



Masters Home Inspections LLC
10 Golden Eagle Ct.
Westminster, Maryland 21158

Prepared For:



5719 Meyer Ave
New Market, Maryland

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Definitions

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

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

General Information

Property Information

Property Address 5719 Meyer Ave
City New Market State Maryland Zip
Contact Name
Phone
Fax

Client Information

Client Name
Client Address
City State Zip
Phone
Fax

Inspection Company

Inspector Name Jason Masters
Company Name Masters Home Inspections LLC
Address 10 Golden Eagle Ct.
City Westminster State Maryland Zip 21158
Phone (443) 277-6279
Fax
E-Mail mastershomeinspections@gmail.com

Conditions

Others Present Buyer's Agent Property Occupied Vacant
Estimated Age 13 Years - 2002 Entrance Faces
Inspection Date 02/13/2015
Start Time 2:30 End Time 5:30
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature +/- 20 Degrees
Weather Partly sunny Soil Conditions Frozen
Space Below Grade Basement
Building Type Single family Garage Attached
Sewage Disposal City How Verified Visual Inspection

General Information (Continued)

Water Source City How Verified Visual Inspection
 Additions/Modifications Deck
 Permits Obtained Unknown

Lots and Grounds

A NP NI M D

1. Driveway: Asphalt
2. Walks: Concrete
3. Steps/Stoops: Brick
4. Porch: Brick
5. Patio:
6. Deck: Stained wood, Treated wood There are a few areas of deck railing that have become detached and/or loose. Consider repair.



7. Balcony:
8. Grading: Moderate slope
9. Swale:
10. Vegetation: Shrubs, Trees
11. Window Wells:
12. Retaining Walls:
13. Basement Stairwell:
14. Basement Stairwell Drain:
15. Exterior Surface Drain: Open drain pipe Buried drainage pipe from the front guttering system appears to terminate in the back / left corner of the house. The area has some erosion and likely holds water near the foundation. Consider extending drainage to move water away from the house.

Lots and Grounds (Continued)

Exterior Surface Drain: (continued)



16.
 17.

Fences:
Lawn Sprinklers:

Exterior

A NP NI M D

Exterior Surface

1. Type: Brick veneer, Vinyl siding
 2. Trim: Aluminum, Vinyl, Wood There is an area on the rear of the house where the right side roof meets the main portion of the house. The trim and siding appears to be cut short leaving a sizable gap. Consider sealing this area to prevent water / insect from entering into the house.



3. Fascia: Aluminum
 4. Soffits: Vinyl
 5. Door Bell: Hard wired
 6. Entry Doors: Metal Note: Entry door does not latch appropriately. This is likely defective hardware and not a door issue. Consider repair or changing out door locks.
 7. Patio Door: French door Wood rot and deterioration noted on both the 1st level door to the deck area and the basement walkout. This is likely due to water damage. Consider repair.

Exterior (Continued)

Patio Door: (continued)



- 8. Windows: Vinyl double hung
- 9. Storm Windows:
- 10. Window Screens: Vinyl mesh
- 11. Basement Windows: Aluminum casement
- 12. Exterior Lighting: Surface mounted lamps front and rear
- 13. Exterior Electric Outlets: 110 VAC GFCI
- 14. Hose Bibs: Rotary
- 15. Gas Meter: Exterior surface mount at side of home
- 16. Main Gas Valve: Located at gas meter

Structure

A NP NI M D

- 1. Structure Type: Wood frame
- 2. Foundation: Poured Foundation cracks noted on each side of the house. This can be common in poured foundations and can be caused by expansion and contraction during the curing process or some minor settlement. General rule of thumb is to be treating these areas when the width of the crack reaches 1/8th inch. Consider applying a epoxy foundation sealer to these areas and continue to watch over time for expansion. If they continue to expand, consider following up with a licensed professional for further evaluation.



Structure (Continued)

Foundation: (continued)



- 3. Differential Movement: No movement or displacement noted
- 4. Beams: Steel I-Beam
- 5. Bearing Walls: Frame
- 6. Joists/Trusses: 2x10
- 7. Piers/Posts: Steel posts
- 8. Floor/Slab: Poured slab
- 9. Stairs/Handrails: Wood stairs with wood handrails
- 10. Subfloor: Plywood

Garage/Carport

A NP NI M D

Attached Garage

- 1. Type of Structure: Tuck under Car Spaces: 2
- 2. Garage Doors: Fiberglass
- 3. Door Operation: Mechanized Door opener does not work at this time. Consider repair.



- 4. Door Opener: Sears
- 5. Exterior Surface: Brick veneer, Vinyl siding
- 6. Roof: Framed / Drywall
- 7. Roof Structure: 2x10 Rafter
- 8. Service Doors: Fire rated, Metal
- 9. Ceiling: Paint
- 10. Walls: Paint
- 11. Floor/Foundation: Poured concrete

Garage/Carport (Continued)

- 12. Hose Bibs:
- 13. Electrical: 110 VAC GFCI, 110 VAC outlets and lighting circuits
- 14. Smoke Detector:
- 15. Heating:
- 16. Windows:
- 17. Gutters: Aluminum
- 18. Downspouts: Aluminum
- 19. Leader/Extensions:

Roof

A NP NI M D

Main Roof Surface _____

- 1. Method of Inspection: Ladder at eaves, On roof
- 2. Unable to Inspect:
- 3. Material: Asphalt shingle Architectural Shingles Noted:

Shingles are lying flat and are well sealed at this time. No cupping or curling noted. No penetrations noted. Good granular surface noted.



Roof (Continued)

Material: (continued)



- 4. Type: Gable
- 5. Approximate Age: 13 Years - 2002
- 6. Flashing: Aluminum
- 7. Valleys: Asphalt shingle
- 8. Skylights:
- 9. Plumbing Vents: PVC & Galvanized
- 10. Electrical Mast:
- 11. Gutters: Aluminum
- 12. Downspouts: Aluminum
- 13. Leader/Extension: Missing Extension missing on downspout at the front right corner of the house. Consider repair.



Middle Chimney

- 14. Chimney: Metal surface mount direct vent
- 15. Flue/Flue Cap: Metal surface mount direct vent
- 16. Chimney Flashing: Aluminum

Attic

A NP NI M D

Attic

1. Method of Inspection: In the attic
2. Unable to Inspect:
3. Roof Framing: 2x4 Truss
4. Sheathing: Plywood
5. Ventilation: Ridge and soffit vents
6. Insulation: Blown in
7. Insulation Depth: 16"
8. Vapor Barrier: Paper
9. Attic Fan:
10. House Fan:
11. Wiring/Lighting: 110 VAC lighting circuit
12. Moisture Penetration: None Noted
13. Bathroom Fan Venting: Electric fan

Bedroom

A NP NI M D

2nd Floor Master, 2nd Level Bedrooms Bedroom

1. Closet: Single, Walk In
2. Ceiling: Paint
3. Walls: Paint
4. Floor: Carpet
5. Doors: Hollow wood
6. Windows: Vinyl double hung
7. Electrical: 110 VAC outlets and lighting circuits
8. HVAC Source: Air exchange ventilation
9. Smoke Detector: Hard wired with battery back up

Bathroom

A NP NI M D

1st floor main, 2nd floor main, Master, Basement Bathroom

1. Closet: Single
2. Ceiling: Paint
3. Walls: Paint
4. Floor: Hardwood, Tile
5. Doors: Hollow wood
6. Windows: Vinyl casement
7. Electrical: 110 VAC GFCI, 110 VAC outlets and lighting circuits
8. Counter/Cabinet: Composite and wood
9. Sink/Basin: Molded dual bowl, Molded single bowl, Pedestal
10. Faucets/Traps: Delta fixtures with a PVC trap
11. Tub/Surround: Fiberglass tub and fiberglass surround 2nd Level Hallway Bath:

Bad seal noted on the tub faucet. Does not provide seal to utilize the shower head. Consider repair.



12. Shower/Surround: Fiberglass pan and fiberglass surround Basement bathroom has no shower head. Consider repair



13. Spa Tub/Surround: Fiberglass tub and fiberglass surround
14. Toilets: 1 1/2 Gallon Tank
15. HVAC Source: Air exchange ventilation
16. Ventilation: Electric ventilation fan

Living Space

A NP NI M D

1st Level Living Spaces Living Space

1. Closet: Single
2. Ceiling: Paint
3. Walls: Paint
4. Floor: Carpet, Hardwood
5. Doors: Hollow wood
6. Windows: Vinyl double hung, Non-opening
Decorative windows in the front of the house have seals that are bringing to displace.



7. Electrical: 110 VAC outlets and lighting circuits
8. HVAC Source: Air exchange ventilation
9. Smoke Detector: Hard wired with battery back up

Kitchen

A NP NI M D

1st Floor Kitchen

1. Cooking Appliances:
2. Ventilator:
3. Disposal:
4. Dishwasher:
5. Air Gap Present? Yes No
6. Trash Compactor:
7. Refrigerator:
8. Microwave:
9. Sink: Stainless Steel
10. Electrical: 110 VAC GFCI, 110 VAC outlets and lighting circuits
11. Plumbing/Fixtures: Copper, PVC
12. Counter Tops: Laminate
13. Cabinets: Wood
14. Pantry: Walk In
15. Ceiling: Paint
16. Walls: Paint
17. Floor: Hardwood
18. Doors: Hollow wood

Kitchen (Continued)

19. Windows: Vinyl casement Defective hardware noted on kitchen window above the sink. Consider repair.



20. HVAC Source: Air exchange ventilation

Basement

A NP NI M D

Main Basement

1. Unable to Inspect:
2. Ceiling: partial finished...exposed framing in some areas
3. Walls: Paint, Exposed framing
4. Floor: Carpet
5. Floor Drain: Surface drain
6. Doors: Hollow wood
7. Windows: Vinyl casement
8. Electrical: 110 VAC outlets and lighting circuits
9. Smoke Detector: Hard wired with battery back up
10. HVAC Source: Air exchange ventilation
11. Vapor Barrier: None
12. Insulation: Batting, Celotex
13. Ventilation: Windows
14. Sump Pump: Submerged
15. Moisture Location: None noted
16. Basement Stairs/Railings: Wood stairs with wood handrails

Electrical

A NP NI M D

1. Service Size Amps: 200 Volts: 110-240 VAC
2. Service: Aluminum
3. 120 VAC Branch Circuits: Copper
4. 240 VAC Branch Circuits: Copper
5. Aluminum Wiring:
6. Conductor Type: Romex
7. Ground: Plumbing and rod in ground
8. Smoke Detectors: Hard wired with battery back up

Garage Electric Panel

9. Manufacturer: Cutler-Hammer



10. Maximum Capacity: 200 Amps
11. Main Breaker Size: 200 Amps



12. Breakers: Copper
13. Fuses:
14. AFCI:
15. GFCI: At GFCI receptacles only
16. Is the panel bonded? Yes No

Air Conditioning

A NP NI M D

Attic Heat Pump, Main AC System

1. A/C System Operation: Not inspected A/C not inspected due to temps below 60 degrees. Recommend follow up in spring for service, inspection and cleaning by a HVAC contractor.
2. Condensate Removal: PVC
3. Exterior Unit: Suspended
4. Manufacturer: Comfortmaker
5. Model Number: NAC030AKA1 Serial Number: E013903126
6. Area Served: 1st floor and basement Approximate Age: 14 Years - 2001
7. Fuel Type: 110-120 VAC Temperature Differential:
8. Type: Central A/C Capacity: 3 Ton
9. Visible Coil: Aluminum
10. Refrigerant Lines: Suction line and liquid line
11. Electrical Disconnect: Fused
12. Exposed Ductwork: Insulated flex, Metal
13. Blower Fan/Filters: Direct drive with disposable filter
14. Thermostats: Programmable

Heating System

A NP NI M D

Attic, basement Heating System

1. Heating System Operation: Appears functional
2. Manufacturer: Comfortmaker
3. Model Number: FBF050B1261 Serial Number: L0148 93290
4. Type: Forced air Capacity: 50,000 BTU
5. Area Served: 1st floor and basement Approximate Age: 14 Years - 2001
6. Fuel Type: Natural gas
7. Heat Exchanger: 2 Burner



8. Blower Fan/Filter: Direct drive with disposable filter
9. Distribution: Metal duct
10. Circulator: Pump
11. Draft Control: Automatic
12. Flue Pipe: Single wall

Heating System (Continued)

- 13. Controls: Limit switch
- 14. Devices:
- 15. Humidifier:
- 16. Thermostats: Programmable
- 17.
- 18. Suspected Asbestos: No

Fireplace/Wood Stove

A NP NI M D

Family Room Fireplace

- 1. Freestanding Stove:
- 2. Fireplace Construction: Prefab Melting noted on the exterior siding around the fireplace insert and venting system. Consider having a further evaluation done on the venting system to ensure it is correct. It is apparent that heat is escaping and causing damage to the siding.



- 3. Type: Gas log
- 4. Fireplace Insert: With blower fan
- 5. Smoke Chamber:
- 6. Flue: Metal
- 7. Damper:
- 8. Hearth: Flush mounted

Plumbing

A NP NI M D

- 1. Service Line: Copper
- 2. Main Water Shutoff: Basement
- 3. Water Lines: PVC and copper
- 4. Drain Pipes: PVC
- 5. Service Caps: Accessible
- 6. Vent Pipes: PVC
- 7. Gas Service Lines: Cast iron, Insulflex

Basement Water Heater

- 8. Water Heater Operation: Note: Gas was shut off to water heater at the time of this inspection. Could not verify if hot water is adequate however no signs of leakage or rusting is found.



- 9. Manufacturer: Ruud
- 10. Model Number: PR75 Serial Number: RUNG0102G00915
- 11. Type: Natural gas Capacity: 75 Gal.
- 12. Approximate Age: 13-14 Years Area Served:
- 13. Flue Pipe: Double wall
- 14. TPRV and Drain Tube: PVC

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.

Lots and Grounds

1. Deck: Stained wood, Treated wood There are a few areas of deck railing that have become detached and/or loose. Consider repair.



2. Exterior Surface Drain: Open drain pipe Buried drainage pipe from the front guttering system appears to terminate in the back / left corner of the house. The area has some erosion and likely holds water near the foundation. Consider extending drainage to move water away from the house.



Exterior

3. Trim: Aluminum, Vinyl, Wood There is an area on the rear of the house where the right side roof meets the main portion of the house. The trim and siding appears to be cut short leaving a sizable gap. Consider sealing this area to prevent water / insect from entering into the house.



4. Entry Doors: Metal Note: Entry door does not latch appropriately. This is likely defective hardware and not a door issue. Consider repair or changing out door locks.

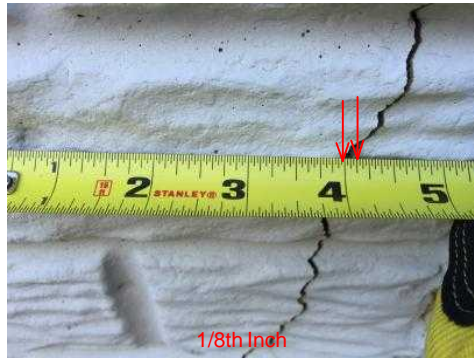
Marginal Summary (Continued)

5. Patio Door: French door Wood rot and deterioration noted on both the 1st level door to the deck area and the basement walkout. This is likely due to water damage. Consider repair.



Structure

6. Foundation: Poured Foundation cracks noted on each side of the house. This can be common in poured foundations and can be caused by expansion and contraction during the curing process or some minor settlement. General rule of thumb is to begin treating these areas when the width of the crack reaches 1/8th inch. Consider applying a epoxy foundation sealer to these areas and continue to watch over time for expansion. If they continue to expand, consider following up with a licensed professional for further evaluation.



Marginal Summary (Continued)

Roof

7. Leader/Extension: Missing Extension missing on downspout at the front right corner of the house. Consider repair.



Bathroom

8. 1st floor main, 2nd floor main, Master, Basement Bathroom Tub/Surround: Fiberglass tub and fiberglass surround 2nd Level Hallway Bath:

Bad seal noted on the tub faucet. Does not provide seal to utilize the shower head. Consider repair.



9. 1st floor main, 2nd floor main, Master, Basement Bathroom Shower/Surround: Fiberglass pan and fiberglass surround Basement bathroom has no shower head. Consider repair



Marginal Summary (Continued)

Living Space

10. 1st Level Living Spaces Living Space Windows: Vinyl double hung, Non-opening Decorative windows in the front of the house have seals that are bringing to displace.



Kitchen

11. 1st Floor Kitchen Windows: Vinyl casement Defective hardware noted on kitchen window above the sink. Consider repair.



Fireplace/Wood Stove

12. Family Room Fireplace Fireplace Construction: Prefab Melting noted on the exterior siding around the fireplace insert and venting system. Consider having a further evaluation done on the venting system to ensure it is correct. It is apparent that heat is escaping and causing damage to the siding.



Marginal Summary (Continued)

Plumbing

13. Basement Water Heater Water Heater Operation: Note: Gas was shut off to water heater at the time of this inspection. Could not verify if hot water is adequate however no signs of leakage or rusting is found.



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.

Garage/Carport

1. Attached Garage Door Operation: Mechanized Door opener does not work at this time. Consider repair.

