

Bayside Home Inspections, Inc.



Pasadena, Md. 21122

Prepared for: John Doe

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Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Roof

Gutters: Aluminum The front gutter needs to be secured to the fascia.



Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

Steps/Stoops: Flagstone Recommend to install a handrail for the front steps.



Porch: Flagstone Recommend to install a handrail around the porch area (safety first).



Deck: Treated wood The handrail is too wide. Recommend to install a handrail that can be grasped.

Lots and Grounds (Continued)



Plumbing

Water Lines: Copper, CPVC The fitting by the main shut valve is leaking.
The T fitting above the water heater is leaking.



Defective Summary (Continued)

Bathroom

Basement half bath Bathroom Electrical: 120 VAC
Recommend that a GFCI receptacle be
installed.



Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

Lots and Grounds

- 1. Acceptable Driveway: Asphalt
- 2. Acceptable Walks: Flagstone, Concrete
- 3. Defective Steps/Stoops: Flagstone
 Recommend to install a
 handrail for the front steps.



- 4. Defective Porch: Flagstone Recommend to
 install a handrail around the
 porch area (safety first).



Lots and Grounds (Continued)

5. Defective

Deck: Treated wood The handrail is too wide. Recommend to install a handrail that can be grasped.



- 6. Acceptable
- 7. Acceptable
- 8. Acceptable
- 9. Acceptable
- 10. Acceptable

Grading: Minor slope
Vegetation: Shrubs, Trees
Basement Stairwell: Masonry Block
Basement Stairwell Drain: Surface drain
Fences: Chain link

Exterior Surface and Components

Front half Exterior Surface

1. Acceptable Type: Brick

Rest Of House Exterior Surface

- 2. Acceptable Type: Vinyl siding
- 3. Acceptable Trim: Aluminum
- 4. Acceptable Fascia: Aluminum
- 5. Acceptable Soffits: Aluminum
- 6. Acceptable Door Bell: Battery operated
- 7. Acceptable Entry Doors: Metal
- 8. Acceptable Patio Door: Vinyl sliding
- 9. Acceptable Windows: Vinyl double hung
- 10. Not Present Storm Windows:
- 11. Acceptable Window Screens: Vinyl mesh
- 12. Acceptable Basement Windows: Vinyl casement
- 13. Acceptable Exterior Lighting: Surface mount
- 14. Acceptable Exterior Electric Outlets: 120 VAC GFCI
- 15. Acceptable Hose Bibs: Rotary

Roof

Main Roof Surface

- 1. Method of Inspection: On roof
- 2. Acceptable Material: Asphalt shingle
- 3. Type: Gable
- 4. Approximate Age: 6 to 8 years old
- 5. Acceptable Flashing: Aluminum
- 6. Acceptable Valleys: Asphalt shingle
- 7. Not Present Skylights:
- 8. Acceptable Plumbing Vents: PVC
- 9. Acceptable Electrical Mast: Underground utilities
- 10. Marginal Gutters: Aluminum The front gutter needs to be secured to the fascia.



- 11. Acceptable Downspouts: Aluminum
- Back Chimney
- 12. Acceptable Chimney: Brick

Roof (Continued)

13. Not Inspected Flue/Flue Cap: **Recommend cleaning and inspected by a licensed chimney contractor.**



14. Acceptable Chimney Flashing: Aluminum

Garage/Carport

Front, Side Garage

1. Type of Structure: Attached Car Spaces: 2
2. Acceptable Garage Doors: Insulated aluminum
3. Acceptable Door Operation: Mechanized
4. Acceptable Door Opener: Craftsman
5. Acceptable Exterior Surface: Brick, Vinyl siding
6. Acceptable Roof: Asphalt shingle
7. Acceptable Roof Structure: 2x4 Trusses
8. Acceptable Service Doors: Metal
9. Acceptable Ceiling: Drywall
10. Acceptable Walls: Drywall
11. Acceptable Floor/Foundation: Poured concrete, Masonry Block
12. Acceptable Electrical: 120 VAC GFCI
13. Acceptable Windows: Vinyl double hung

Electrical

1. Service Size Amps: 200 Volts: 120-240 VAC
 2. Acceptable Service: Aluminum
 3. Acceptable 120 VAC Branch Circuits: Copper
 4. Acceptable 240 VAC Branch Circuits: Aluminum
 5. Not Present Aluminum Wiring:
 6. Acceptable Conductor Type: Romex
 7. Acceptable Ground: Plumbing and rod in ground
 8. Acceptable Smoke Detectors: Hard wired with battery back up
- ### Garage Electric Panel
9. Acceptable Manufacturer: Square D
 10. Maximum Capacity: 200 Amps

Electrical (Continued)

11. Acceptable **Main Breaker Size:** 200 Amps
 /located inside of main panel



12. Acceptable **Breakers:** Copper
13. Not Present **Fuses:**
14. Not Present **AFCI:**
15. Is the panel bonded? Yes

Structure

1. Acceptable **Structure Type:** Wood frame
2. Acceptable **Foundation:** Masonry Block
3. Not Present **Differential Movement:**
4. Acceptable **Beams:** Steel I-Beam
5. Acceptable **Bearing Walls:** Masonry Block, Wood frame
6. Acceptable **Joists/Trusses:** 2x10
7. Acceptable **Piers/Posts:** Steel posts
8. Acceptable **Floor/Slab:** Poured concrete slab
9. Acceptable **Stairs/Handrails:** Wood stairs with wood handrail
10. Acceptable **Subfloor:** Plywood

Attic

Main Attic

1. Method of Inspection: In the attic
2. Acceptable Roof Framing: 2x4 Trusses
3. Acceptable Sheathing: Plywood
4. Acceptable Ventilation: Ridge and soffit vents
5. Acceptable Insulation: Blown in
6. Acceptable Insulation Depth: 12" to 14"
7. Not Present Attic Fan:
8. Acceptable Wiring/Lighting: 120 VAC lighting circuit
9. Not Present Moisture Penetration:
10. Acceptable Bathroom Fan Venting: To the outside

Basement

Main, Entered through interior stairwell Basement

1. Acceptable Ceiling: Suspended ceiling
2. Acceptable Walls: Paneling
3. Acceptable Floor: Laminate
4. Acceptable Doors: Wood
5. Acceptable Windows: Vinyl casement
6. Acceptable Electrical: 120 VAC
7. Acceptable Smoke Detector: Hard wired with battery back up
8. Acceptable HVAC Source: Heating system register
9. Acceptable Ventilation: Window, Door
10. Acceptable Sump Pump: Pedestal
11. Not Present Moisture Location:
12. Acceptable Basement Stairs/Railings: Wood stairs with wood handrail



Crawl Space

Front, addition Crawl Space

1. Method of Inspection: In the crawl space, Entered through the access door



- | | |
|----------------|----------------------------------|
| 2. Acceptable | Access: Wood door |
| 3. Not Present | Moisture Penetration: |
| 4. Acceptable | Ventilation: Vents |
| 5. Acceptable | Insulation: Fiberglass Batts |
| 6. Acceptable | Vapor Barrier: Entire crawlspace |
| 7. Not Present | Sump Pump: |
| 8. Not Present | Electrical: |
| 9. Not Present | HVAC Source: |

Heating System

Basement, Utility Closet Heating System

1. Acceptable Heating System Operation: Functional
2. Manufacturer: Trane
3. Type: Heat Pump with electric back up Capacity: 3 Ton
4. Area Served: Whole house Approximate Age: 6 years old
5. Fuel Type: Electric, Main shut off located in the main electric panel



Heating System (Continued)

- 6. Acceptable Blower Fan/Filter: Direct drive with disposable filter
- 7. Acceptable Distribution: Metal duct, Insulated flex
- 8. Not Present Humidifier:
- 9. Acceptable Thermostats: Individual
- 10. Suspected Asbestos: No

Air Conditioning

Basement, Utility Room AC System

- 1. Acceptable A/C System Operation: Functional
- 2. Acceptable Condensate Removal: PVC
- 3. Acceptable Exterior Unit: Pad mounted
- 4. Manufacturer: Trane
- 5. Area Served: Whole house Approximate Age: 6 years old
- 6. Fuel Type: Electric Temperature Differential: 3 degrees
- 7. Type: Heat pump Capacity: 3 Ton
- 8. Acceptable Visible Coil: Aluminum
- 9. Acceptable Electrical Disconnect: Breaker disconnect
- 10. Acceptable Exposed Ductwork: Metal duct, Insulated flex
- 11. Acceptable Blower Fan/Filters: Direct drive with disposable filter
- 12. Acceptable Thermostats: Individual

Fireplace/Wood Stove

Family Room Fireplace

- 1. Acceptable Fireplace Construction: Metal
- 2. Type: Wood burning
- 3. Not Inspected Smoke Chamber: Recommend cleaning and inspected by a licensed chimney contractor.
- 4. Not Inspected Flue: Recommend cleaning and inspected by a licensed chimney contractor.
- 5. Not Inspected Damper: Recommend to be inspected by a licensed chimney contractor.
- 6. Acceptable Hearth: Raised

Plumbing

- 1. Acceptable
- 2. Acceptable

Service Line: PVC
Main Water Shutoff: Basement
utility room by holding tank



- 3. Defective

Water Lines: Copper, CPVC The fitting by the main shut valve is leaking.
The T fitting above the water heater is leaking.



Plumbing (Continued)

Water Lines: (continued)



- 4. Acceptable Drain Pipes: PVC
- 5. Acceptable Service Caps: Accessible
- 6. Acceptable Vent Pipes: PVC

Basement, Utility Room Water Heater

- 7. Acceptable Water Heater Operation: Functional at time of inspection
- 8. Manufacturer: A.O. Smith
- 9. Type: Electric, Shut off located in the main electric panel. Capacity: 80 Gal.



- 10. Approximate Age: 3 years old Area Served: Whole house
- 11. Acceptable TPRV and Drain Tube: PVC

Bathroom

Main hallway Bathroom

- 1. Acceptable Ceiling: Drywall
- 2. Acceptable Walls: Drywall
- 3. Acceptable Floor: Tile
- 4. Acceptable Doors: Hollow wood
- 5. Acceptable Electrical: 120 VAC GFCI
- 6. Acceptable Counter/Cabinet: Composite and wood
- 7. Acceptable Sink/Basin: Molded single bowl
- 8. Acceptable Faucets/Traps: Chrome with a pvc trap
- 9. Acceptable Tub/Surround: Porcelain tub and ceramic tile surround
- 10. Acceptable Toilets: 1 1/2 Gallon Tank
- 11. Acceptable HVAC Source: Heating system register
- 12. Acceptable Ventilation: Electric ventilation fan

Master Bathroom

- 13. Acceptable Ceiling: Drywall
- 14. Acceptable Walls: Drywall
- 15. Acceptable Floor: Tile
- 16. Acceptable Doors: Hollow wood
- 17. Acceptable Windows: Vinyl double hung
- 18. Acceptable Electrical: 120 VAC GFCI
- 19. Acceptable Counter/Cabinet: Composite and wood
- 20. Acceptable Sink/Basin: Molded single bowl
- 21. Acceptable Faucets/Traps: Chrome with a pvc trap
- 22. Acceptable Tub/Surround: Fiberglass tub and fiberglass surround
- 23. Acceptable Toilets: 1 1/2 Gallon Tank
- 24. Acceptable HVAC Source: Heating system register
- 25. Acceptable Ventilation: Electric ventilation fan and window

Basement half bath Bathroom

- 26. Acceptable Ceiling: Suspended ceiling
- 27. Acceptable Walls: Drywall
- 28. Acceptable Floor: Laminate
- 29. Acceptable Doors: Hollow wood
- 30. Defective Electrical: 120 VAC **Recommend that a GFCI receptacle be installed.**



- 31. Acceptable Counter/Cabinet: Composite and wood
- 32. Acceptable Sink/Basin: Molded single bowl

Bathroom (Continued)

- 33. Acceptable Faucets/Traps: Chrome with a pvc trap
- 34. Acceptable Toilets: 1 1/2 Gallon Tank
- 35. Not Present HVAC Source:
- 36. Acceptable Ventilation: Electric ventilation fan

Kitchen

1st Floor Kitchen

- 1. Acceptable Cooking Appliances: LG
- 2. Acceptable Ventilator: LG
- 3. Acceptable Dishwasher: LG
- 4. Air Gap Present? No
- 5. Acceptable Refrigerator: LG
- 6. Acceptable Sink: Stainless Steel
- 7. Acceptable Electrical: 120 VAC GFCI
- 8. Acceptable Plumbing/Fixtures: Chrome
- 9. Acceptable Counter Tops: Granite
- 10. Acceptable Cabinets: Composite and wood
- 11. Acceptable Pantry: Large
- 12. Acceptable Ceiling: Drywall
- 13. Acceptable Walls: Drywall
- 14. Acceptable Floor: Hardwood
- 15. Not Present Doors:
- 16. Acceptable Windows: Vinyl double hung
- 17. Acceptable HVAC Source: Heating system register

Bedroom

All bedrooms Bedroom

- 1. Acceptable Closet: Large
- 2. Acceptable Ceiling: Drywall
- 3. Acceptable Walls: Drywall
- 4. Acceptable Floor: Carpet
- 5. Acceptable Doors: Hollow wood
- 6. Acceptable Windows: Vinyl double hung
- 7. Acceptable Electrical: 120 VAC outlets and lighting circuits
- 8. Acceptable HVAC Source: Heating system register
- 9. Acceptable Smoke Detector: Battery operated

Living Space

Living Room Living Space

- 1. Acceptable Closet: Single
- 2. Acceptable Ceiling: Drywall
- 3. Acceptable Walls: Drywall
- 4. Acceptable Floor: Carpet
- 5. Acceptable Windows: Vinyl double hung
- 6. Acceptable Electrical: 120 VAC
- 7. Acceptable HVAC Source: Heating system register

Family Room Living Space

- 8. Acceptable Ceiling: Drywall
- 9. Acceptable Walls: Drywall
- 10. Acceptable Floor: Hardwood
- 11. Acceptable Doors: Vinyl Slider
- 12. Acceptable Windows: Vinyl double hung
- 13. Acceptable Electrical: 120 VAC outlets and lighting circuits
- 14. Acceptable HVAC Source: Heating system register

Laundry Room/Area

Basement Laundry Room/Area

- 1. Acceptable Ceiling: Drywall
- 2. Acceptable Walls: Drywall
- 3. Acceptable Floor: Vinyl
- 4. Acceptable Doors: Hollow wood
- 5. Acceptable Electrical: 120 VAC outlets and lighting circuits
- 6. Acceptable Laundry Tub: Plastic
- 7. Acceptable Laundry Tub Drain: PVC
- 8. Acceptable Washer Hose Bib: Rotary
- 9. Acceptable Washer and Dryer Electrical: 120-240 VAC 3 prong receptacle
- 10. Acceptable Dryer Vent: Rigid metal
- 11. Acceptable Washer Drain: Drains to laundry tub

Final Comments

All of the items listed above in the report should be either repaired or replaced by a licensed contractor to satisfactory condition before settlement. Install new smoke detectors through out the house. All smoke detectors should be replaced every 10 years.