



# INSPECTION REPORT

Inspector: Aric Zaky

MD License #33757

VA Licence #3380001769

10000 Deck Sample Rd, Sample, MD 10000

Inspection prepared for: Client Sample

Real Estate Agent: -

Date of Inspection: 12/22/2021 Time: 9:00 AM

Year Built: 2012 Size (Sqft): 1804

Weather: 35 Degrees

Order ID: 9536



46179 WESTLAKE DR, SUITE 200B, STERLING VA 20165



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## Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

## Monitor

## Grounds &amp; Exterior

Page 7 Item: 2	Deck	<ul style="list-style-type: none"> <li>• Insect nesting noted. Does not appear to be live. Recommend monitor and consult with exterminator as needed.</li> </ul>
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## Maintenance

## Grounds &amp; Exterior

Page 6 Item: 1	Vegetation Observations	<ul style="list-style-type: none"> <li>• Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.</li> </ul>
Page 7 Item: 2	Deck	<ul style="list-style-type: none"> <li>• MAINTENANCE: All decks periodic maintenance to keep them free of algae and mold that can make the surface very slick. Recommend cleaning composite decks annually by scrubbing with a solution of: 1/3 cup laundry soap; 2/3 cup Tri-Sodium-Phosphate (TSP); one quart bleach; and 3 quarts of water. Rinse with a hose--Do Not Use a Pressure-Washer on composite lumber.</li> </ul>

## Repair

## Grounds &amp; Exterior

Page 7 Item: 2	Deck	<ul style="list-style-type: none"> <li>• Cracked, damaged and missing pieces railing noted, recommend repair/replace railing to protect wood and metal screws underneath.</li> <li>• There is wood and soil contact at deck columns. Some wood deterioration was noted, repair as needed by licensed contractor specializing in decks.</li> <li>• Deck ledger board lacking proper flashing. Flashing protects the ledger and keeps water away from the side of the house. Repair as needed by licensed contractor specializing in decks.</li> </ul>
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Page 10 Item: 3	Stairs & Handrail	<ul style="list-style-type: none"> <li>• Over driven and loose nails may collect and hold water. Recommend repair as needed by licensed contractor specializing in exterior systems.</li> <li>• There is wood and soil contact at step supports. Deterioration may occur, recommend review for repairs by licensed contractor specializing in exterior systems.</li> </ul>
Page 12 Item: 4	Walls	<ul style="list-style-type: none"> <li>• Walls do not appear to be secure and show signs of deterioration. Recommend review for repairs by licensed contractor specializing in exterior systems to keep soil in place.</li> </ul>

**Safety**

**Grounds & Exterior**

Page 7 Item: 2	Deck	<ul style="list-style-type: none"> <li>• <b>IMPROVE:</b> Today's deck construction, support, and attachment standards typically call for proper footings, 6X6 posts, and 1/2 inch bolts securing deck to the beam and the house. Not all of these elements appear to be present. Recommend upgrading deck to current standards by licensed deck contractor.</li> <li>• Posts not properly secured with lag bolts and spread more than 8' apart. Recommend review for repairs by licensed deck contractor as this may affect structural integrity.</li> </ul>
Page 10 Item: 3	Stairs & Handrail	<ul style="list-style-type: none"> <li>• Missing handrails at the deck steps and exterior steps. Recommend installing handrails when there are more than 3 steps by licensed contractor.</li> <li>• Uneven steps risers noted, this is a trip hazard. Risers should not vary more than 3/8" recommend repair by licensed contractor.</li> </ul>

## **INTRODUCTION:**

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

# Inspection Details

## 1. Attendance

In Attendance: Client present

## 2. Home Type

Home Type: Detached

Grounds & Exterior

1. Vegetation Observations

Good	Fair	Poor	N/A	None
	✓			

Observations:

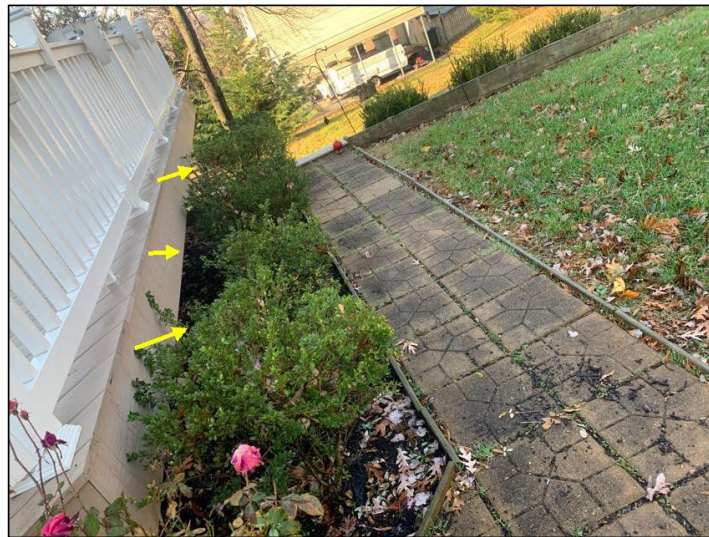
• Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.



Tree close to deck



Plants close to deck



Plants close to deck

## 2. Deck

Good	Fair	Poor	N/A	None
	✓			

### Observations:

- **MAINTENANCE:** All decks periodic maintenance to keep them free of algae and mold that can make the surface very slick. Recommend cleaning composite decks annually by scrubbing with a solution of: 1/3 cup laundry soap; 2/3 cup Tri-Sodium-Phosphate (TSP); one quart bleach; and 3 quarts of water. Rinse with a hose--Do Not Use a Pressure-Washer on composite lumber.
- Cracked, damaged and missing pieces railing noted, recommend repair/replace railing to protect wood and metal screws underneath.
- There is wood and soil contact at deck columns. Some wood deterioration was noted, repair as needed by licensed contractor specializing in decks.
- **IMPROVE:** Today's deck construction, support, and attachment standards typically call for proper footings, 6X6 posts, and 1/2 inch bolts securing deck to the beam and the house. Not all of these elements appear to be present. Recommend upgrading deck to current standards by licensed deck contractor.
- Posts not properly secured with lag bolts and spread more than 8' apart. Recommend review for repairs by licensed deck contractor as this may affect structural integrity.
- Deck ledger board lacking proper flashing. Flashing protects the ledger and keeps water away from the side of the house. Repair as needed by licensed contractor specializing in decks.
- Insect nesting noted. Does not appear to be live. Recommend monitor and consult with exterminator as needed.







Cracked railing



Cover piece missing over screws; Cracked railing



Post cover missing



Contact with soil



Spaced 9 ft apart



No lag bolts



Deck not flashed; Installed directly over siding



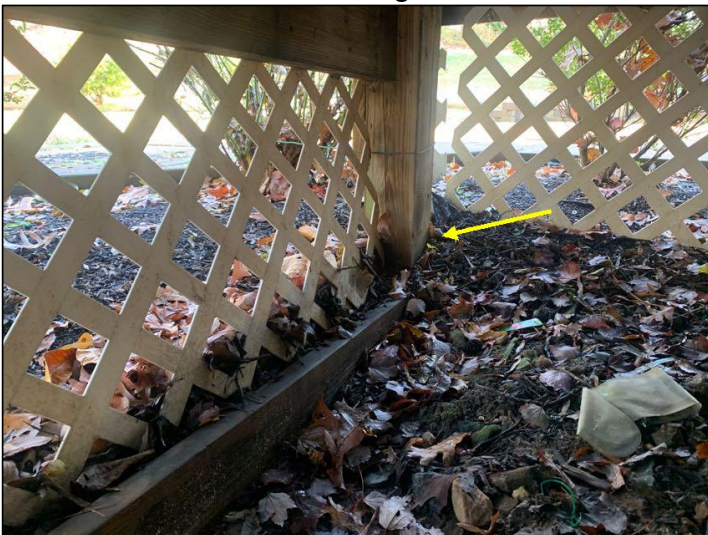
No lag bolts on any posts; Post not completely secure



Insect nesting noted



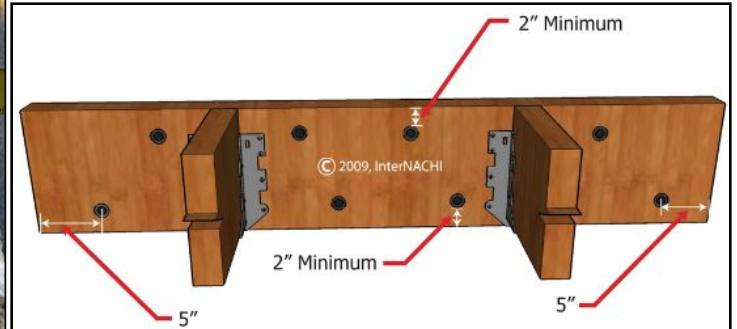
Post in contact with soil some deterioration noted



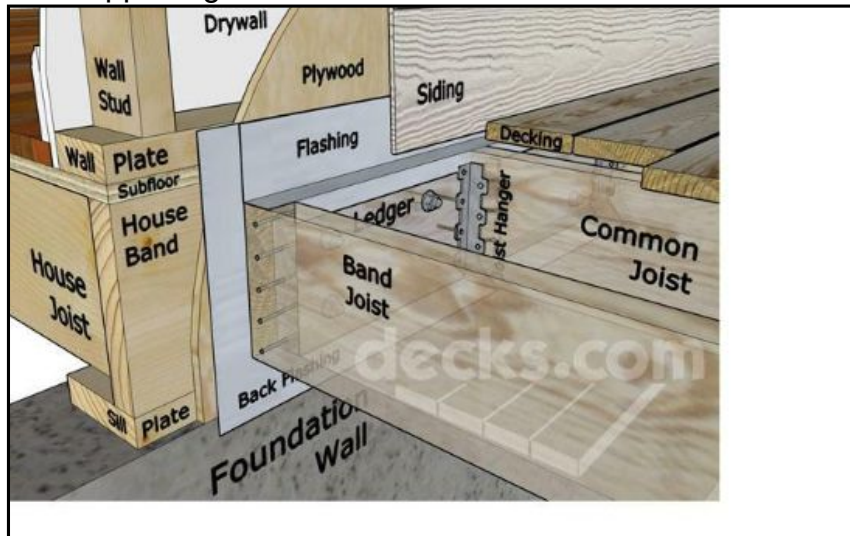
Post in contact with soil



4x6 post noted supporting deck



4x6 post noted supporting deck



### 3. Stairs & Handrail

Good	Fair	Poor	N/A	None
	✓			

**Observations:**

- Missing handrails at the deck steps and exterior steps. Recommend installing handrails when there are more than 3 steps by licensed contractor.
- Uneven steps risers noted, this is a trip hazard. Risers should not vary more than 3/8" recommend repair by licensed contractor.
- Over driven and loose nails may collect and hold water. Recommend repair as needed by licensed contractor specializing in exterior systems.
- There is wood and soil contact at step supports. Deterioration may occur, recommend review for repairs by licensed contractor specializing in exterior systems.



Bottom riser varies greatly in height



7 1/2"



5"



No railing; Risers vary greatly in height



4 1/2"



6 1/2"



Loose nails and treads



Nails driven in too deep



Treads in contact with soil

#### 4. Walls

Good	Fair	Poor	N/A	None
		✓		

**Observations:**

- Walls do not appear to be secure and show signs of deterioration. Recommend review for repairs by licensed contractor specializing in exterior systems to keep soil in place.



Retaining wall is loose; Posts are not secured to wall



Retaining wall loose under deck



Deteriorated wood at retaining wall under deck



Loose screw; Deterioration wood at retaining wall under deck



Loose retaining wall

Inspection Type

**1. Limitations**

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Deck Inspection only