Issues At 5912 9th Street NW

The following depicts the collective issues within units 1, 2 and 4, along will all shared and exterior areas at 5912 9th Street NW as of April 2nd, 2018.

These are known issues to the best of our knowledge. However, we retain the ability to amend, add and modify this list in the future after receiving qualified expert opinions and investigative reports from DC licensed and/or certified professionals such as: Structural Engineer, Plummer, Electrician…etc.

Where possible, we've citied the individual who discovered the issue, such that we can refer to the report or person(s) in the future with questions.

Prepared by:

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Reviewed by:

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Notes:

For "**Former Illegal-Construction Inspector – Delaine Englebert**" report, the Appendix is maintained separately in Delaine's official report. This list does not incorporate a reference to official list of code violations and instead focuses on listing out the actual problems.

Board of Zoning Adjustment
District of Columbia
CASE NO.20760
EXHIBIT NO.21E

Former Illegal-Construction Inspector – Delaine Englebert:

PROJECT DESCRIPTION: The property in question is in the RA-1 zoning district in NW Washington, DC and until 2016 was improved by a two-story, 4-unit apartment building. The building is not sprinklered and classified as Type V construction for Use Group R-2 occupancy.

In 2015, the developer formed an LLC and bought the property to renovate and convert to condominiums. In October 2015, permit (B1600869) was issued for *Renovation and alterations: exterior and interior. Modify the interior layout of the existing four-unit apartment building*. In November 2015, a permit application (B1601425) was opened for *alteration and a third story addition.* The Online Building Permit Application Tracking (OBPAT) database shows the application initiated on 11/04/2016 and not pursued. The record shows no evidence that the application filed any documents nor any reviews made.

A third-floor addition (a 5th unit) was added to the structure (see above photo) without a recorded or approved Building Permit. Likewise, there is no associated soils or engineering study that verifies that the existing foundation can properly support the new third story or if any life safety codes or fire separation requirements were taken into consideration.

There are other approved permits that seek to incorporate the non-permitted work by reference in the 'description of work', but it is clear from the record found on the Property Information Verification

System (PIVS) that Third Party Oversight overturned the Building Final and Zoning placed a Hold on the issuance of a Certificate of Occupancy that is conditional on the above noted application found in OBPAT. Also noted in "Surdocs" are various discrepancies that appear to be associated with a quick revision to as-built documents and the need to record 4 of the 5 units.

While there are no current Correction Orders noted for the property, DCRA seems to be aware of the conflict between the permitted work and the as-built condition. The Office of the General Counsel (OGC) has worked with the Permit Operations Division (POD) to revoke permit B1713076 that seeks: *Alteration and repair to unit 5, kitchen renovation and repair existing deck*

PERMIT, APPLICATION AND INSPECTION HISTORY:

B1713076 Issued 9/7/2017. *Alteration and repair to unit 5, kitchen renovation and repair existing deck.* Notices:

DO NOT APPROVE THE FINAL INSPECTION WITHOUT APPROVAL FROM THE ZONING ADMINISTRATOR, DEPUTY ZONING ADMINISTRATOR, OR SUPERVISORY ZONING TECHNICIAN.

A Zoning Compliance concern has been raised, and it must be reviewed by zoning. The permit is scheduled for Revocation. 01/12/18

B1601425 Accepted 11/4/2015, but not pursued. *Alteration repair and add addition on the 3rd floor*.

B1600869 Initiated 10/22/2015, Issued 10/23/2015. *Renovation and alterations exterior and interior. Modify the interior layout of the existing* ***four-unit*** *apartment building*.

- 10/27/2016 Framing/Insulation inspection approved (Attachment 1)
- 11/02/2016 Building final inspection approved (Attachment 2)

D1600028 Initiated and Issued 10/13/2015. *Demolition interior wall, remove the drywall, door, flooring, windows and mechanical, electrical and plumbing*.

B1600449 Initiated and Issued 10/13/2015. *Make five-car parking pad*.

P1600859 Issued 10/28/2015. *5 Bath Tubs, 5 Dishwashers, 2 Hose Bibbs, 5 Ice makers, 5 Showers, 5 Sinks, 5 Washer Boxes 10 Water closets, 5 Gas Ranges and 5 Water Heaters.*

- 10/27/2016 Plumbing rough-in inspection approved (Attachment 1)
- 11/02/2016 Plumbing final inspection approved (Attachment 2)

E1601453 Issued 11/18/2015. *250 Group 1- Wiring Only (Receptacles and Switch Outlets), 200 Group 2- Fixtures and Lamp holders, 1 Group 8- 401 through 800 Amp Range, 6 Group 8- Up through 200 Amp Range, 5 Group 13- Central A/C System Up through 5 tons (Residential), 5 Group 13- Clothes Dryer (Residential), 5 Group 13- Dishwasher (Residential), 15 Group 13- Fire Alarm Smoke and Heat Detectors, 5 Group 13- Garbage Disposal (Residential), 5 Group 13- Hot Water Heater (Residential) and 7 Group 13- Replacement of Feeder Conductors*.
Conditions/ Restrictions noted: 4 Unit apartment renovation and repair as per plans.

- 10/27/2016 Electrical rough-in inspection approved (Attachment 1)
- 11/02/2016 Temporary Pending Final (TPF) inspection approved (Attachment 3)
- 11/02/2016 Electrical final inspection approved (Attachment 2)

AR74026423 Issued 01/04/2016. *5 Class E- 0 to 120,000BTU/h*
Description of work: Install as per approved plans

- 10/27/2016 Mechanical rough-in inspection approved (Attachment 1)
- 11/02/2016 Mechanical final inspection approved (Attachment 2)

CO1700390 Issued 11/14/2016 for *Certificate of Occupancy of Apartment Building – 4 Units*

SITE VISIT AND OBSERVATIONS:

Findings are as follows (See Appendix A for specific code references):

Building:

1.	12A DCMR 105.1	Work performed beyond the scope of permit- Building
2.	12A DCMR 109.3.1.1	Failure to obtain the required footing inspection- Deck (Common).
3.	12A DCMR 110.1	Failure to obtain a required Certificate of Occupancy for 5 units
4.	2012 IBC 708.3	Fire partitions do not have required 1-hour fire resistive rating (Common).
5.	2012 IBC 708.4	Fire partitions are not continuous (Common).
6.	2012 IBC 714.3.2	Membrane penetrations are not properly sealed at annular space (Common).
7.	2012 IBC 717.5.4	Duct at mechanical unit is not protected at rated assembly (Units 1 & 2).
8.	2012 IBC 717.6.2(2)	Air transfer openings are not protected at fire rated assembly (Common).
9.	2012 IBC 718.2.5	Tub drain fire blocking not installed at floor/ceiling assembly (Unit 2/4).

10. 2012 IBC 718.4.2 Draftstopping is not installed in line with dwelling unit separations (Units 3 & 4/5).
11. 2012 IBC 1012.6 Handrails are not properly returned at deck stairs (Common)
12. 2012 IBC 1405.1 Flashing is not installed to prevent water intrusion at parapet (Common).
13. 2012 IBC 1604.8.3 Decks are not positively anchored at deck joist to band boards (Common).
14. 2012 IBC 1029.1 Bedrooms do not provide emergency escape to public way (Unit 1 & 3).

Plumbing:

1. 12A DCMR 105.1 Work performed beyond the scope of permit- Plumbing
2. 2012 IPC 305.4 Water and drain lines are not protected at crawl space. (Common)
3. 2012 IPC 606.3 Shut off valve is not accessible and located behind unit (Unit 5).
4. 2012 IPC 608.15.4.2 Exterior hose bibs do not have required vacuum breakers (Common)
5. 2012 IPC 1002.3(5) Installed "S" traps are prohibited.
6. 2012 IPC 802.1.6 Waste lines at dishwasher are not securely mounted to underside of sink or counter.
7. 2012 IFGC 404.11 Gas line connections are not protected from corrosion at the meter

Mechanical:

1. 12A DCMR 105.1 Work performed beyond the scope of permit- Mechanical
2. 2012 IMC 501.3.1(3) Exhaust duct is located to close to property line (Units 2 & 4)
3. 2012 IMC 504.2 Exhaust duct is not sealed and is located within the rated assembly. (Common)
4. 2012 IMC 504.6.5 Exhaust duct length is not properly identified. (Common)
5. 2012 IMC 604.6 Duct insulation is not cut back at wall/ceiling penetrations. (Common)
6. 2012 IMC 607.6.2 Ducts and air transfer openings do not have required dampers. (Common)

Electrical:

1. 12A DCMR 105.1 Work performed beyond the scope of permit- Electrical
2. 2011 NEC 300.21 Electrical devices are not installed per UL designs at rated assemblies. (Common)
3. 2011 NEC 314.20 Outlet boxes are set back more than ¼ in to finished surface (Common).
4. 2011 NEC 314.23(A) Junction box at mechanical unit is not secured (Common).
5. 2011 NEC 314.25 Receptacle does not have proper cover at fire alarm

Energy Conservation:

1. 2012 IECC C402.4.4 Exterior doors are not properly sealed. (Common)
2. 2012 IECC C402.4.7 Exterior door at vestibule is not self-closing. (Common)

SUMMARY OF BUILDING PERMIT FINDINGS:

The building code requires that dwelling units have a minimum 1-hour separation. This type of separation is known as a fire-rated partition. All rated assemblies are required to be tested in accordance with UL standards in order to be determined to meet the minimum of specified rating. There are several aspects noted in the conditions of this property that fail to meet common UL requirements:

1. The fire partitions are not continuous.
2. The annular space is not properly sealed for devices that penetrate this fire rated membrane.
3. Insulation has been installed around HVAC ducts penetrating the rated assembly.
4. Proper dampers are not installed at air transfer openings throughout.

As part of the inspection, gypsum board panels were removed at the ceiling level between units ~~3~~ (struck out since they are not part of this lawsuit) & 4 to expose floor framing to unit 5: no draft stopping was found where required at dwelling unit separations.

Based on the MRIS listing of the property, Units 1 ~~and 3~~ (struck out since they are not part of this lawsuit) were listed and sold as two-bedroom units. However, it was found that both units only provide one of the two bedrooms with Building Code required emergency escape and unimpeded access to the public way. The other bedroom could only be considered a den as it does not have any means of escape in a fire nor the required light and ventilation for bedrooms. This has become common in development around the DC area. Permit Application Documents will often show a "den" where a bedroom would be disallowed by the review agency.

Still, it has become common to market these as bedrooms to increase the sale price and return on investment. The Building and Housing Codes are very specific that each bedroom shall have proper light, air and escape to a public way, which can be accomplished by either a window or a door directly to the outdoors.

A new deck has been constructed on the rear of the property. There is no evidence of proper permitting for this feature. Deck joist are not properly anchored at the band boards. The handrails to not properly return to the ground or a newel post. The lumber used is not properly rated for ground contact.

SUMMARY OF PLUMBING ISSUES:

There is water accumulated within the crawl space. Water is draining into this area from the plumbing lines installed at the property. Unit 1 was able to turn on a shower located within the unit to find a steady stream of water falling into the crawl space. It is unclear if this water is a result of supply or drain lines within the structure. The plumbing lines are not insulated within this area and are subject to freezing conditions.

The required shut off valve installed for the water heater in unit five is inaccessible. This valve is located behind the unit and difficult to find at first glance.

SUMMARY OF ELECTRICAL ISSUES:

The electrical permit (E1601453) seems to effectively list all items required for this construction, however has specific conditions to limit the scope to work on a 4-unit apartment building.

The recessed light fixtures are not installed correctly. The round boxes (B520A) used to hang these fixtures are properly rated for a 1-hour assembly, however, the UL listing states that "No box shall be located within 4-5 feet of another box".

The fixture used at this box provides a UL #E349183 and states "LED retrofit luminaire conversion for use only with UL and C-UL listed recessed incandescent luminaires in accordance with this retrofit kit". The UL for this device, obtained by L-Tech Corp, is for Light-emitting-diode Luminaire Retrofit Kits.

The luminaire in this case is used as a surface mount fixture, not the retro fit type stated and it is not compliant. (see Attachments 4 & 5). The L-TECH Corporation specification sheet obtained from their website states: "LED disc light for square or octagonal junction boxes". The boxes used in this assembly are round and the amount of box fill is questioned. (see Attachment 6)

There is a partially installed fire alarm at the front entry of this building. There is no evidence that this system is functioning properly. The electrical permit (E1601453) does not include this system and no inspection records were received. The main control for this device is located in a small alcove area at the left side of the stairway. Wiring is haphazard and is installed with an open junction box within the required rated assembly.

SUMMARY OF MECHANICAL ISSUES:

The flexible duct used for exhaust at the dryer is extended within the rated assembly and is not properly labeled to identify the length of the duct work. For units 2 & 4 this duct is located within 2 feet of the property line.

Dampers are required at ducts and air transfer openings that penetrate the membrane of this assembly. There are no ceiling radiation dampers installed throughout.

ATLAS Home Inspection – Exterior and Shared Space – Ed Snope

Roofing, Siding, and Trim

1. Roofing:
    a. Construction Debris on roof. Clean.
    b. Shingles loose. Repair.

2. Roof Flashing:
    a. Sealant failed or missing. Repair.
        i. Prevent leaks or water damage. Seal all seams and exposed nail heads.
        ii. Prevent damage, leaks, or pests. Secure and seal loose flashing.
    b. Flashing loose. Repair or replace
        i. Prevent damage, leaks, or pests. Secure and seal loose flashing.
3. Siding:
    a. Siding damaged. Replace.

        i. FYI: Prevent further damage or leaks. Replace all damaged pieces.
    b. Clearance missing: Siding-to-decking.
        i. Repair. FYI: Install siding with a minimum of 2" clearance between the bottom of siding and the top of the decking surface. Refer to the manufacturer's installation instructions. Siding warranty may be void.
    c. Clearance missing: siding-to-horizontal trim. Repair or replace.
        i. FYI: Prevent damage. Install siding with a 1/4" uncaulked gap between the siding and horizontal trim below with Z flashing extending up behind the bottom edge of siding and moisture barrier and over the trim below to allow water or condensation to drain. Refer to the manufacturer's installation instructions.
    d. Siding caulked at bottom. Horizontal trim.
        i. Repair. FYI: Install siding with Z flashing and a minimum of 1/4" clearance between the bottom edge of the siding and trim or blocking below. Refer to the manufacturer's installation instructions. Siding warranty may be void.
    e. Edge paint not visible. Repair.
        i. FYI: Prevent damage. Prime or paint all field cut edges. Refer to manufacturer's installation instructions.
    f. Caulk failed. Repair.
        i. FYI: Prevent water damage. Remove all loose or split caulk and clean before caulking with a paintable caulk(not silicone). Not all areas were visible during the inspection and the entire siding and trim need to be inspected.
    g. Penetration blocking missing. Repair.
        i. FYI: Prevent damage or leaks. Install penetrations on blocking secured to the sheathing. Install siding with flashing and a 1/4 inch uncaulked gap on the top edge of the blocking. Refer to the manufacturer's installation instructions. Siding warranty may be void.
    h. Sealant missing. Repair.
        i. FYI: Prevent leaks and water damage. Recommend caulk for all siding penetrations or flexible concrete sealant such as Quickrete Concrete Crack Sealant or Loctite PL S10 for penetrations in brick, concrete, or stucco. Ensure that all penetrations are secured to the structure.
    i. Numerous concerns including horizontal trim clearance missing, decking clearance missing, siding damaged, siding caulked at bottom, edge paint not visible, caulk failed, penetration blocking missing, and sealant missing.

4. Exterior Trim
    a. Caulk failed. Repair.
        i. FYI: Prevent damage or pests. Remove all loose or split caulk, clean the surface, and prime any bare wood before caulking with a paintable caulk. Use a backer rod for large voids. Not all areas were visible during the inspection and the entire siding and trim need to be inspected. Caulking and painting are regular maintenance which will prolong the life of materials. Silicone is not paintable and not recommended.
    b. Paint failed. Repair.
        i. FYI: Prevent further damage, loose flakes, or wood rot. Remove all loose paint and clean before priming, caulking, and then painting. Recommend removing all hardware before painting. Not all areas were visible and all exterior trim need to be examined. This is periodic maintenance.

Exterior

1. Drainage
    a. Condensate drain line extension missing. Repair.
        i. FYI: Keep water away from foundation. Extend the drain line to a positive slope away from the foundation.
    b. Downspout extension discharges below grade. Repair.
        i. FYI: Prevent standing water or moisture damage. Extend all downspouts with smooth-walled pipe discharging above grade a minimum of 6 feet from the foundation.
    c. Downspout extensions missing. Repair.
        i. FYI: Prevent water or moisture damage. Extend all downspouts with smooth-walled pipe discharging to a positive slope above grade a minimum of 6 feet from the foundation.

2. Grading
    a. Negative grade. Repair.
        i. FYI: Install a minimum grade of 1/2" slope per foot for 10' from the foundation. Remove mulch and any organic or porous material. Pack successive layers of clay soil at the recommended slope until the yard drains out. Maintain 6" clearance to bottom of siding, trim, or vents where feasible.

3. Vegetation
    a. English ivy. Remove.
        i. FYI: Prevent strangulation of native plants and trees, damage to mortar and exterior finishes, retension of moisture, and harboring of pests and mosquitos. English ivy offers little ecological value and may take years to eradicate. Do not pull ivy off of tree bark.
    b. Poison ivy. Remove.
        i. FYI: Prevent rash. Recommend removal.

4. Stairs
    a. SAFETY HAZARD- Stair stringer connectors not visible.
        i. FYI: Prevent failure and injury. Install stair stringer connectors, angled plates, etc. Secure the 4X4 with structural fasteners or connectors.
    b. Bracing missing. Stairs loose. Repair.
        i. FYI: Prevent damage or injury. Secure the stairs and posts with angled bracing or additional connectors, fasteners, and posts.
    c. SAFETY HAZARD- Stair stringers over-spanned. Repair or replace.
        i. FYI: Prevent failure and injury. Maximum recommended span for a notched stair stringer is 6 feet. Install additional posts or larger stair stringers.

5. Railings
    a. SAFETY HAZARD- Handrail loose. Repair.
        i. FYI: Prevent injury. Secure all hardware or add additional hardware.
    b. SAFETY HAZARD- Railings loose. Repair.

        i. FYI: Prevent damage or injury. Secure the railing and railing blocking with additional blocking, fasteners, and/or metal connectors.

6. Deck
    a. SAFETY HAZARD- Carriage bolts installed. Washers missing. Replace. FYI: Prevent injury or damage. Carriage bolts are not typically recognized as wood-to-wood connectors. Recommend lag bolts with washers, post-to-beam connectors, angled plates, or Fastenmaster ThruLOK screw bolts.
    b. SAFETY HAZARD- Joist hangers missing. Repair or replace.
        i. FYI: Prevent injury or damage. Install missing hardware and fasteners. Recommend zinc galvanized joist hangers and fasteners.
    c. SAFETY HAZARD- Ledger board installed over siding. Repair or replace.
        i. FYI: Prevent failure, injury, or damage. Install ledger board with a positive contact to the wall structure. Siding warranty may be void.
    d. SAFETY HAZARD- Connectors not visible. Repair.
        i. FYI: Prevent failure or injury. Ensure that all components are secured with metal connectors, structural screws, etc.

7. Fence
    a. Ground clearance missing. Repair.
        i. FYI: Prevent deterioration, wood rot, pests, or organic growth. Recommend a 3" clearance between the bottom of wood fencing and the top of the ground cover. The fence slats can easily be trimmed. Remove any excessive mulch.
    b. Rail warped. Replace.
        i. FYI: Prevent further damage. Replace warped or damaged fence rails.
    c. Rails short. Replace.
        i. FYI: Prevent damage. Replace short rails with rails that span from post-to-post.
    d. Rails small. Replace.
        i. FYI: Prevent damage. Small rails are more likely to break. Recommend replacement. Recommend clear grade rails with no knots.
    e. Latch misaligned. Repair or replace.
        i. FYI: Prevent damage. Secure the gate with angled bracing or a turnbuckle and align the latch.
    f. Slat missing. Repair.
        i. FYI: Replace missing fence slats.
    g. Several concerns including rail warped, rails short, rails small, latch misaligned, slat missing, and ground clearance missing.

8. Pests
    a. Evidence of pests. Repair and monitor.
        i. FYI: Seal all openings. Sealing or painting bare wood deters pests. Remove any food sources. Birds may continue to return: monitor for problems.

Structure

1. Foundation
    a. Mortar deteriorated. Repair.

        i. FYI: Prevent further damage. Repoint all cracked or damaged mortar with a matching type of mortar. At a minimum, remove some soil to get below grade and clean and repair below grade. Recommend parging and sealing the surface before replacing soil and correcting the grade.

2. Crawl Space
    a. • Moisture barrier seal missing. Repair or replace.
        i. FYI: Prevent interior moisture or organic growth. Recommend minimum 6 mil plastic, sealed to the inner foundation walls and sealed at all seams and penetrations. Moisture barrier can cover walls, but no closer than 6" to bottom of framing so that termite activity can be monitored.
    b. Standing water in crawlspace. Repair.
        i. FYI: Prevent damage, pests, or organic growth. Fix the plumbing leak in unit #2.

3. Posts and Beams
    a. Rust visible. Repair and monitor.
        i. FYI: Prevent further damage. Keep water away from the foundation. Repair plumbing leaks. Recommend a rust converter.

4. Floor
    a. Wood rot. Organic growth visible. Further evaluation advised.
        i. FYI: Prevent further damage, pests, or organic growth. Recommend a structural engineer or a Class A contractor. Ensure that the source of the moisture or leak is repaired.

5. Wall
    a. Bricks cracked. Replace.
        i. FYI: Prevent leaks or water damage. Recommend replacing all cracked bricks. Repoint with a matching type of mortar.
    b. Lintels caulked and painted. Mortar cracked. Repair.
        i. FYI: Prevent rust and damage to brick and mortar. Remove caulk from the front edge of the metal lintel at the top of the window so that any moisture in the porous brick can drain out. A rusting lintel will increase in size leading to structural damage. Remove cracked mortar and repoint with a matching type of mortar.

Insulation, Ventilation, and Exhaust

1. Floor Insulation
    a. Moisture barrier below insulation. Repair.
        i. FYI: Prevent condensation. Install sealed moisture barriers on the heated side of the insulation.
    b. Insulation missing and displaced under floor. Repair.
        i. FYI: Prevent energy loss. Install insulation evenly in all areas with no air gaps.
    c. Evidence of pests. Repair.
        i. FYI: Remove contaminated material. Seal all gaps and holes. Recommend consulting with a pest control specialist if the problem persists.

Interior

1. Exterior Doors
    a. Door rubs. Repair.
        i. FYI: Ensure all hinges are tight with hinge screws before trimming or adjusting the door or frame.
    b. Paint failed. Repair.
        i. FYI: Prevent deterioration. Scrape loose paint or caulk before cleaning, priming, and painting, including bottom and top edge. Remove hardware first.
    c. Weatherstripping loose. Door frame. Repair or replace.
        i. FYI: Prevent drafts, energy loss, or pests. Secure loose weatherstripping.
    d. Glass fogged. Replace.
        i. FYI: This is an indication of a failed seal. Replace either the entire window in the door or the entire door. This is a cosmetic issue, but expensive to replace.
    e. SAFETY HAZARD- Closer loose. Door damaged. Entry door. Repair or replace.
        i. FYI: Prevent injury or damage. Secure and adjust door closer and repair or replace damaged parts.

2. Walls
    a. Moisture evident. Repair.
        i. FYI: Prevent damage or organic growth. At the time of the inspection, there was more moisture in this part of the wall than in the surrounding areas. Ensure that the source of the leak is repaired and that no components are damaged or contaminated with organic growth.

3. Interior Trim
    a. Trim stained. Repair.
        i. FYI: Clean and prime with a stain-blocking primer before painting.

Electrical

1. Service Entrance
    a. • Meters not installed. Repair. FYI: Ensure proper connections, distribution, and billing. Install a separate meter for each unit.
2. Electric Panel
    a. SAFETY HAZARD- Panel poorly labeled. Repair.
        i. FYI: Ensure all circuits are correctly labeled.
    b. SAFETY HAZARD- Branch wire undersized. Repair.
        i. FYI: Overheating and fire potential. The breaker may not protect the wire in the event of an overload. Recommend a qualified electrician install a 15A breaker or replace the wire with a 12 gauge wire.

3. Grounding
    a. SAFETY HAZARD- Ground clamp loose. Repair. FYI: Ensure that the clamp is secure to the grounding rod and that the surface is clean.

4. Wiring
    a. SAFETY HAZARD- UV labelling not visible. Repair.
        i. FYI: Prevent damage to wire or equipment. Ensure that UV labeled wire is installed.
    b. SAFETY HAZARD- Support missing. Repair.
        i. FYI: Prevent damage or electrocution. Secure wires every 3 feet, within 12" of each end, and installed out of harm's way.
5. Receptacles
    a. SAFETY HAZARD- Cover plate missing. Repair.
        i. FYI: Electrocution hazard. Install all missing cover plates.

Plumbing

1. Gas
    a. CSST sheathing damaged. Repair or replace.
        i. FYI: Prevent damage to the metal pipe in areas where the line is exposed to weather, sun, abrasion, or cleaners. Replace damaged sections or seal damaged areas.
    b. CSST sheathing missing. Repair or replace.
        i. FYI: Install the flexible metal line completely covered with sheathing in areas where the line is exposed to weather, sun, abrasion, or cleaners. Cut the sheathing 2 corrugations from the end of the metal line so that the sheathing is completely inserted into the fitting.
    c. Rust visible. Repair.
        i. FYI: Prevent further damage. Clean, prime and paint rusted pipes. The gas company might seal the rust on a service call.

2. Exterior Water Supply
    a. Negative slope in hose bibb. Repair.
        i. FYI: Prevent freezing. Install hose bibb with a positive slope downward towards the outside so that water drains from the pipe when the valve is shut off.
    b. Sealant failed or missing. Repair.
        i. FYI: Prevent leaks and water damage. Recommend removing all loose or cracked sealant before replacing with new duct seal putty or caulk for all siding penetrations or flexible concrete sealant such as Quickrete Concrete Crack Sealant or Loctite PL S10 for penetrations in brick, concrete, or stucco. Ensure that all penetrations are secured to the structure.
    c. Vacuum breaker missing.
        i. FYI: Install vacuum breakers on standard hose bibbs to prevent backflow and contamination of water supply during a loss of water pressure. Recommend frostproof anti-siphon hose bibbs which prevent backflow as well as damage from freezing temperatures.

3. Drain/Waste/Vent
    a. Leak visible. Repair.

i. FYI: Prevent further damage. Ensure that all connections are secure. Replace any damaged pipe or fittings. Recommend a qualified plumber.

ATLAS Home Inspection – Unit 1 – Ed Snope

Insulation, Ventilation and Exhaust

1. Clothes Dryer Exhaust
    a. SAFETY HAZARD- Duct compressed. Repair or replace.
        i. FYI: Prevent fire or damage from restricted air flow or lint buildup. Install ducts with as short a length and as few bends as possible. Do not change the shape of the cross section of duct. Recommend semi-rigid or smooth-walled metal duct.
    b. Excessive flexible duct length. Repair.
        i. FYI: Prevent trapped lint or inefficient operation. Pull duct taut. Recommend as short and straight a length as possible.

Interior

1. Exterior Doors
    a. Door rubs. Repair.
        i. FYI: Ensure all hinges are tight with hinge screws before trimming or adjusting the door or frame.
    b. Hinge screws missing. Repair.
        i. FYI: Prevent damage. Install all missing hinge screws. Ensure that at least one screw per hinge is a long screw secured to the wall framing behind the door frame.
    c. Threshold out of adjustment. Repair.
        i. FYI: Prevent damage to weather stripping. The threshold height can typically be adjusted by turning the screws in the threshold. Ensure that the threshold is level and square and does not rub the weather stripping.
    d. Weather stripping damaged. Door bottom. Replace.
        i. FYI: Prevent energy loss. Replace damaged weather stripping. The height of the threshold can typically be adjusted to form a seal against the weather stripping. Ensure that the weather stripping does not bind tightly against the threshold.
    e. Weather stripping missing. Corner seals. Repair.
        i. FYI: Prevent drafts, pests, or energy loss. Install corner seals at the bottom of the frame on both sides of all exterior doors.
    f. Weather stripping gap. Repair.
        i. FYI: Prevent drafts, energy loss, or pests. Remove, tighten, or reposition the screw.

2. Interior Doors
    a. Bifold Door Trakcs Loose. Missing screws

3. Windows
    a. Windows tight in frame. Repair, reinstall, or replace.

        i. FYI: Ensure that all windows are easily operational. Reinstall or clean and lubricate window tracks with silicone spray for ease of use.

4. Walls
    a. Holes in wall. Repair.
        i. FYI: Prevent energy loss, drafts, pests, smells, or a fire hazard. Seal all penetrations or holes in walls and ceilings adjacent to unconditioned spaces or wall cavities. Repair with drywall, spackle, and/or caulk. Cabinet backings may need to be removed or opened up to seal the wall behind.

5. Ceilings
    a. Sealant missing. Ceiling penetrations. Repair.
        i. FYI: Prevent drafts and energy loss. Seal all openings with drywall, spackle, caulk, firestopping, etc.

6. Flooring
    a. Transition strip missing. Repair.
        i. FYI: Prevent damage or injury. Install a tapered transition strip where flooring heights are uneven.
    b. Gap in flooring. Repair or replace.
        i. FYI: Reinstall flooring tight with no gaps or cover the area with a transition strip.
    c. Grout sealant not visible. Repair.
        i. FYI: Prevent stains. Clean and seal all grout.

7. Cabinets
    a. Hinges loose. Repair.
        i. FYI: Prevent damage or injury. Ensure all hinges are secure. Stripped holes may need longer screws or may need to be filled with glue and wooden dowels or matches and re-drilled before reinstalling screws. Align cabinet doors squarely and evenly with the position of the hinges.

Electrical

1. Receptacles
    a. SAFETY HAZARD- Receptacles loose. Repair.
        i. FYI: Prevent electrocution, damage, or fire. Secure all receptacles and boxes to the structure so that the receptacles are flush to the surface and do not move. Secure the cover plates with no gaps. Blue dots.

Plumbing

1. Water Heater
    a. Support missing. Expansion tank. Repair.
        i. FYI: Prevent damage or water leaks. Support the expansion tank fastened evenly and vertically to the structure above.

2. Drain/Waste/Vent
    a. S trap installed. Repair.
        i. FYI: This configuration may cause the trap to siphon dry, allowing sewer gas to enter the building. Recommend a minimum 4 inch horizontal pipe after the trap and before the vertical drop. An air admittance valve can be installed.
    b. Repair visible. Further evaluation advised.
        i. FYI: Prevent leaks and water damage. Unable to determine the effectiveness of the repairs. Recommend a qualified plumber ensures that all bathtub drains are secure and do not leak.

3. Sink
    a. Caulk not visible under countertop. Repair.
        i. FYI: Prevent leaks or bacteria. Clean the seam around the sink before sealing with a countertop caulk. Silicone is temporary and not recommended.

4. Shower
    a. Grout stained. Sealant not visible. Repair.
        i. FYI: Prevent water absorption, staining, or damage to grout or tile. Clean and seal all grout.
    b. Caulk missing. Repair.
        i. FYI: Prevent leaks or water damage. Caulk where the shower meets the wall and floor or trim, around the base of the shower pan, the top of the tile, and at all angled planes in or near the shower. Silicone not recommended.

Heating and Air Conditioning

1. Air Handler
    a. Condensate drain line missing cap. Repair.
        i. FYI: Prevent energy loss. Install a removable cap on the condensate drain line.
    b. Cover loose. Screw missing. Repair.
        i. FYI: Prevent contamination, damage from condensation, or poor performance. Replace missing cover screw and secure and seal the cover.
    c. Sealant missing. Repair.
        i. FYI: Prevent energy loss, damage from condensation, or contaminants in the equipment. Seal all gaps in the cabinet with duct seal at cabinet penetrations and metal tape or duct mastic at all joints and seams.

2. Air Filter
    a. Access restricted to air filter. Repair.
        i. FYI: Prevent damage to filter. The filter is blocked by the door. Adjust the position of the cabinet and/or the door.
    b. Air filter cover loose. Repair.
        i. FYI: A leaking filter slot can allow contaminants to enter the system, reducing energy efficiency and/or life expectancy. Install a filter cover with an air-tight seal so that no unfiltered air enters the system.

3. Room Heating and Cooling

a. Return air register blocked. Repair.
    i. FYI: Prevent restricted air flow and inefficient operation. Install louvered doors or install a vent in the wall at least the same size as the return air register.

Appliances

1. Dishwasher
    a. Dishwasher drain line high loop missing. Repair.
        i. FYI: Prevent sink drain backflow into dishwasher. Secure the dishwasher drain line no lower than directly to the underside of the countertop.
2. Clothes Washer
    a. Drain line loose. Repair.
        i. FYI: Prevent leaks and water damage. Secure the drain box and cover and fasten the drain to the box. Ensure that there is an air gap and that the drain line does not extend into the water in the drain trap.

ATLAS Home Inspection – Unit 2 – Ed Snope

Insulation, Ventilation and Exhaust

1. Clothes Dryer Exhaust
    a. Excessive flexible duct length. Repair.
        i. FYI: Prevent trapped lint or inefficient operation. Pull duct taut. Recommend

Interior

1. Exterior Doors
    a. Door rubs. Repair.
        i. FYI: Ensure all hinges are tight with hinge screws before trimming or adjusting the door or frame.
    b. Hinge screws missing. Repair.
        i. FYI: Prevent damage. Install all missing hinge screws. Ensure that at least one screw per hinge is a long screw secured to the wall framing behind the door frame.
    c. Hinge screws wrong type. Repair.
        i. FYI: Prevent damage. Ensure all screws are hinge screws and are driven straight and flush.
    d. Threshold out of adjustment. Repair.
        i. FYI: Prevent damage to weatherstripping. The threshold height can typically be adjusted by turning the screws in the threshold. Ensure that the threshold is level and square and does not rub the weatherstripping.

2. Interior Doors
    a. Bifold door track loose. Repair.
        i. FYI: Prevent damage or wear. Secure the track with fasteners in all holes.

b. Bifold door track damaged. Repair or replace.
    i. FYI: Prevent damage. The roller wheel is getting caught in the track. Bend the track into shape or replace.

3. Windows
    a. Windows tight in frame. Repair, reinstall, or replace.
        i. FYI: Ensure that all windows are easily operational. Reinstall or clean and lubricate window tracks with silicone spray for ease of use.
    b. Caulk failed or missing. Repair.
        i. FYI: Prevent water damage, drafts, or energy loss. Remove all damaged or split caulk before caulking window sills and frames. Ensure that window frames and trim are secure.
    c. SAFETY HAZARD- Window balances out of adjustment. Repair or replace.
        i. FYI: Prevent injury or damage. The window slides down when opened. Ensure that all balances are adjusted to hold the weight of the window so that no sashes slide down.
    d. SAFETY HAZARD- Window balance disconnected. Repair.
        i. FYI: Prevent injury or damage. Reattach the balance to the window sash.
4. Ceilings
    a. Sealant missing. Ceiling penetrations. Repair.
        i. FYI: Prevent drafts and energy loss. Seal all openings with drywall, spackle, caulk, firestopping, etc.
    b. Ceiling damaged. Repair.
        i. FYI: Remove all loose and damaged areas and repair with spackle, primer, and paint.
    c. Repair visible. Repair.
        i. FYI: Uneven finish. Sand, spackle, and prime before painting.
    d. Crack visible- drywall.
        i. FYI: Cracks 1/4 inch or less are from normal movement or settlement of the structure and are generally not a concern. Remove any loose tape, widen cracks into an inverted V shape and pack with joint compound. Retape as needed.
    e. Nail pops. Repair.
        i. FYI: Nail pops can be from normal structural movement, poor installation, short nails, or moisture problems. Recommend removing nails and all damaged drywall and resecuring drywall into the structure next to the damaged area where the drywall is in sound condition. Monitor for problems.

5. Flooring
    a. Grout sealant not visible. Repair.
        i. FYI: Prevent stains. Clean and seal all grout.
    b. Transition strip missing. Repair.
        i. FYI: Prevent damage or injury. Install a tapered transition strip where flooring heights are uneven.
    c. Sealant missing. Repair.
        i. FYI: Prevent drafts, leaks, or pests. Seal all floor openings with caulk, firestopping, etc.

Electrical

1. Electric Panel
    a. Antioxidant not visible. Repair.
        i. FYI: Prevent poor connections. Ensure that antioxidant paste is installed on all aluminum wire connections.

2. Receptacles
    a. SAFETY HAZARD- Receptacles loose. Repair.
        i. FYI: Prevent electrocution, damage, or fire. Secure all receptacles and boxes to the structure so that the receptacles are flush to the surface and do not move. Secure the cover plates with no gaps. Blue dots.

3. Switches
    a. Switch damaged. Replace.
        i. FYI: Replace all damaged switches.

Plumbing

1. Water Heater
    a. Support missing. Expansion tank. Repair.
        i. FYI: Prevent damage or water leaks. Support the expansion tank fastened evenly and vertically to the structure above.
2. Sinks
    a. Caulk not visible under countertop. Repair.
        i. FYI: Prevent leaks or bacteria. Clean the seam around the sink before sealing with a countertop caulk. Silicone is temporary and not recommended.

3. Bathtubs
    a. Caulk not visible under countertop. Repair.
        i. FYI: Prevent leaks or bacteria. Clean the seam around the sink before sealing with a countertop caulk. Silicone is temporary and not recommended.

4. Showers
    a. Caulk failed or missing. Repair.
        i. FYI: Prevent leaks or water damage. Caulk where the shower meets the wall and floor or trim, around the base of the shower pan, the top of the tile, and at all angled planes in or near the shower. Silicone not recommended.
    b. Grout sealant not visible. Repair.
        i. FYI: Prevent water absorption, staining, or damage to grout or tile. Clean and seal all grout.
    c. Shower mast loose. Repair.
        i. FYI: Prevent damage or leaks. Fasten the pipe to the wall structure. Repair may be invasive. The mast can be caulked to the wall and/or the escutcheon plate can be caulked to the wall as a temporary repair.

Heating and Air Conditioning

1. Air Handler
    a. Cover missing. Repair.
        i. FYI: Prevent energy loss. Install the clear flexible disconnect switch cover.
    b. Sealant missing. Repair.
        i. FYI: Prevent energy loss, damage from condensation, or contaminants in the equipment. Seal all gaps in the cabinet with duct seal at cabinet penetrations and metal tape or duct mastic at all joints and seams.

2. Room Heating and Cooling
    a. Return air register blocked. Repair.
        i. FYI: Prevent restricted air flow and inefficient operation. Install louvered doors or install a vent in the wall at least the same size as the return air register.

Appliances

1. Refrigerator
    a. Water dispenser slow flow. Further evaluation advised.
        i. FYI: The water line or water filter may be obstructed. Disconnect and check for debris or a blocked filter.
    b. Doors misaligned. Repair.
        i. FYI: Adjust the door position or level the refrigerator by adjusting the height of the feet.
2. Dishwasher
    a. Water dispenser slow flow. Further evaluation advised.
        i. FYI: The water line or water filter may be obstructed. Disconnect and check for debris or a blocked filter.
    b. Doors misaligned. Repair.
        i. FYI: Adjust the door position or level the refrigerator by adjusting the height of the feet.
3. Clothes Washer
    a. Drain line loose. Repair.
        i. FYI: Prevent leaks and water damage. Secure the drain box and cover and fasten the drain to the box. Ensure that there is an air gap and that the drain line does not extend into the water in the drain trap.

ATLAS Home Inspection – Unit 4 – Ed Snope

Insulation, Ventilation and Exhaust

1. Clothes Dryer Exhaust
    a. Excessive flexible duct length. Repair.
        i. FYI: Prevent trapped lint or inefficient operation. Pull duct taut. Recommend as short and straight a length as possible.

Interior

1. Exterior Doors
    a. Door rubs. Repair.
        i. FYI: Ensure all hinges are tight with hinge screws before trimming or adjusting the door or frame.
    b. Weatherstripping missing. Corner seal. Repair.
        i. FYI: Prevent drafts, pests, or energy loss. Install corner seals at the bottom of the frame on both sides of all exterior doors.

2. Interior Doors
    a. Bifold door track loose. Repair.
        i. FYI: Prevent damage or wear. Secure the track with fasteners in all holes.

3. Windows
    a. Paint on glass. Repair.
        i. FYI: Scrape the exterior with a window scraper with a new razor blade.

4. Walls
    a. Holes in wall. Repair.
        i. FYI: Prevent energy loss, drafts, pests, smells, or a fire hazard. Seal all penetrations or holes in walls and ceilings adjacent to unconditioned spaces or wall cavities. Repair with drywall, spackle, and/or caulk. Cabinet backings may need to be removed or opened up to seal the wall behind.

5. Interior Trim
    a. Paint missing. Repair.
        i. FYI: Prime bare wood before caulking and painting.

6. Flooring
    a. Grout stained. Sealant not visible. Repair.
        i. FYI: Prevent further damage. Clean and seal all grout.
    b. Transition strip missing. Repair.
        i. FYI: Prevent damage or injury. Install a tapered transition strip where flooring heights are uneven.

Electrical

1. Wiring
    a. SAFETY HAZARD- Junction box loose. Repair.
        i. FYI: Prevent damage. Secure all junction boxes to structural members.

2. Receptacles
    a. • SAFETY HAZARD- Receptacles loose. Repair.

i. FYI: Prevent electrocution, damage, or fire. Secure all receptacles and boxes to the structure so that the receptacles are flush to the surface and do not move. Secure the cover plates with no gaps. Blue dots.

Plumbing

1. Water Heater
    a. Support missing. Expansion tank. Repair.
        i. FYI: Prevent damage or water leaks. Support the expansion tank fastened evenly and vertically to the structure above.
2. Sinks
    a. Caulk not visible under countertop. Repair.
        i. FYI: Prevent leaks or bacteria. Clean the seam around the sink before sealing with a countertop caulk. Silicone is temporary and not recommended.

3. Showers
    a. Grout stained. Sealant not visible. Repair.
        i. FYI: Prevent water absorption, staining, or damage to grout or tile. Clean and seal all grout.

Heating and Air Conditioning

1. Air Handler
    a. Cover missing. Repair.
        i. FYI: Prevent energy loss. Install the clear flexible disconnect switch cover.
    b. Sealant missing. Repair.
        i. FYI: Prevent energy loss, damage from condensation, or contaminants in the equipment. Seal all gaps in the cabinet with duct seal at cabinet penetrations and metal tape or duct mastic at all joints and seams.
    c. Access restricted. Repair.
        i. FYI: Cover blocked by junction box. Cover not removed at the time of the inspection. Secure the junction box to the wall not in front of the cabinet cover.

Appliances

1. Refrigerator
    a. Refrigerator out-of-plumb. Repair.
        i. FYI: Level the refrigerator left to right and tilt backwards 1-2 degrees. Adjust the height by turning the feet or adjusting feet screws. The door height may be adjustable at the hinge.

2. Dishwasher
    a. Dishwasher drain line high loop missing. Repair.
        i. FYI: Prevent sink drain backflow into dishwasher. Secure the dishwasher drain line no lower than directly to the underside of the countertop.

3. Clothes Washer

a. Drain line loose. Repair.
    i. FYI: Prevent leaks and water damage. Secure the drain box and cover and fasten the drain to the box. Ensure that there is an air gap and that the drain line does not extend into the water in the drain trap.