



SUMMARY
1234 Main St. Columbia MD 21044
Buyer Name
07/06/2019 9:00AM

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1.2.1 Misc. Concerns / Comments

EVIDENCE OF BIRDS NESTING

 Recommendation

DETACHED GARAGE, BARN / STABLE

Evidence of birds nesting in the detached garage and barn. These appear to be barn swallow nests, which are in decline. Consider removal or relocation of nests in the fall / winter months (when the nests are abandoned) and clean area as necessary. These birds can be beneficial to homeowners by eating flies and wasps.

Providing bird boxes or nest cups can encourage nesting away from structures.

Here is a link to plans for bird boxes: <https://nestwatch.org/wp-content/themes/nestwatch/birdhouses/barn-swallow.pdf>

Recommendation

Contact a qualified professional.

1.2.2 Misc. Concerns / Comments

HORNET / BEE / WASP NESTS

 Safety Hazard

ATTIC, DETACHED GARAGE, BARN

Wasp nests were found in the attic, detached garage, and barn / stable. These can pose a safety hazard. A pest control pro should remove nests or exterminate as necessary.

Recommendation

Contact a qualified pest control specialist.



Active Wasp Nests In Attic

2.1.1 Coverings

UNSEALED OPENINGS

 Recommendation

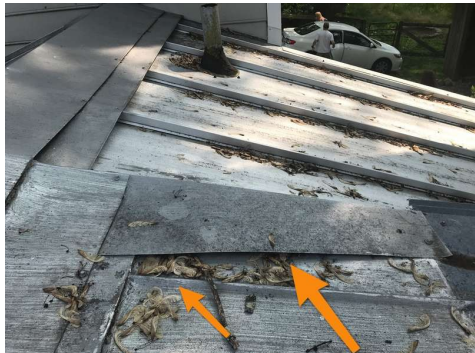
ROOF

The metal ridge vent covering the first floor roof was made from two sections of metal. The seam along the midline of the ridge vent was not consistently sealed and may allow moisture intrusion. A smaller metal panel over a transition was also unsealed and may collect debris resulting in moisture intrusion or corrosion of the metal roof.

The inspector recommends these openings be evaluated and repaired as needed by a qualified roofing contractor.

Recommendation

Contact a qualified professional.



Unsealed Opening



Unsealed Areas Of Ridge Vent

2.2.2 Roof Structure Exterior

STAINED ROOF SHEATHING - WET

 Recommendation

EXTERIOR RIGHT SIDE

Moisture damage and deterioration of roof sheathing below one section of flashing was visible at the time of the inspection. The moisture meter showed elevated levels of moisture present in these areas indicating recent moisture intrusion.

The inspector recommends a qualified roofing contractor determine the source of the moisture intrusion and repair.

Recommendation

Contact a qualified roofing professional.



Moisture Intrusion / Deterioration of Wood Sheathing Beneath Flashing



Elevated Moisture Level In Wood Sheathing



Deteriorated Roof Sheathing



Deteriorated Roof Sheathing



2.3.2 Roof Drainage Systems

GUTTER SECTIONS MISSING

 Recommendation

REAR GUTTER

The roof on the rear side of the home had gutters in one portion above the door, with no downspout. Portions of the home without gutters / downspouts may experience excessive moisture levels in soil near the foundation. This condition can result in excessively high moisture levels in soil at the foundation. Excessive moisture levels in soil near the foundation can effect the ability of the soil to support the weight of the structure above. The Inspector recommends repair of the roof drainage system to help protect the home structure and occupants.

Recommendation

Contact a qualified gutter contractor



Missing Gutter And Downspout



Missing Gutter

2.4.1 Flashings

LOOSE / MISSING FLASHING

 Recommendation

ROOF

Flashings observed to be loose or separated, which can lead to water intrusion and/or mold. Recommend a qualified roofing contractor repair.

Recommendation

Contact a qualified roofing professional.



Chimney Flashing Separated From Masonry



Gap In Flashing Below Sunroom Vent Fan

2.4.2 Flashings

NO FLASHING, SEALANT ONLY

 Recommendation

ROOF

The metal roof penetration for the gas appliance chimney was poorly sealed. The sealant may trap water which can result in leaks or encourage corrosion of the metal roof. Recommend sealing this penetration with flashing or sealant so that water is diverted away from the chimney. Sealant will eventually dry, shrink and crack. These areas should be examined annually and an appropriate sealant re-applied as necessary by a qualified person.

Recommendation

Contact a qualified roofing professional.



Roof Sealant Traps Water

2.4.3 Flashings

IMPROPER FLASHING

 Recommendation

ROOF

Flashing was installed in a manner that will route runoff beneath the roof-covering material. This condition is improper and may increase the chance of leakage and appears to have caused deterioration of the wood sheathing below the flashing. The Inspector recommends that you consult with a qualified roofing contractor to determine options and costs for correction.

Recommendation

Contact a qualified roofing professional.



Improper Flashing



Missing Flashing / Unsealed Penetrations

2.5.1 Chimneys (Above Roof)

CHIMNEY CROWN CRACKED

MASONRY CHIMNEY

The chimney crown was cracked or damaged at the time of inspection. Cracks or missing mortar can allow moisture intrusion into the chimney and masonry, resulting in further damage to the masonry chimney and liner. Recommend a qualified chimney contractor evaluate and repair the chimney crown.

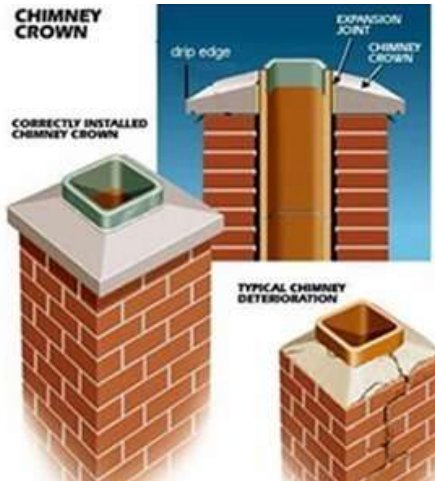
Recommendation

Contact a qualified chimney contractor.

 Recommendation



Cracked Chimney Crown



Chimney Crown Diagram

2.5.2 Chimneys (Above Roof)

CHIMNEY FLUE CRACKED

ROOF

 Recommendation

The top chimney flue tile was cracked. Cracked tiles may allow moisture or corrosive gasses to damage the chimney structure. Cracked tiles in the lower sections of the chimney may allow the toxic products of combustion to enter the living space.

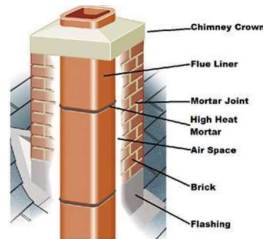
The inspector recommends a qualified chimney contractor perform a **Level 2 Chimney Inspection** on the masonry chimney to ensure the chimney is safe for use.

Recommendation

Contact a qualified chimney contractor.



Cracked Chimney Flue



Chimney Flue Diagram

3.2.1 Eaves, Soffits & Fascia

EAVES - DAMAGED

REAR EXTERIOR

One or more sections of the eaves / fascia may be damaged from what appears to be carpenter bees. Carpenter bee frass was observed on the rear siding below the fascia and eaves. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.

 Recommendation



3.7.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

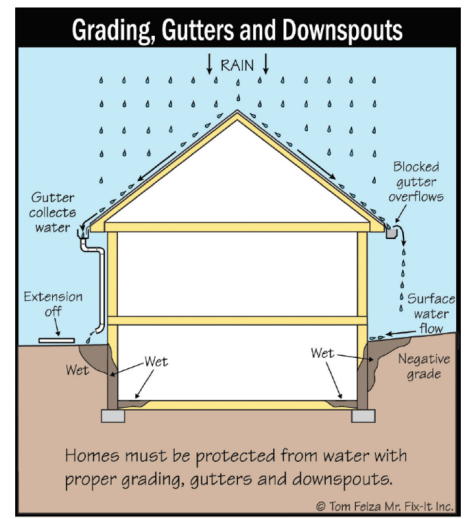
 Recommendation

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified landscaping contractor



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3.8.1 Mature Trees

TREES NEAR / CONTACTING BUILDING

Recommendation

Trees were in contact with or were close to the building at one or more locations. Damage to the building can occur, especially during high winds, or may have already occurred (see other comments in this report if applicable). Recommend that a qualified tree service contractor or certified arborist remove trees as necessary to prevent damage to the building exterior.

Recommendation

Contact a qualified tree service company.



3.8.2 Mature Trees

TREE OVERHANG

Recommendation

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

Recommendation

Contact a qualified tree service company.



4.4.1 Crawlspace

POOLED WATER IN CRAWLSPACE

CRAWLSPACE

Standing pools (small) of water and condensation were found in multiple areas of the crawl space. Some minor seasonal water accumulation can be normal. However significant amounts of Water may evaporate and enter the structure above causing high levels of moisture in the structure. This can be a conducive condition for wood-destroying organisms. Rain runoff is the most common cause of wet crawl spaces but water can come from other sources such as groundwater or underground springs. Recommend monitoring the crawl space in the future, especially after heavy and/or prolonged periods of rain. Correct any issues related to outside perimeter grading and/or roof drainage (see any other comments about this in this report). Also, review any disclosure statements available and ask the property owner about past accumulation of water in the crawl space.

If standing water persists or increases in amount, recommend that a qualified contractor who specializes in crawlspace or drainage issues evaluate and repair as necessary. Typically such repairs include:

- Repairing, installing or improving underground footing and/or curtain drains
- Applying waterproof coatings to foundation walls
- Digging trenches in the crawl space to collect or divert water
- Installing dehumidifiers or sump pumps

Recommendation

Contact a qualified professional.



Standing Water In Crawlspace

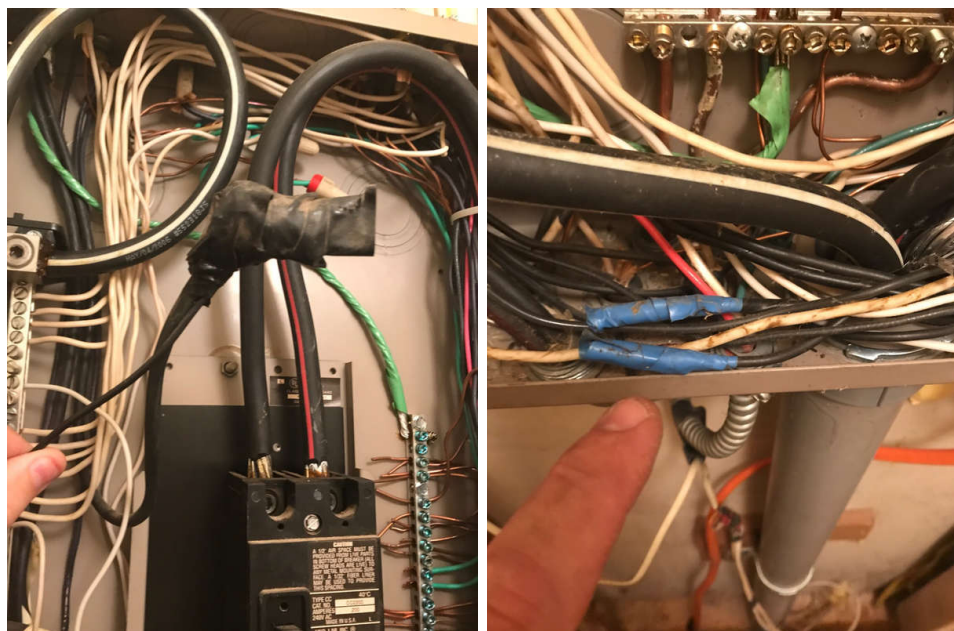
9.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

IMPROPER WIRE SPLICE / TERMINATIONS



One or more wires inside panel were not properly spliced or terminated. This may pose a safety hazard for shock and/or fire. Recommend that a qualified electrician evaluate and correct to current building standards.

Recommendation
Contact a qualified professional.



9.6.1 Lighting Fixtures, Switches & Receptacles

 Recommendation

UNGROUNDED RECEPTACLE

LIVING ROOM

One modern, 3-slot electric receptacle was found with an open ground. This is a shock hazard when appliances that require a ground are used with these receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. Recommend that a qualified electrician repair as necessary so the receptacle is grounded per standard building practices.

Recommendation
Contact a qualified electrical contractor.



Ungrounded Receptacle (Behind Wood Stove)

9.7.1 GFCI & AFCI

MISSING GFCI PROTECTION

KITCHEN, EXTERIOR FRONT

 Recommendation

One or more locations at this property were noted as not having GFCI protection.

Adoption of GFCI outlets was generally phased in over numerous years/decades. Recommend client evaluate upgrading these areas to GFCI protection at their discretion.

General guidelines for GFCI-protected receptacles include the following locations:

1. Outdoors (since 1973)
2. Bathrooms (since 1975)
3. Garages (since 1978)
4. Kitchens (since 1987)
5. Crawl spaces and unfinished basements (since 1990)
6. Wet bar sinks (since 1993)
7. Laundry and utility sinks (since 2005)

Here is a link to an article on how GFCI's keep you safe: <https://www.thisoldhouse.com/ideas/how-gfci-receptacles-keep-you-safe>

Recommendation

Contact a qualified electrical contractor.



No GFCI On Front Porch



No GFCI In Kitchen (Near Sink)

10.2.1 Windows

FAILED SEAL

STAIRCASE WINDOW

Condensation or staining was visible between multi-pane glass in one window located above the second floor staircase. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced, and accumulated condensation may leak into the wall structure below. Recommend that a qualified contractor evaluate and repair windows as necessary. Usually, this means replacing the glass in window frames.

Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc.

Recommendation

Contact a qualified window repair/installation contractor.

 Recommendation



Failed Seal



Failed Seal Close View

12.6.1 Washer And Dryer

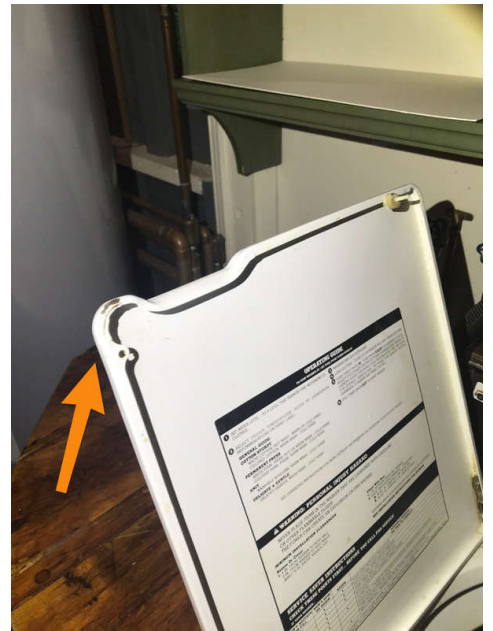
WASHING MACHINE RATTLES



Rubber pad missing on washing machine lid. This allows the lid to rattle. Recommend replacing rubber pad.

Recommendation

Contact a qualified professional.



13.2.1 Roof Structure & Attic

DAMAGED SHEATHING - PAST ROOF LEAK



ATTIC

Stains visible in the roof sheathing indicated past roof leakage. The moisture meter showed no elevated levels of moisture present in the stained areas at the time of the inspection. In the Inspector's experience, this type of damage is typical of roof-covering materials which in the past have been allowed to deteriorate to the point at which they leak before being replaced.

Recommendation

Contact a qualified professional.

