

# Capitol Hill Home Inspection, LLC

Confidential - Property Inspection Report - Confidential



5330 42nd St NW, Washington, MD 20015  
Inspection prepared for: Jon Brumer & Diana Kurnite  
Date of Inspection: 10/12/2013 Time: 3.00 pm  
Age of Home: 1925 Size: 1,840 Sq Ft  
Weather: 64 and clear

Inspector: Cliff Kornegay  
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Board of Zoning Adjustment  
District of Columbia  
CASE NO.18990  
EXHIBIT NO.11

## Summary Page

<b>Grounds</b>		
Page 6 Item: 1	Site Grading & Surface Drainage	<ul style="list-style-type: none"> <li>• Rear driveway sloped towards house. Recommend monitoring.</li> <li>• Rear entry floor drain was filled with debris and may not drain properly. Recommend cleaning.</li> </ul>
Page 6 Item: 2	Driveways, Walkways & Patios	<ul style="list-style-type: none"> <li>• Drive way at rear had loose pavers. Recommend repair of affected areas.</li> </ul>
Page 6 Item: 3	Retaining Walls	<ul style="list-style-type: none"> <li>• Retaining wall at rear entry was deteriorated and cracks were present. Recommend monitoring and repair of affected areas.</li> </ul>
Page 6 Item: 4	Vegetation & Plants	<ul style="list-style-type: none"> <li>• Mature trees were present at yard. Recommend monitoring.</li> </ul>
<b>Exterior Surfaces</b>		
Page 8 Item: 1	Exterior Siding, Flashing & Trim	<ul style="list-style-type: none"> <li>• Exterior trim at wall and windows was deteriorated and wood rot was present. Recommend consulting with a licensed general contractor about the scope of work required to replaced affected areas in the near future.</li> <li>• Bottom section of the stucco front exterior wall had been repaired. Recommend consulting with seller the cause of the repair and extent of the damage.</li> <li>• Siding above the basement rear door was damaged and wood rot was present. Recommend replacement of affected areas.</li> <li>• Stucco at 1st floor rear entry wall was damaged and cracks were present. Recommend repair of affected areas by a licensed masonry contractor in the near future.</li> <li>• There was a hole in the side wall around the abandoned electrical weather/mast head. Recommend removing old service equipment and sealing the gap.</li> </ul>
Page 8 Item: 2	Exterior Doors	<ul style="list-style-type: none"> <li>• Threshold at 1st floor rear entry door was deteriorated an rotten. Recommend replacement of affected area.</li> <li>• Door hardware at exterior doors required a key to operate. In case of a fire a person could get trapped inside. Recommend replacing existing hardware with a thumb latch lockset.</li> </ul>
Page 9 Item: 3	Exterior Stairs/Steps	<ul style="list-style-type: none"> <li>• Hand rail at 1st floor rear entry stairs was loose. Recommend repair.</li> <li>• Front entry steps lacked a handrail. Recommend installation.</li> <li>• Rear stairs at deck were deteriorated and sections needed to be replaced.</li> </ul>
Page 9 Item: 4	Eaves, Soffits and Fascia	<ul style="list-style-type: none"> <li>• Trim at front entry leader head was damaged from water exposure. Recommend replacement of affected area by a licensed general contractor.</li> </ul>
Page 10 Item: 5	Deck	<ul style="list-style-type: none"> <li>• Ledger board at rear deck lacked flashing at the wall. The lack of flashing appeared to contribute to the rotten ledger board. The wood rot makes the deck unsafe. Recommend evaluation by a licensed deck contractor for scope of work required for repair.</li> <li>• Ledger board at rear deck landing was nailed to the wall. Generally, ledger boards are bolted to the wall structure.</li> <li>• Rear deck was twisted and sagging. Recommend monitoring and repairing/replacing in the near future.</li> </ul>
<b>Foundation/Structure</b>		
Page 11 Item: 1	Foundation	<ul style="list-style-type: none"> <li>• A crack was present at basement front wall in the basement mechanical closet. Recommend farther evaluation and repair by a licensed masonry contractor.</li> <li>• Foundation walls were not fully visible at the time of the inspection. Confirm condition with seller.</li> </ul>
Page 11 Item: 2	Visible Floor Structure	<ul style="list-style-type: none"> <li>• Floor structure was not visible and its structural condition could not be inspected. Confirm floor structure condition with seller.</li> </ul>
Page 12 Item: 4	Visible exterior wall structure	<ul style="list-style-type: none"> <li>• There was a large crack visible at the rear garage wall. The crack may have been caused by excess moisture sitting/draining against the side wall. Recommend evaluation and repair by a licensed masonry contractor.</li> </ul>
Page 12 Item: 5	Visible interior wall structure	<ul style="list-style-type: none"> <li>• Interior wall structure was not visible at the time time of the inspection. Confirm interior wall structure condition with seller.</li> </ul>
<b>Garage</b>		



Sagging rear deck.



Deteriorated stairs at rear wall.



sagging rear deck.