



The summary is meant to organize the defects or important repairs needed in the home. Most anything can be repaired in a home, although some repairs can be very expensive to complete. Generally, normal maintenance issues are left out of the summary unless they would lead to water leaks or expensive repairs if not completed in a timely way. Roof maintenance issues will be included in the summary because of the severe damage that may be caused by the neglect of roof maintenance.

Please Read The Entire Report

There is important information about home maintenance, materials used in the construction of this home, and appliance use and maintenance that should be read to gain an understanding of how to care for your home.

Qualified Contractors

Qualified contractors should be properly licensed and insured in the state of Maryland. Documentation of repairs to include the contractor's invoice, details of work completed, contact information and license number should be provided for the buyer's records.

Recommended Contractors

Any contractor recommendations are made for my client's or their agent's convenience. I do not accept kickbacks or referral fees from any contractors, EVER.

2.1.1 Roof Covering

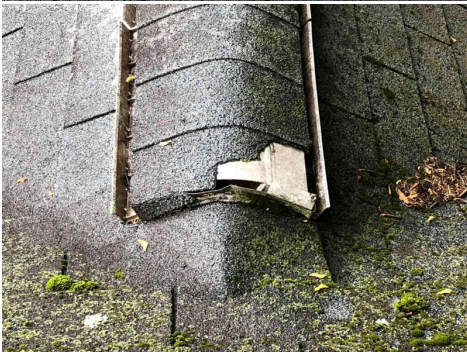
END OF USEFUL LIFE



The roof appears to be at or near the end of its useful lifespan. You should budget to replace it soon.

Recommendation

Contact a qualified roofing professional.



2.1.2 Roof Covering

LOOSE BLOWN-OFF SHINGLES

Recommended Repairs

There are loose or blown-off shingles that should be repaired to prevent leakage.

Recommendation

Contact a qualified roofing professional.



2.2.1 Flashing / Penetrations

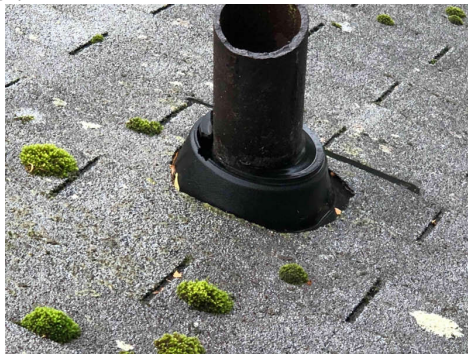
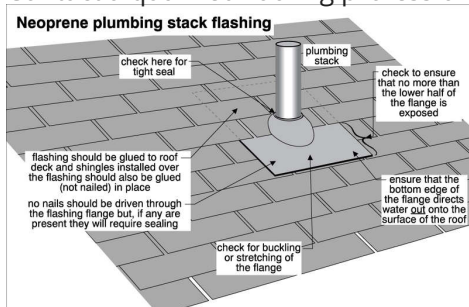
DETERIORATED BOOTS

Recommended Repairs

There are one or more old boots at the plumbing vents that are deteriorated and should be replaced as part of regular maintenance to prevent leakage.

Recommendation

Contact a qualified roofing professional.



2.3.1 Drainage System

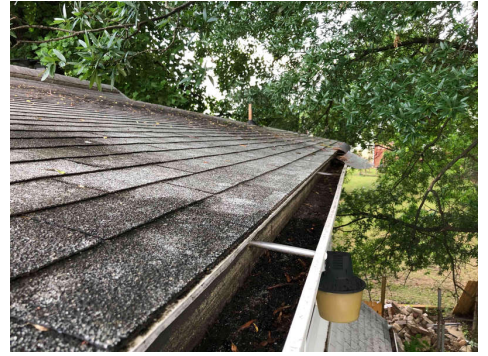
DEBRIS IN RAIN GUTTERS

Recommended Repairs

Rain gutters need to be cleaned out to prevent overflowing and possible leakage into the home or basement.

Recommendation

Contact a qualified professional.



2.4.1 Chimney and Flue Condition
SEVERELY DETERIORATED CROWN

 Recommended Repairs

The chimney crown should be replaced to prevent water damage to the chimney chase.

Recommendation
Contact a qualified chimney contractor.



3.1.2 Driveway / Sidewalk / Patio
WALKWAY SETTLED STEP TOO HIGH
FRONT WALKWAY

 Safety Issue

The walkway has settled leaving a step too high. This may be a trip/fall hazard and should be corrected.

Recommendation
Contact a qualified concrete contractor.



3.2.1 Steps / Porch / Deck
HANDRAIL MISSING
REAR BASEMENT STAIRWAY

 Recommended Repairs

This stairway is missing a graspable handrail. Falls are more likely to happen on stairways and a handrail is needed for safe use.

Recommendation
Contact a qualified carpenter.



3.2.3 Steps / Porch / Deck

SEVERELY DETERIORATED CONCRETE STAIRWAY

FRONT STAIRWAY

Portions of the concrete stairway are severely deteriorated. This condition may worsen and become unsafe if not corrected.

Recommendation

Contact a qualified concrete contractor.

 Recommended Repairs



The cracked section of concrete is starting to come loose

3.3.1 Doors / Windows

BROKEN GLASS IN WINDOW

MASTER BEDROOM

There is broken glass in the window. This condition may worsen and cause personal injury if not corrected.

Recommendation

Contact a qualified window repair/installation contractor.

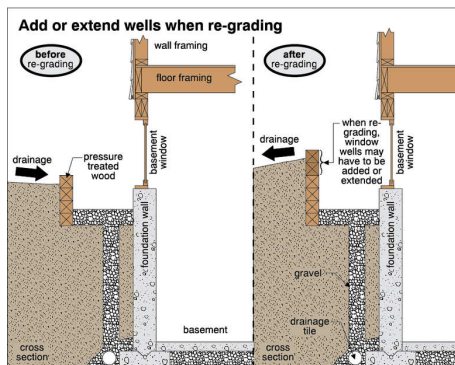
 Recommended Repairs

3.3.2 Doors / Windows

POOR WINDOW CLEARANCE TO SOIL

There is insufficient clearance to the soil at one or more windows. This condition may allow water into the structure. The addition of window wells may be a possible solution.

 Recommended Repairs



3.4.2 Siding / Trim / Flashing

ISOLATED BRICK FLAKING

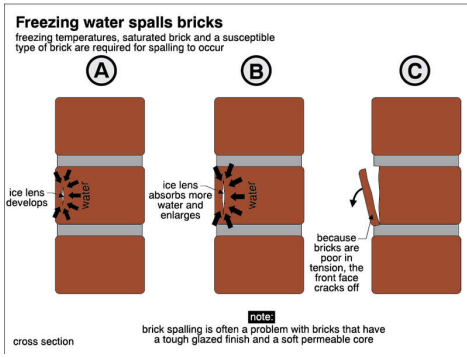
REAR

There are flaking or scaling bricks that should be repaired to prevent further deterioration and more expensive repairs.

Recommendation

Contact a qualified masonry professional.

 Recommended Repairs



3.6.1 Fence / Retaining Wall Condition
WALL DAMAGED BY TREE

Recommended Repairs

A large tree was in close proximity to the stone retaining wall and appears to have caused movement and damage. This is likely to continue as long as the tree is present and may result in failure of the retaining wall.

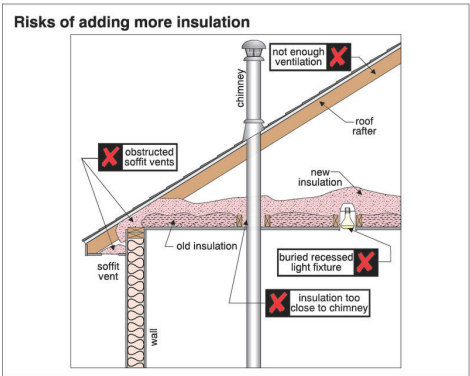


4.2.1 Insulation Condition
INADEQUATE INSULATION IN ATTIC

Recommended Repairs

The insulation of the attic is insufficient by modern standards. This condition will cause higher than necessary heating and cooling costs.

Recommendation
Contact a qualified insulation contractor.

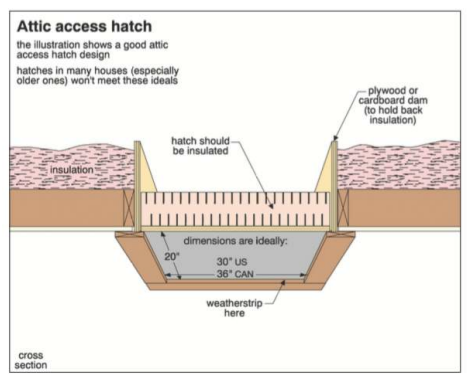


4.2.2 Insulation Condition
NO HATCH INSULATION

Recommended Repairs

Insulation is missing at the attic hatch. This will result in energy loss and higher heating and cooling bills.

Recommendation
Contact a qualified insulation contractor.



4.3.1 Ventilation / Exhaust Fans

REPLACE DRYER VENT DUCT

Recommended Repairs

The plastic dryer vent duct should be replaced with a metal duct. The dryer vent is disconnected and the warm, moist air is discharged into the basement.

Recommendation

Contact a handyman or DIY project



4.3.2 Ventilation / Exhaust Fans

KITCHEN VENTED BY WINDOWS ONLY

Recommended Repairs

Windows were the only source of ventilation in the kitchen and the windows need to be repaired to work properly. Windows are not usually effective at removing cooking fumes and steam from a kitchen. This condition will cause exposure to cooking fumes and possibly contamination of the area by aerosolized cooking oils and other materials which may not be easily cleaned from surfaces.

6.2.1 Windows / Doors / Closets

DAMAGED WINDOW HARDWARE

Recommended Repairs

THROUGHOUT MAIN FLOOR

Window hardware is damage and should be repaired to function properly. The affected windows would not latch properly and leaves the home unsecured against unauthorized entry.

Recommendation

Contact a qualified window repair/installation contractor.



6.2.3 Windows / Doors / Closets

WINDOW HARDWARE IS MISSING

Recommended Repairs

LIVING ROOM

Window hardware is missing and the window is not working properly.

Recommendation

Contact a qualified window repair/installation contractor.



6.2.4 Windows / Doors / Closets

WINDOW PAINTED STUCK

HALLWAY BATHROOM

One or more windows are painted shut and could not be opened for testing.

Recommendation

Contact a handyman or DIY project

Recommended Repairs

6.3.1 Cabinets / Countertops

MISSING SHELVES

KITCHEN

Shelves are missing in some of the cabinets.

Recommendation

Contact a qualified cabinet contractor.

Recommended Repairs

6.4.1 Stairways / Railings

MISSING HANDRAIL

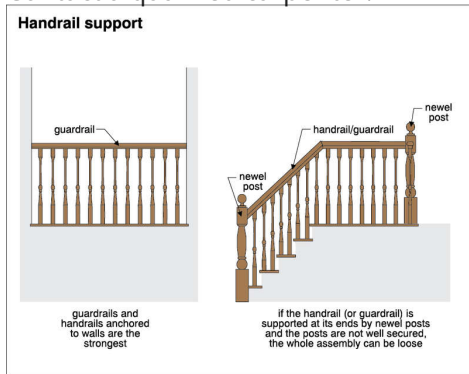
UPPER STAIRWAY

The handrail is missing at one or more stairways. This condition may be unsafe.

Recommendation

Contact a qualified carpenter.

Safety Issue



6.5.1 Smoke Alarms

REPLACE OLD SMOKE ALARMS

Smoke alarms old than 10 years must be replaced according to Maryland State Law. Smoke alarms should be present on each floor and in the common area outside of all bedrooms.

Recommendation

Contact a qualified professional.

Recommended Repairs

6.5.2 Smoke Alarms

CARBON MONOXIDE DETECTORS NEEDED

Carbon Monoxide detectors are needed outside of bedrooms and on each level of the home when fossil fuels are used to heat the home, fuel a fireplace, clothes dryer or stove. These are critically important safety devices that save lives.

Safety Issue

Recommendation
Contact a qualified professional.

8.1.1 General Comments

HANDYMAN WORK EVALUATE

 Safety Issue

The inspection of the electrical system turned up evidence of practices not consistent with the work of a qualified electrical contractor. Your Inspector recommends: A qualified electrical contractor evaluates the electrical system. All deficiencies should be corrected as needed and documentation and invoices supplied to verify completion. Keep in mind that incorrect electrical work can cause house fires.

Recommendation
Contact a qualified electrical contractor.

8.2.1 Service Entry / Service Rating

SEVERE CORROSION METER BOX

 Recommended Repairs

There is severe corrosion to the electric meter box. This condition will worsen if not corrected and may allow water into the structure or create a potentially unsafe condition.

Recommendation
Contact a qualified painter.



8.2.2 Service Entry / Service Rating

SHEATHING DETERIORATED

 Recommended Repairs

The main service conductor sheathing was severely deteriorated at the time of inspection. This condition may lead to deterioration of the conductor insulation and possibly electrocution.

Recommendation
Contact a qualified electrical contractor.



8.3.1 Service Panel / Main Disconnect

ALUMINUM WIRING HAZARDS

 Recommended Repairs



Single-strand aluminum wiring was observed in the main panel. Between approximately 1965 and 1973 aluminum wiring was sometimes substituted for copper branch circuit wiring in residential electrical systems. Neglected connections in outlets, switches and light fixtures containing aluminum wiring become increasingly dangerous as time passes. Poor connections cause wiring to overheat, creating a potential fire hazard. In addition to creating a potential fire hazard, the presence of aluminum wiring may have an effect on your insurance policy. You should ask your insurance agent whether the presence of aluminum wiring is a problem that requires changes to your policy language in order to ensure that your house is covered. Here are the reasons aluminum wiring connections deteriorate: Thermal expansion and contraction: Even more than copper, aluminum expands and contracts with changes in temperature. Over time, this will cause connections to loosen. When wires are poorly connected they overheat, which creates a potential fire hazard. Vibration: Electrical current vibrates as it passes through wiring. This vibration is more extreme in aluminum than it is in copper and as time passes, it can cause connections to loosen. Again, when wires are poorly connected they overheat, which creates a potential fire hazard. Oxidation: Exposure to oxygen in the air causes deterioration to the outer surface of wire. This process is called oxidation. Aluminum wire is more easily oxidized than copper wire and as time passes, this process can cause problems with connections. Again, when wires are poorly connected they overheat, which creates a potential fire hazard. Galvanic corrosion: When two different kinds of metal are connected to each other a very low-voltage electrical current is created which causes corrosion. Corrosion causes poor connections. More information is available at this comprehensive website. <http://www.inspect-ny.com/aluminum/aluminum.htm> Options for Correction The wiring should be evaluated by a qualified electrician. This means an electrician experienced in evaluating and correcting aluminum wiring problems. Not all electrical contractors qualify.

1. At a minimum, all connections should be checked and an anti-oxidant paste applied as needed.
2. Aluminum wire can be spliced to copper wire at the connections using approved wire nuts (called "pig-tailing", not recommended by the US Consumer Product Safety Commission.)
3. Copalum crimps can be installed. Although this is the safest option, Copalum Crimps are expensive.
4. AlumiConn Connector.
5. Complete home re-wire. Costs will vary. Consult with a qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.

8.3.2 Service Panel / Main Disconnect

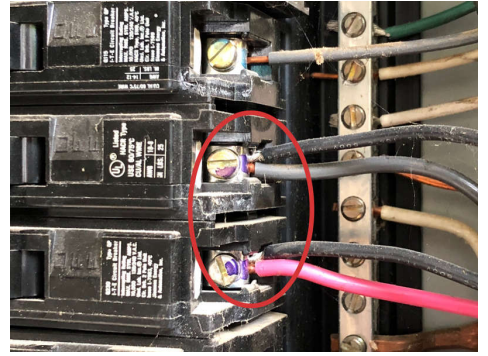
DOUBLE TAPPED BREAKER



There is one or more double tapped breaker in the main service panel. A breaker should only serve one circuit.

Recommendation

Contact a qualified electrical contractor.



8.3.3 Service Panel / Main Disconnect

LABEL BREAKERS

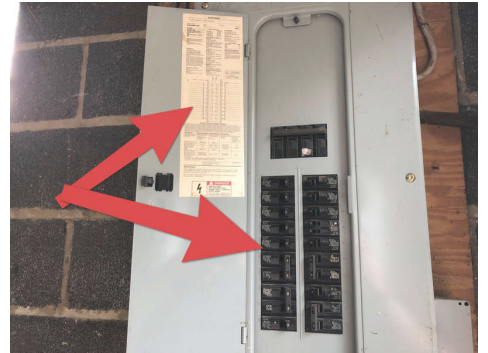


Recommended Repairs

Every circuit breaker in the electrical panel should be labeled to indicate what it serves so that power can be turned off in a hurry.

Recommendation

Contact a qualified electrical contractor.



8.3.4 Service Panel / Main Disconnect

TWIST-ON WIRE CONNECTOR NEEDED



Recommended Repairs

The twist-on wire connector (wire nut) is missing or deteriorated and needs to be replaced.

Recommendation

Contact a qualified electrical contractor.



8.4.1 Wiring / Grounding / Junction Boxes

OPEN JUNCTION BOXES



Recommended Repairs

BEDROOM ATTIC

There are open junction boxes which should be covered to prevent accidental electrocution.

Recommendation

Contact a qualified electrical contractor.



8.5.1 Outlets / Lights / Ceiling Fans

NOT GFCI PROTECTED



Safety Issue

BASEMENT

One or more areas of the home are not GFCI protected as required by modern safety standards. GFCI receptacles or breakers are important safety features that can protect one from accidental electrocution in wet locations such as kitchens and bathrooms.

Recommendation

Contact a qualified electrical contractor.

8.5.2 Outlets / Lights / Ceiling Fans

LOOSE ELECTRICAL OUTLET

MASTER BATHROOM, REAR BEDROOM

There are one or more loose electrical outlets.

Recommendation

Contact a qualified electrical contractor.



Recommended Repairs



8.5.3 Outlets / Lights / Ceiling Fans

GARAGE NOT GFCI PROTECTED

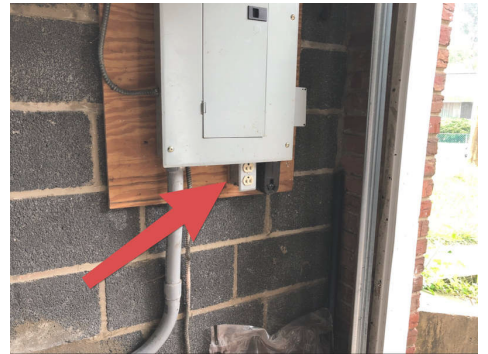
There are one of more electrical outlets in the garage which are not GFCI protected. This is an important safety feature that should be present in potentially wet locations.

Recommendation

Contact a qualified electrical contractor.



Safety Issue



8.5.4 Outlets / Lights / Ceiling Fans

NO OUTLET IN BATHROOM

HALLWAY BATHROOM

There is no electrical outlet in this bathroom. This condition may lead to use of an extension cord connected to an outlet which is not GFCI protected.

Recommendation

Contact a qualified electrical contractor.



Recommended Repairs

8.5.5 Outlets / Lights / Ceiling Fans

PULL CHAIN MISSING FROM FIXTURE

BEDROOM CLOSET

The pull chain is missing from the light fixture and the light doesnt work properly.

Recommendation

Contact a qualified electrical contractor.



Recommended Repairs

9.1.1 Heating Equipment

OLD HEATING SYSTEM, BUDGET TO REPLACE

 Recommended Repairs

The heating system has exceeded the life expectancy for our region. You should budget to replace it at any time. This equipment should be serviced annually prior to heating season to ensure that it is safe to use.

Recommendation

Contact a qualified heating and cooling contractor

9.1.2 Heating Equipment

CORROSION INSIDE FURNACE

 Recommended Repairs

Corrosion inside of the furnace may indicate that there is a condensate leak from the evaporator coil above. This condition may affect the operational lifespan of the equipment.

Recommendation

Contact a qualified heating and cooling contractor

9.1.3 Heating Equipment

CONDENSATE LEAK IN FURNACE

 Recommended Repairs

There is evidence of leakage into the furnace. This may be due to condensate leakage from the evaporator coil or venting. This condition may worsen if not corrected.

Recommendation

Contact a qualified heating and cooling contractor

9.1.4 Heating Equipment

CORRODED BURNERS

 Recommended Repairs

Excessive amounts of dirt and rust flakes on the furnace burner assembly may affect the burner function.

Recommendation

Contact a qualified heating and cooling contractor

9.6.1 Cooling System

OLD COOLING SYSTEM, BUDGET TO REPLACE

 Recommended Repairs

Based on the date of manufacture, the cooling system has exceeded the predicted life expectancy for our region of the country. Your Inspector recommends annual servicing of the equipment and budgeting to replace it at any time.

Recommendation

Contact a qualified heating and cooling contractor

9.6.2 Cooling System

DIRTY CONDENSER

 Recommended Repairs

The condenser coils (outside unit) were observed to be dirty. Dirty refrigerant coils are the primary cause of major repairs to air conditioning equipment.

Recommendation

Contact a qualified heating and cooling contractor

10.1.1 Water Supply Piping / Shutoff

ACTIVE LEAK ABOVE WATER HEATER

Recommended Repairs

There is an active leak above the water heater next to the furnace.

Recommendation

Contact a qualified plumbing contractor.



10.3.1 Faucets / Sinks / Toilets

LOOSE EXTERIOR FAUCET

Recommended Repairs

FRONT, LEFT SIDE

This exterior faucet is loose and should be secured to prevent damage to the plumbing pipes and leakage.

Recommendation

Contact a qualified plumbing contractor.



10.4.1 Drain, Waste and Vent Piping

CAST IRON CORRODED

Recommended Repairs

Cast Iron piping is corroded. This condition may worsen and cause leakage.

Recommendation

Contact a qualified plumbing contractor.

10.4.2 Drain, Waste and Vent Piping

GALVANIZED CORRODED

Recommended Repairs

BASEMENT

Galvanized drain/waste pipes are corroded. This condition may worsen and cause leakage, water damage and possibly mold growth if not corrected. Your Inspector recommends: A qualified plumbing contractor evaluates the corroded galvanized steel drain/waste pipes and makes any necessary repairs.

Recommendation

Contact a qualified plumbing contractor.



10.5.1 Water Heating

NO TPR DISCHARGE PIPE

Safety Issue

A temperature pressure relief valve (TPR) should have a discharge pipe that extends to within 6 inches of the floor to prevent scalding if the valve discharges overheated water.

Recommendation

Contact a qualified plumbing contractor.

