



SUMMARY
1234 Main St. Keedysville MD - Maryland
21756
Buyer Name
03/02/2018 9:00AM

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2.3.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

Grading is sloping towards the home on south wall and under deck on north wall. 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 landscaper or gardener.

2.4.1 Hose Bibs

ANTI-SIPHONE VALVE



Hose bib(s) not equipped with anti-siphon device. Possible cross connection can occur. Recommend installation by qualified contractor.

Recommendation

Contact a qualified plumbing contractor.

3.1.1 Foundation/Slab on Grade

FOUNDATION CRACKS - MINOR

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

[Here is an informational article](#) on foundation cracks.

Recommendation

Contact a qualified structural engineer.

3.2.1 Decks, Balconies, Porches & Steps

DECK - ROTTING SUPPORT COLUMN



One of more of the deck support columns appear to be rotting at ground. This could cause a safety hazard and further deterioration of the deck. Recommend qualified deck contractor evaluate and repair.

Recommendation

Contact a qualified deck contractor.

3.6.1 Siding, Flashing & Trim

MILDEW/ALGAE

There are signs of algae and/or mildew on the siding. This is a cosmetic issue and is not uncommon especially on shaded portions of the home. Recommend that said areas be washed or cleaned on a regular basis.

Recommendation
Recommended DIY Project

5.6.1 GFCI & AFCI

IMPROPER INSTALLATION

GFCI outlet improperly wired. Recommend repair.

Recommendation
Contact a qualified electrical contractor.

5.7.1 Lighting Fixtures, Switches & Receptacles

SWITCHES INSTALLED IMPROPERLY

Switch by main panel has hot reversed from main switch. Recommend licensed electrician repair or replace.

Recommendation
Contact a qualified electrical contractor.

5.9.1 Occupant Door (From garage to inside of home)

NOT SELF-CLOSING



Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

[DIY Resource Link.](#)

Recommendation
Contact a qualified door repair/installation contractor.

6.4.1 Windows

HANDLE MISSING

Handle to open window is missing. Recommend repair

Recommendation
Recommended DIY Project

6.6.1 GFCI & AFCI

MISSING COVER PLATE

One or more cover plates missing. Recommend repair.

Recommendation
Recommended DIY Project

6.7.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation
Contact a qualified electrical contractor.

17.1.1 General

PIPE CORROSION

Supply pipe is corroded at entrance to the basement. Recommend plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.
