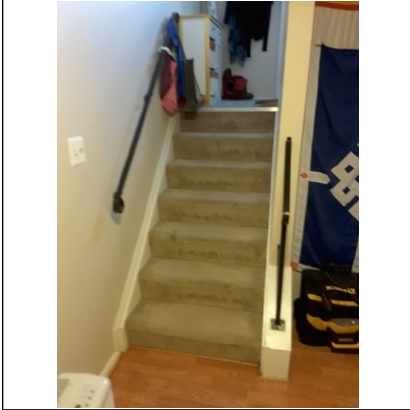
Stairs

Condition Satisfactory

Handrail Yes

Headway over stairs Satisfactory

Photos



Foundation

Condition Satisfactory

Material Concrete block

Step cracks None

Vertical cracks None

Covered walls None

Movement apparent None

Indication of moisture No

Comments Foundation walls were covered with storage material and were not visible.
Foundation walls were covered with paneling/drywall and were not visible.
No representation can be made to the conditions of the walls.

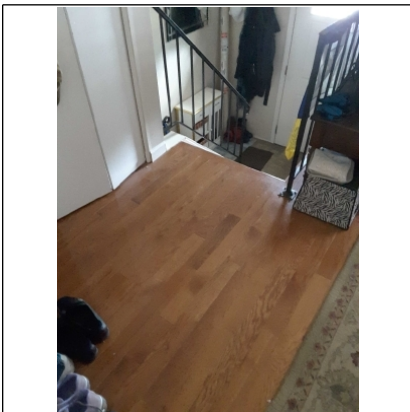
Floor

Material Concrete

Condition Satisfactory

Comments Floor appeared to be in overall satisfactory condition.

Photos



Basement

Joists

Condition Satisfactory

Material Wood 2x8

Photos



Basement

Plumbing

Water service

Main shut-off location In the basement

Water entry piping Not Visible

Lead other than solder joints Unknown

Visible water distribution piping Galvanized

Condition Satisfactory

Flow Satisfactory

Pipes Supply/Drain Cross connection: No Satisfactory

Drain/Waste/Vent pipe Galvanized

Condition Satisfactory

Support/Insulation Type: Metal strapping

Traps proper P-Type Yes

Drainage Satisfactory

Condition Satisfactory

Comments Check for lead

Photos



Main supply valve basement



Exterior spigot valve

Water heater #1

General Brand Name: GE
Serial #: GE0308B02425
Capacity: 50
Approx. age: 2008
- 2017
= 9yrs

Type Electric

Combustion air venting present No

Seismic restraints needed No

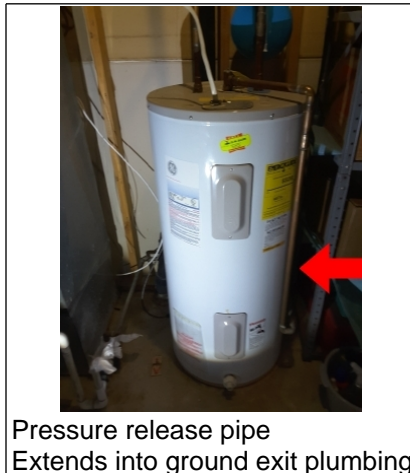
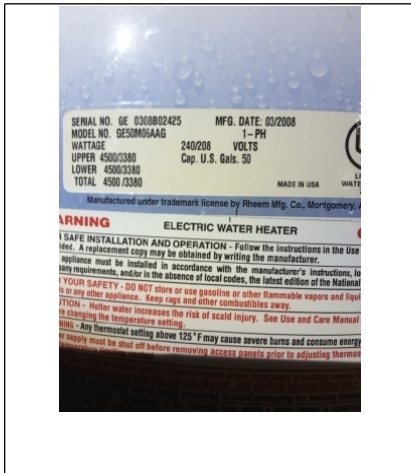
Relief valve Yes Extension proper: Yes

Condition Satisfactory

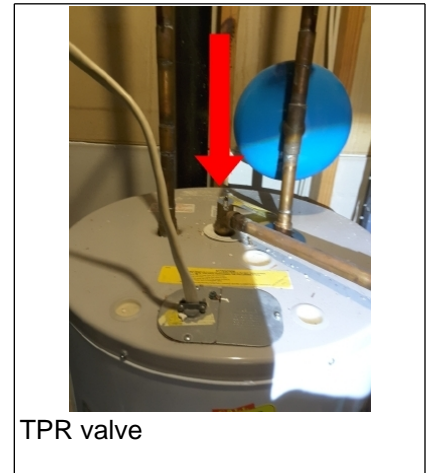
Comments Temperature-Pressure relief valve extension should be 4"-6" off of the floor - this is a Safety Concern.

Photos

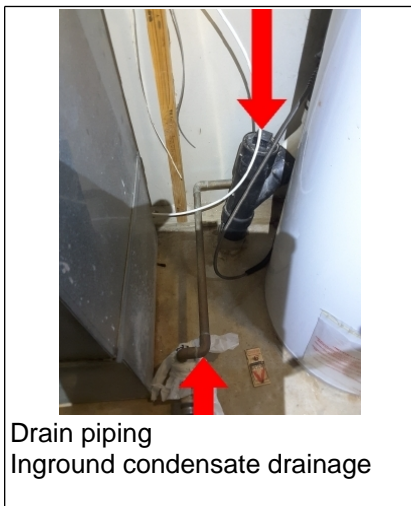
Plumbing



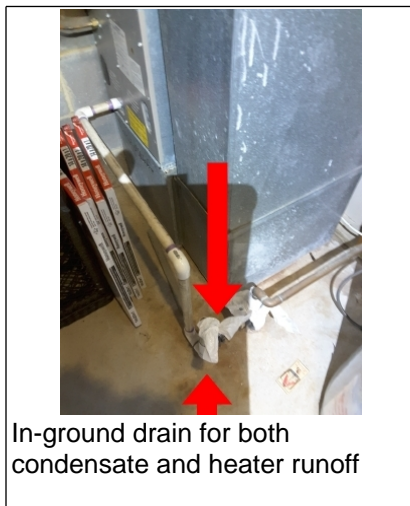
Pressure release pipe
Extends into ground exit plumbing



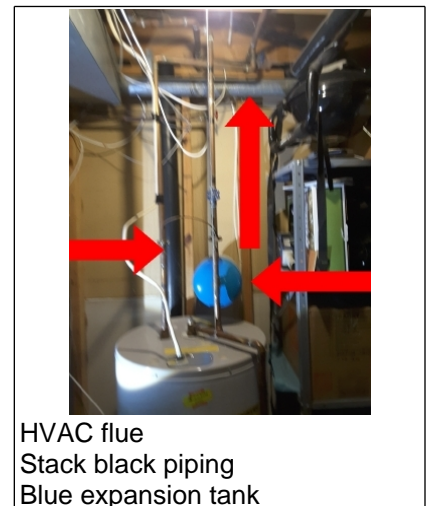
TPR valve



Drain piping
Inground condensate drainage



In-ground drain for both
condensate and heater runoff



HVAC flue
Stack black piping
Blue expansion tank

Heating System

Heating system

Unit #1 Brand name: Goodman
 Approx. age: 2004 - 2017
 = 13yrs
 Model #: ARUF03000A1 Serial #: 040574921B Satisfactory

Energy source Electric

Warm air system Central system

Heat exchanger Not Visible

Combustion air venting present No

Controls Disconnect: Yes Normal operating and safety controls observed

Distribution Metal duct

Flue piping Satisfactory

Filter Satisfactory

When turned on by thermostat Fired Proper operation: Not tested

Heat pump Supplemental electric

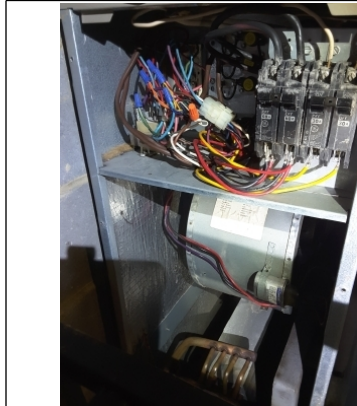
System not operated due to Exterior temperature

Comments Furnace was in normal working order at the time of the inspection.
 Heat exchanger had limited visibility due to its high-efficiency design.

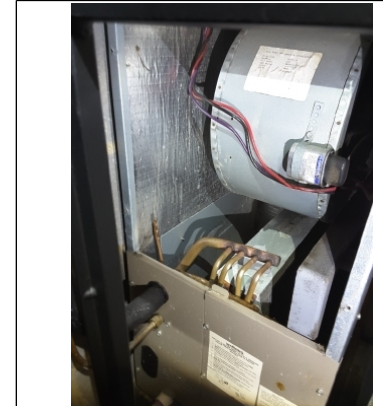
Photos



Shut off switches

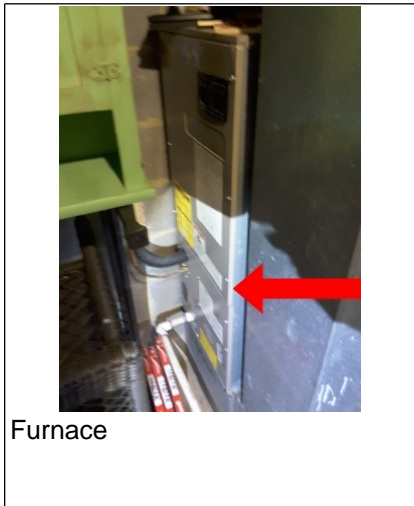


Was no rust/moisture at time of inspection
 Clean interior

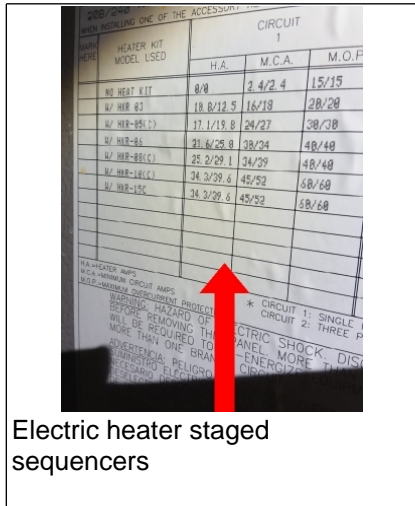
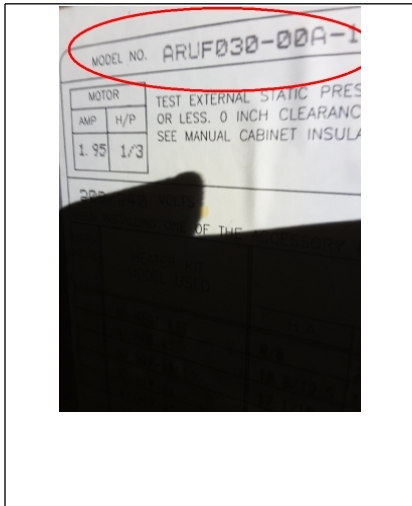


A coil was clean

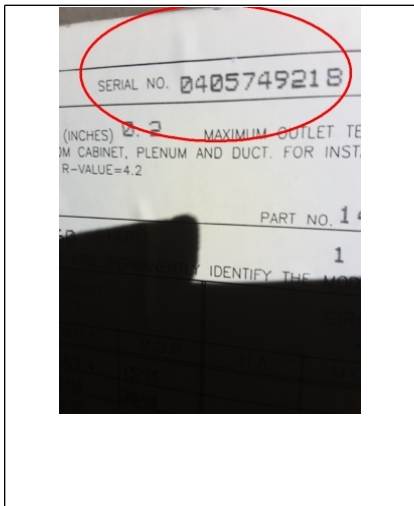
Heating System



Furnace



Electric heater staged sequencers



Living Room

Living Room

Location First floor

Walls & Ceiling Satisfactory

Moisture stains No

Floor Satisfactory

Ceiling fan None

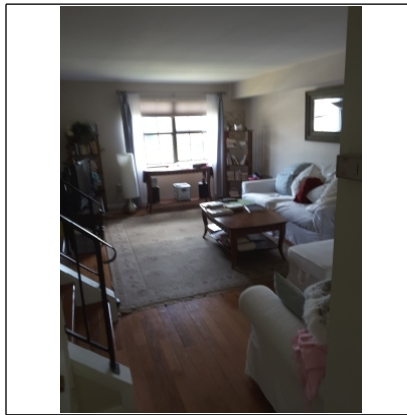
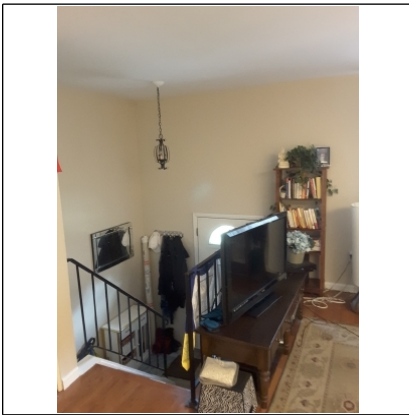
Electrical Switches: Yes Operable Receptacles: Yes Operable
Open ground/Reverse polarity: No

Heating source present Yes

Doors Satisfactory

Windows Satisfactory

Photos



Dining Room

Dining Room

Location First floor

Walls & Ceiling Satisfactory

Moisture stains No

Floor Satisfactory

Ceiling fan Satisfactory

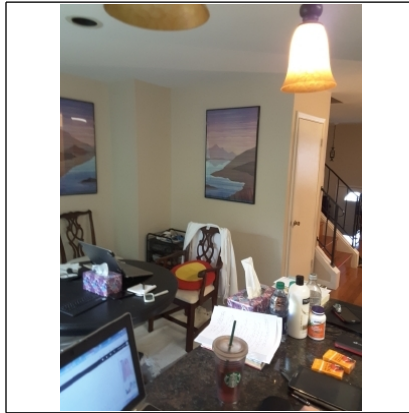
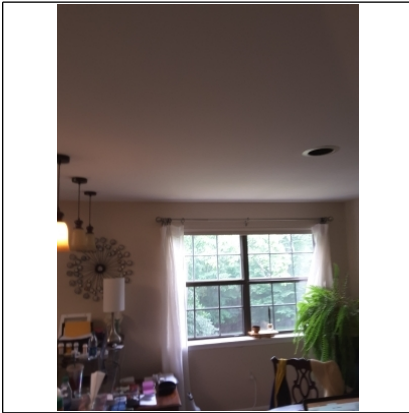
Electrical Switches: Yes Operable Receptacles: Yes Operable
Open ground/Reverse polarity: No

Heating source present Yes

Doors Satisfactory

Windows Satisfactory

Photos



Electric/Cooling System (1)

Main panel

Location Basement

Condition Satisfactory

Adequate Clearance to Panel Yes

Amperage/Voltage 200a

Breakers/Fuses Breakers

Appears grounded Yes

GFCI breaker Operable: Yes No

AFCl breaker Operable: Not Tested

Main wire Aluminum

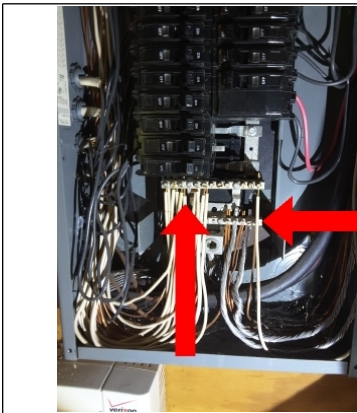
Branch wire Not Visible

Branch wire condition Not evaluated

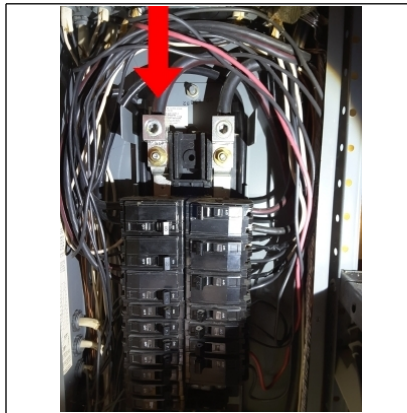
Comments Panel size appeared to be compatible to service size.
No signs of overheating were evident at the time of the inspection.
Outlets were randomly tested and had correct polarity, except as noted.
Main wires are aluminum - recommend no-oxidation paste be applied to wires to prevent corrosion
Panel cover was missing some screws recommend adding proper screws to secure panel cover

Panel was full and may need to be upgraded for future needs,i.e. longer neutral bar.

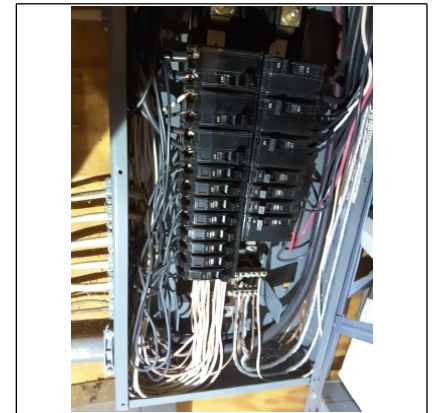
Photos



10 Double taps
Safety hazard
Recommend electrical evaluation



Aluminum wiring service entrance



No GFCI / AFCI

Electric/Cooling System (1)



Labelling for safety

Evaporator Coil Section Unit #1

General Central system
Age: 13yrs on 2017

Evaporator coil Satisfactory

Refrigerant lines Satisfactory

Condensate line/drain Floor drain

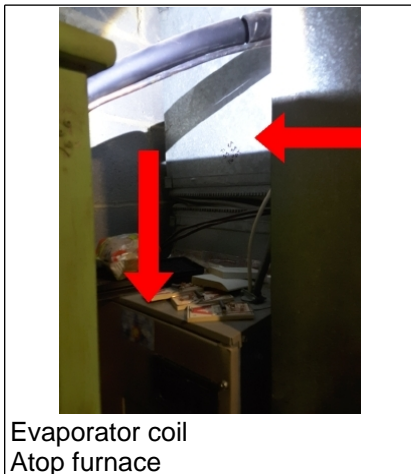
Secondary condensate line/drain Present: Yes Needed: No

Operation Differential: 20

Condition Satisfactory

Comments Through wall A/C unit not tested.
Through wall A/C unit operated satisfactory.
Recommend an HVAC contractor examine.
A/C unit operated properly.

Photos



Evaporator coil
Atop furnace

Bathroom (2)

Bath

Location Second floor bath
- Unit 2

Sinks Faucet leaks: No Pipes leak: No

Tubs Faucet leaks: No Pipes leak: No

Showers Faucet leaks: No Pipes leak: No

Toilet Bowl loose: No Operable: Yes

Whirlpool Yes Operable: Yes GFCI: Yes

Shower/Tub area Ceramic/Plastic Condition: Marginal Caulk/Grouting needed: Yes
Where: Ceramic flooring needs rework or renewal

Drainage Satisfactory

Water flow Satisfactory

Moisture stains present No

Doors Satisfactory

Window Satisfactory

Receptacles present Yes Operable: Yes

GFCI Yes Operable: Yes

Open ground/Reverse polarity No

Heat source present Yes

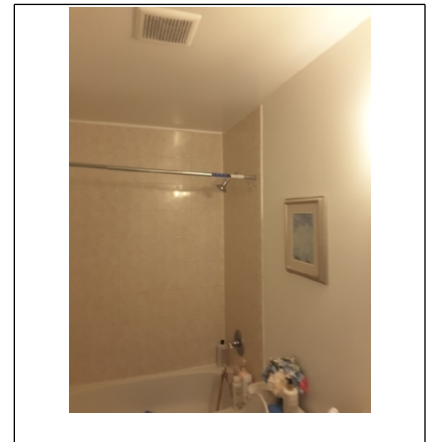
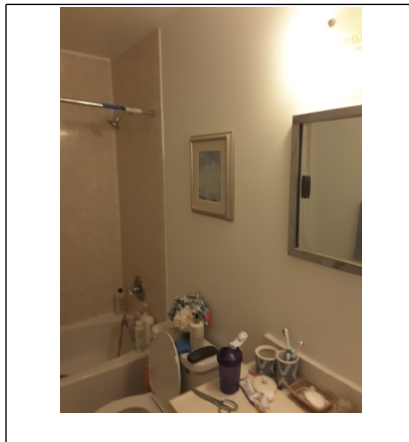
Exhaust fan Yes Operable: Yes

Comments Recommend caulking/grouting in shower/tub area
Damaged floors around tub / shower, recommend repair
Damaged floor around toilet bowl, recommend repair

Photos



Recommend ceramic repair



Room (2)

Room

Location Second floor
- Unit 2

Type BEDROOM

Walls & Ceiling Satisfactory

Moisture stains No

Floor Satisfactory

Ceiling fan None

Electrical Switches: Yes Operable Receptacles: Yes Operable
Open ground/Reverse polarity: No

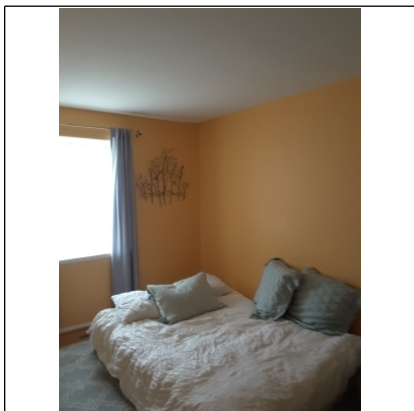
Heating source present Yes

Bedroom Egress restricted No

Doors Satisfactory

Windows Satisfactory

Photos



Bathroom (3)

Bath

Location Second floor half bath
- Unit 3

Sinks Faucet leaks: No Pipes leak: No

Showers Faucet leaks: No Pipes leak: No

Toilet Bowl loose: No Operable: Yes

Whirlpool Yes Operable: Yes GFCI: Yes

Shower/Tub area Ceramic/Plastic Condition: Satisfactory Caulk/Grouting needed: No

Drainage Satisfactory

Water flow Satisfactory

Moisture stains present No

Doors Satisfactory

Window Satisfactory

Receptacles present Yes Operable: Yes

GFCI Yes Operable: Yes

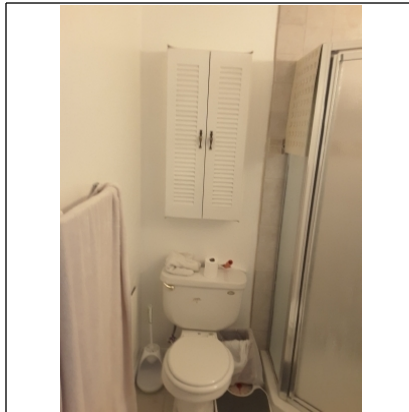
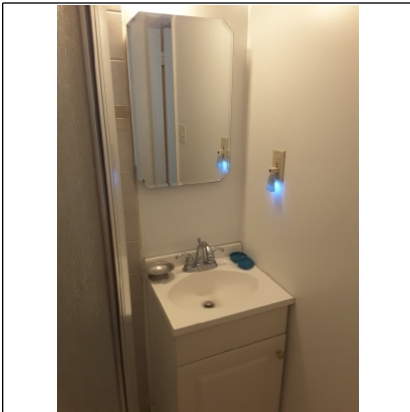
Open ground/Reverse polarity No

Heat source present Yes

Exhaust fan Yes Operable: Yes

Comments Outlets were randomly tested and had correct polarity, except as noted.

Photos



Room (3)

Room

Location Second floor
- Unit 3

Type MASTER BEDROOM

Walls & Ceiling Satisfactory

Moisture stains No

Floor Satisfactory

Ceiling fan None

Electrical Switches: Yes Operable Receptacles: Yes Operable
Open ground/Reverse polarity: No

Heating source present Yes

Bedroom Egress restricted No

Doors Satisfactory

Windows Satisfactory

Photos

