



# NOOKS & CRANNIES PROPERTY INSPECTIONS LLC

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## ROOM-BY-ROOM RESIDENTIAL

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SEPTEMBER 12, 2021



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# SUMMARY

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## RECOMMENDATION

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- ⊖ 2.1.1 Exterior - Exterior Doors: Weatherstripping Not Present
- ⊖ 2.2.1 Exterior - Decks, Balconies, Porches & Steps: Broken screen in sliding door
- ⊖ 2.3.1 Exterior - Vegetation, landscape: Dead bushes
- ⊖ 2.3.2 Exterior - Vegetation, landscape: Severe turf / grass damage
- ⊖ 2.3.3 Exterior - Vegetation, landscape: Fence Panel broken due to dog jumping on it.
- ⊖ 3.1.1 Electrical - Branch Wiring Circuits, Breakers & Fuses: Low voltage thermostat wire
- ⊖ 4.1.1 Kitchen - Broken Kitchen sink facet hose. : Cracked and leaking hose facet at kitchen sink.
- ⊖ 4.2.1 Kitchen - Refrigerator: Lack of new water filter
- ⊖ 5.2.1 Master Bedroom - Windows: Damaged curtain rod
- ⊖ 5.3.1 Master Bedroom - Floors: Damaged (General)
- ⊖ 5.4.1 Master Bedroom - Walls: Poor Patching
- ⊖ 6.2.1 Bedroom 2 - Windows: Unknown substance
- ⊖ 6.3.1 Bedroom 2 - Floors: Damaged (General)
- ⊖ 6.4.1 Bedroom 2 - Walls: Poor Patching
- ⊖ 7.1.1 Bathroom 1 - Shower: Poor maintenance habits
- ⊖ 7.2.1 Bathroom 1 - Vanity Cabinet: Damage to bottom
- ⊖ 8.1.1 Living Room - Windows: Window sill damage
- ⊖ 8.2.1 Living Room - Floors: Moisture Damage
- ⊖ 8.3.1 Living Room - Walls: Poor Patching
- ⊖ 9.1.1 Laundry Room - Washing Machine : Damage to washing machine
- ⊖ 10.1.1 Misc. Interior - Lawn Mower: Broken Electric Lawn Mower
- ⊖ 10.2.1 Misc. Interior - Smoke Detectors: Missing Co2/Smoke Detector

# 1: INSPECTION DETAILS

## Information

<b>In Attendance</b> Home Owner	<b>Occupancy</b> Vacant	<b>Style</b> Bungalow
<b>Temperature (approximate)</b> 82 Fahrenheit (F)	<b>Type of Building</b> Detached, Single Family	<b>Weather Conditions</b> Clear

2: EXTERIOR

		IN	NI	NP	D
2.1	Exterior Doors	X			
2.2	Decks, Balconies, Porches & Steps	X			X
2.3	Vegetation, landscape	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency

Information

<b>Inspection Method</b> Visual	<b>Exterior Doors: Exterior Entry Door</b> Fiberglass	<b>Decks, Balconies, Porches &amp; Steps: Appurtenance</b> Deck
<b>Decks, Balconies, Porches &amp; Steps: Material</b> Wood		

Observations

2.1.1 Exterior Doors

**WEATHERSTRIPPING NOT PRESENT**

Door was missing standard weatherstripping. This can result in significant energy loss and **moisture** intrusion. Recommend re-installation of standard weatherstripping.

Recommendation  
Contact a qualified door repair/installation contractor.



2.2.1 Decks, Balconies, Porches & Steps

**BROKEN SCREEN IN SLIDING DOOR**

Broken screen in sliding screen door

Recommendation  
Contact a qualified door repair/installation contractor.





### 2.3.1 Vegetation, landscape

#### **DEAD BUSHES**

Dead bushes due to non watering. Crushed by broken fence panel

Recommendation

Contact a qualified landscaping contractor







### 2.3.2 Vegetation, landscape

#### **SEVERE TURF / GRASS DAMAGE**

Turf and grass has severe damage due to pet and unkept landscaping

Recommendation

Contact a qualified landscaping contractor



### 2.3.3 Vegetation, landscape

#### **FENCE PANEL BROKEN DUE TO DOG JUMPING ON IT.**

Recommendation

Contact a qualified fencing contractor





3: ELECTRICAL

		IN	NI	NP	D
3.1	Branch Wiring Circuits, Breakers & Fuses	X			X

IN = InspectedNI = Not InspectedNP = Not PresentD = Deficiency

Information

<b>Branch Wiring Circuits, Breakers &amp; Fuses: Branch Wire 15 and 20 AMP</b> Low voltage	<b>Branch Wiring Circuits, Breakers &amp; Fuses: Wiring Method</b> Thermostat wire
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Observations

3.1.1 Branch Wiring Circuits, Breakers & Fuses

**LOW VOLTAGE THERMOSTAT WIRE**

Damage to low voltage thermostat wire at the condenser. Most likely due to dog chewing.

Recommendation

Contact a qualified electrical contractor.



## 4: KITCHEN

		IN	NI	NP	D
4.1	Broken Kitchen sink facet hose.	X			X
4.2	Refrigerator				X

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### Information

**Refrigerator: Brand**

Whirlpool

### Observations

4.1.1 Broken Kitchen sink facet hose.

**CRACKED AND LEAKING HOSE FACET AT KITCHEN SINK.**

Slight moisture was noted under the sink due to broken hose. Minimal damage was seen.

Recommendation

Contact a qualified plumbing contractor.

4.2.1 Refrigerator

**LACK OF NEW WATER FILTER**

Replcement of water filter back to new at time of move in.

Recommendation

Contact a handyman or DIY project

5: MASTER BEDROOM

		IN	NI	NP	D
5.1	General				
5.2	Windows	X			
5.3	Floors	X			X
5.4	Walls	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency

Information

Windows: Window Type

Double-hung

Windows: Window Manufacturer

Andersen

Floors: Floor Coverings

Hardwood

Walls: Wall Material

Drywall

Observations

5.2.1 Windows

**DAMAGED CURTAIN ROD**

Recommendation

Contact a handyman or DIY project



5.3.1 Floors

**DAMAGED (GENERAL)**

The home had general moderate damage visible at the time of the inspection. Recommend service by a qualified contractor.

Recommendation

Contact a qualified flooring contractor

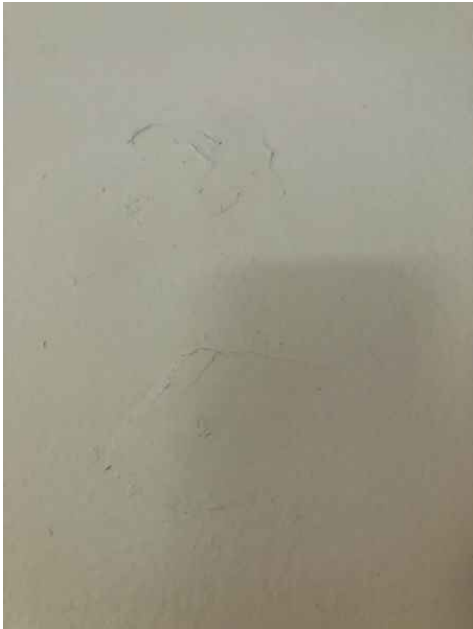
5.4.1 Walls

**POOR PATCHING**

Sub-standard drywall patching observed at time of inspection. Recommend re-patching.

Recommendation

Contact a qualified drywall contractor.





6: BEDROOM 2

		IN	NI	NP	D
6.1	General				
6.2	Windows	X			X
6.3	Floors	X			X
6.4	Walls	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency

Information

**Windows: Window Type**  
Double-hung

**Windows: Window Manufacturer**  
Andersen

**Floors: Floor Coverings**  
Hardwood

**Walls: Wall Material**  
Drywall

Observations

6.2.1 Windows

**UNKNOWN SUBSTANCE**

Unkown substance was noted at window corners. Staining was also noted and slight drywall damage. Also noted was a bent curtain rod.

Recommendation  
Contact a qualified drywall contractor.



## 6.3.1 Floors

**DAMAGED (GENERAL)**

The home had general moderate damage visible at the time of the inspection. Recommend service by a qualified contractor.

## Recommendation

Contact a qualified flooring contractor

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## 6.4.1 Walls

**POOR PATCHING**

Sub-standard drywall patching observed at time of inspection. Recommend re-patching.

## Recommendation

Contact a qualified drywall contractor.



7: BATHROOM 1

		IN	NI	NP	D
7.1	Shower	X			X
7.2	Vanity Cabinet	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency

Observations

7.1.1 Shower

**POOR MAINTENANCE HABITS**

Recommendation

Contact a qualified handyman.



7.2.1 Vanity Cabinet

**DAMAGE TO BOTTOM**

Damage was noted at the base of the cabinet due to spilled moisture and unknown substance

Recommendation

Contact a qualified cabinet contractor.





8: LIVING ROOM

		IN	NI	NP	D
8.1	Windows	X			X
8.2	Floors	X			X
8.3	Walls	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency

Information

<b>Windows: Window Type</b> Double-hung	<b>Windows: Window Manufacturer</b> Andersen	<b>Floors: Floor Coverings</b> Hardwood
<b>Walls: Wall Material</b> Drywall		

Observations

8.1.1 Windows

**WINDOW SILL DAMAGE**

Claw marks were noted on window sill at time of inspection. Appear to be deep, recommend replacement new caulk and paint.

Recommendation  
Contact a qualified carpenter.





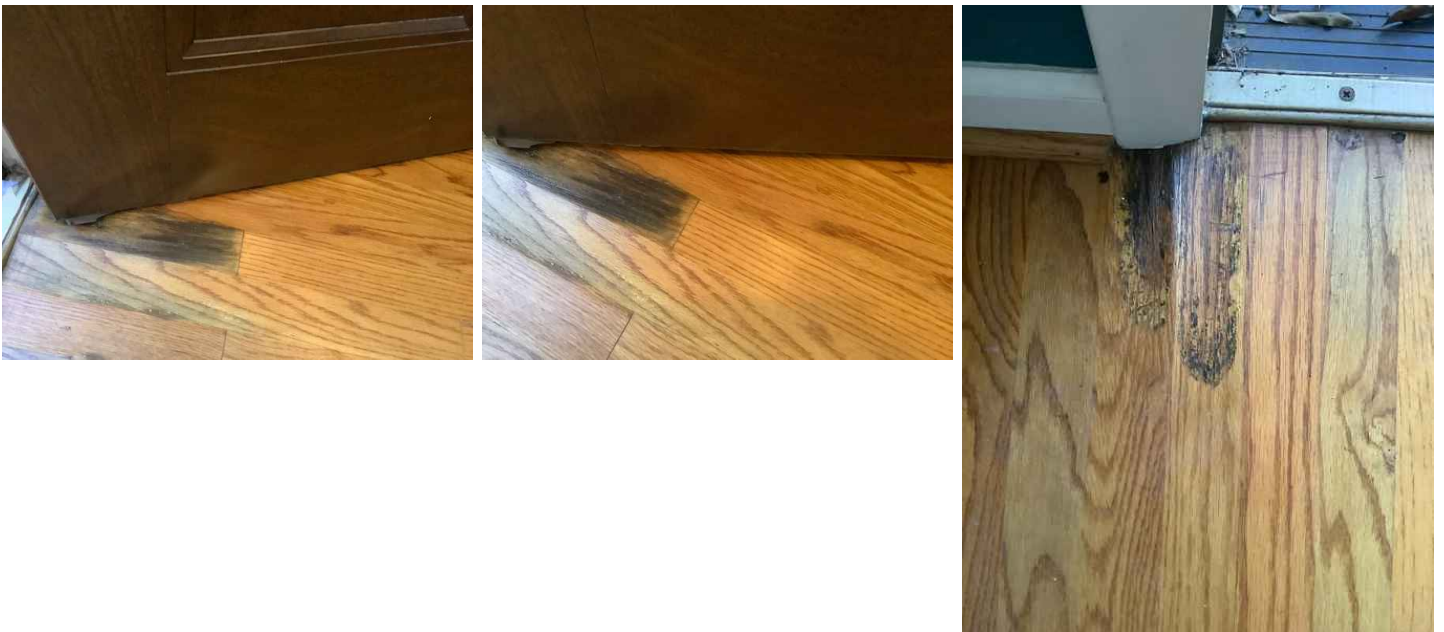
### 8.2.1 Floors

#### **MOISTURE DAMAGE**

Floors had areas of visible moisture damage. Recommend a qualified flooring contractor evaluate & repair areas of moisture. Due to moisture intrusion under door from removal of weather stripping. Also most likely to house plant watering without a catch pan.

##### Recommendation

Contact a qualified flooring contractor



### 8.3.1 Walls

#### **POOR PATCHING**

Sub-standard drywall patching observed at time of inspection. Recommend re-patching.

##### Recommendation

Contact a qualified drywall contractor.

# 9: LAUNDRY ROOM

		IN	NI	NP	D
9.1	Washing Machine	X			X

IN = Inspected    NI = Not Inspected    NP = Not Present    D = Deficiency

## Observations

### 9.1.1 Washing Machine

#### DAMAGE TO WASHING MACHINE

Severe damage was noted to washing machine control panel. Also noted was a broken water hose in the back. Recommend professional repair and replacement of hoses.

Recommendation

Contact a qualified appliance repair professional.



10: MISC. INTERIOR

		IN	NI	NP	D
10.1	Lawn Mower	X			X
10.2	Smoke Detectors	X			X

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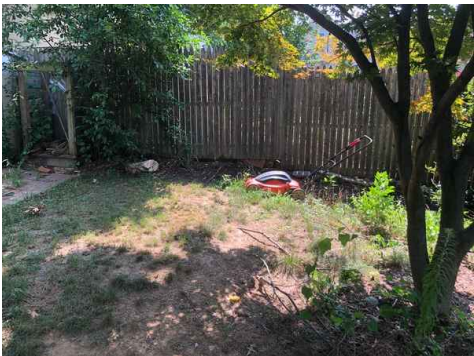
Observations

10.1.1 Lawn Mower

**BROKEN ELECTRIC LAWN MOWER**

Mower was not working most likely due to the fact that it was left out in the weather elements.

Recommendation  
Contact a qualified professional.



10.2.1 Smoke Detectors

**MISSING CO2/SMOKE DETECTOR**

This is a safety hazard

Recommendation  
Contact a qualified electrical contractor.





# STANDARDS OF PRACTICE

## Exterior

I. The inspector shall inspect: A. the exterior wall-covering materials, flashing and trim; B. all exterior doors; C. adjacent walkways and driveways; D. stairs, steps, stoops, stairways and ramps; E. porches, patios, decks, balconies and carports; F. railings, guards and handrails; G. the eaves, soffits and fascia; H. a representative number of windows; and I. vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion. II. The inspector shall describe: A. the type of exterior wall-covering materials. III. The inspector shall report as in need of correction: A. any improper spacing between intermediate balusters, spindles and rails. IV. The inspector is not required to: A. inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting. B. inspect items that are not visible or readily accessible from the ground, including window and door flashing. C. inspect or identify geological, geotechnical, hydrological or soil conditions. D. inspect recreational facilities or playground equipment. E. inspect seawalls, breakwalls or docks. F. inspect erosion-control or earth-stabilization measures. G. inspect for safety-type glass. H. inspect underground utilities. I. inspect underground items. J. inspect wells or springs. K. inspect solar, wind or geothermal systems. L. inspect swimming pools or spas. M. inspect wastewater treatment systems, septic systems or cesspools. N. inspect irrigation or sprinkler systems. O. inspect drainfields or dry wells. P. determine the integrity of multiple-pane window glazing or thermal window seals.

## Electrical

I. The inspector shall inspect: A. the service drop; B. the overhead service conductors and attachment point; C. the service head, gooseneck and drip loops; D. the service mast, service conduit and raceway; E. the electric meter and base; F. service-entrance conductors; G. the main service disconnect; H. panelboards and over-current protection devices (circuit breakers and fuses); I. service grounding and bonding; J. a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible; K. all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and L. smoke and carbon-monoxide detectors. II. The inspector shall describe: A. the main service disconnect's amperage rating, if labeled; and B. the type of wiring observed. III. The inspector shall report as in need of correction: A. deficiencies in the integrity of the serviceentrance conductors insulation, drip loop, and vertical clearances from grade and roofs; B. any unused circuit-breaker panel opening that was not filled; C. the presence of solid conductor aluminum branch-circuit wiring, if readily visible; D. any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; and E. the absence of smoke detectors. IV. The inspector is not required to: A. insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures. B. operate electrical systems that are shut down. C. remove panelboard cabinet covers or dead fronts. D. operate or re-set over-current protection devices or overload devices. E. operate or test smoke or carbon-monoxide detectors or alarms. F. inspect, operate or test any security, fire or alarms systems or components, or other warning or signaling systems. G. measure or determine the amperage or voltage of the main service equipment, if not visibly labeled. H. inspect ancillary wiring or remote-control devices. I. activate any electrical systems or branch circuits that are not energized. J. inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any timecontrolled devices. K. verify the service ground. L. inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. M. inspect spark or lightning arrestors. N. inspect or test de-icing equipment. O. conduct voltage-drop calculations. P. determine the accuracy of labeling. Q. inspect exterior lighting.

## Kitchen

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

## Misc. Interior

I. The inspector shall inspect: A. a representative number of doors and windows by opening and closing them; B. floors, walls and ceilings; C. stairs, steps, landings, stairways and ramps; D. railings, guards and handrails; and E. garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls. II. The inspector shall describe: A. a garage vehicle door as manually-operated or installed with a garage door opener. III. The inspector shall report as in need of correction: A. improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; B. photo-electric safety sensors that did not operate properly; and C. any window that was obviously fogged or displayed other evidence of broken seals. IV. The inspector is not required to: A. inspect paint, wallpaper, window treatments or finish treatments. B. inspect floor coverings or carpeting. C. inspect central vacuum systems. D. inspect for safety glazing. E. inspect security systems or components. F. evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures. G. move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure. H. move suspended-ceiling tiles. I. inspect or move any household appliances. J. inspect or

operate equipment housed in the garage, except as otherwise noted. K. verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door. L. operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including their compliance with local, state or federal standards. M. operate any system, appliance or component that requires the use of special keys, codes, combinations or devices. N. operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights. O. inspect microwave ovens or test leakage from microwave ovens. P. operate or examine any sauna, steamgenerating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices. Q. inspect elevators. R. inspect remote controls. S. inspect appliances. T. inspect items not permanently installed. U. discover firewall compromises. V. inspect pools, spas or fountains. W. determine the adequacy of whirlpool or spa jets, water force, or bubble effects. X. determine the structural integrity or leakage of pools or spas.