



# MAURY HOME INSPECTIONS, LLC

8107 Arbor View Way Elkridge, Maryland 21075

443-661-4377

Virginia, Maryland, Washington, DC

Rowland Place NW 3318

8/9/2018

Page # 1

## *Property Inspection Report*

**Inspection Site:** 3318 Rowland Place N.W. Washington, D.C. 20008

**Prepared For:** Gretchen Jacobson and TJ Halstead

**Inspection Date:** 8/9/2018



**Inspected by:** Maury Home Inspections, LLC  
8107 Arbor View Way  
Elkridge, Maryland 21075

**Inspector's Name:** Scott Maury  
Inspection Fee: \$ 800.00 Radon: \$ 195.00 Termite: \$ 85.00  
Paid by: Check Thank you



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### Inspection Agreement

This agreement is a contract between you, the client, and Maury Home Inspections (MHI) and is made with the express agreement that you understand the conditions stated. MHI agrees to perform a Home Inspection. This inspection is provided for your confidential and exclusive use and is subject to the conditions set forth in this agreement. This report is an expression of the opinions of the inspector and is limited to the components listed in the "Scope and Exclusions" paragraph below. No disassembly of equipment, opening of walls, floors, or ceilings, or excavation is performed. We do not test for pollutants or hazardous materials and this is not a code compliance inspection. We do not wish to imply that every component is inspected or that every defect will be found. That is not the purpose of this inspection. Should additional information become available we reserve the right to determine the impact, if any, of the new information on our opinions and conclusions, and to revise our opinions and conclusions if necessary as warranted by the discovery of the new information.

**An Inspection is intended to assist in the evaluation of the overall condition of a building. The inspection is based on observation of the visible and apparent condition of the building and its components at the time of the inspection. The results of the Home Inspection are not intended to make any representation regarding latent or concealed defects that may exist, and no warranty is expressed or implied. If your Home Inspector is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building, or the condition of its components or systems, you may wish to seek the professional opinion of a licensed structural engineer or other professional regarding any possible defects or other observations set forth in this report. In the State of Maryland, Only Home Inspections performed by Maryland Licensed Home Inspectors will be recognized by the buyer as a valid Home Inspection under a real estate contract.**

The Inspector's credentials are attached to this report. The general information sections printed on the report are an integral part of the report. Our service includes follow up telephone consulting to help you solve any problems that will arise. You are encouraged to take advantage of this free service since contractors often propose self serving advice.

**Scope and Exclusions:** This inspection will be conducted in accordance with the Code of Ethics and Standards of Practice of The American Society of Home Inspectors and/or the Maryland Commission of Real Estate Appraisers and Home Inspectors. A copy of those ethics and standards are available upon request.

**Arbitration and Limit of Liability:** Any controversy or claim arising out of, or relating to this Inspection and Inspection Agreement shall be settled by arbitration in accordance with the Commercial Rules of the American Arbitration Association. However, in the event that MHI, and/or its agents or employees are found liable due to breach of contract, negligence, negligent misrepresentation, negligent hiring, or any other theory of liability, then the liability of MHI, and its agent and employees, shall be limited to a sum equal to the amount of the inspection fee below. Subject to the foregoing limitation of liability, the judgment rendered in the arbitration may be entered into any court having jurisdiction.



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Thursday, August 9, 2018

Dear Gretchen Jacobson and TJ Halstead,

Thank you for choosing Maury Home Inspections, LLC to perform your Home Inspection. We trust the experience was both useful and enjoyable.

The purpose of the home inspection is to help you make an informed buying decision. Our focus is to identify significant items that may effect a typical person's decision. While looking for significant items, we also identified some other issues. These are included as a courtesy, but the inspection does not provide an all-inclusive list of building defects. You will come across additional items once you move into the home.

Please feel free to contact us with any questions about the report or the home itself any time. Our telephone consulting service is available at no cost to you for as long as you own the home.

Please visit our website at your convenience - [www.scottmaury.com](http://www.scottmaury.com). Please leave us any reviews you have at our goggle business page, Redfin reviews, Yelp, Angies List

Thanks again for allowing us to work for you,

Sincerely,

Scott and Courtney Maury  
on behalf of  
Maury Home Inspections, LLC



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## Inspection Report

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## INSPECTION INFORMATION

**PHOTOGRAPHS:** The photographs included in this report are representative of the conditions found and are not necessarily the only instance of a given condition. The defects found and discussed are based on a sampling and there may be more than one instance of the specific defect. When repairs are done the repair person should check all similar components for similar defects.

**ESTIMATES:** Any estimates provided during this inspection are meant to provide you with a sense of the general magnitude of a specific problem. Actual cost can be higher or lower. The estimates are based on the Inspector's perception of an adequate repair or improvement which can easily vary from the final fix depending on many factors including but not limited to the final scope of work, methods and materials chosen, the contractor chosen, how much other work is done at the same time, and your demands.

**Condominiums, Co-ops, and HOAs:** Inspection of condominium and Co-ops units, or a home in an HOA, is limited to the unit itself unless you have special arrangements to the contrary in advance. Common and Limited Common areas are not part of the inspection. While the inspector may make some comments about other areas, that is done gratuitously, and should not be interpreted to have expanded the responsibility of MHI. A proper inspection of common areas takes many hours if not days. In some cases we will make arrangements at the time the appointment is made to observe some specific common elements due to their direct relevance to a particular unit. But unless you have been specifically told that a common element is included you should assume that it isn't. We can inspect common elements but that is not included in normal condominium inspections.

**UNDERSTANDING RATINGS:** The report contains ratings for certain components and commentary.

**The five rating are:**

**"Satis", Satisfactory.** This is the general comment for a component that needs no major or immediate action to perform its intended function or prevent a safety hazard. It does not mean the item is in perfect condition although it may be. The inspector, at his option, may not include any commentary beyond this if he thinks it won't add information that adds to the purpose of the inspection.

**"Repair" Repair/correction recommended.** This is the general comment used when the inspector has detected a condition that is adversely affecting the normal function or use of a component, or a potential safety hazard exists or may develop. Any item marked for repair should be repaired by a skilled and licensed technician.

**"FurEval" Further Evaluation Needed.** This is the standard comment used when further evaluation is needed. The Inspector uses this comment alone, or in conjunction with other comments, when the exact nature of a condition is not immediately known. Sometimes determining all that is needed to fully evaluate a condition is beyond the scope of the Home Inspection. This does not mean that it is beyond the ability of the Inspector it only means it is beyond the current scope. Some examples for the use of this would be a water stain from an unknown source, an abnormal structural distortion of hidden components, a mechanical device that is not working normally and needs disassembly or a technician to find out why, or a component that couldn't be accessed for some reason and in the Inspector's opinion it should be.

**"Monitor" Monitor.** This is the standard comment an inspector would use when a condition is observed that is potentially problematic but, in the inspector's opinion, no specific impetus for immediate action exists. This may also be used when an item is suspected of being near the end of its useful life but is functioning now. Examples may be, a leak spot that is dry and suspected to be from an old condition or a rare occurrence, a piece of mechanical equipment that is statistically at or near normal useful life, a crack that is not suspected to be an indication of anything more than tolerable distortion.

**N/A Not Applicable,** means the component didn't exist at this house or was not inspected as part of this inspection.



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## UNDERSTANDING the INSPECTION

### FINDINGS

Our report is based on the information gathered at the time of the inspection and can't always be complete because it is done under the inherent constraints of a pre-purchase environment. Those constraints include but are not limited to a property not owned by our client, time limitations, a responsibility to provide a broad range of information, no opportunity to interview owners, agents, or contractors involved with the property, no furniture can be moved, and nothing can be damaged to do an investigation. Should additional information become available we reserve the right to determine the impact, if any, of the new information on our opinions and conclusions, and to revise our opinions and conclusions if necessary as warranted by the discovery of the new information.

## BUILDING TO BE INSPECTED

### BUILDING TYPE:

Colonial, Brick and Frame, 3 story, w/ Basement,  
Single family detached home.

### REPORTED AGE:

1928.

### FRONT DOOR FACES

North, Northwest.

### REAR VIEW





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## GENERAL INFORMATION

### CLIENT PRESENT:

Yes.

### CLIENTS AGENT

Anslie Stokes,

McEneaney and Associates.

### UTILITIES STATUS:

Public sewer and water.

All utilities on.

### WEATHER:

90's, Clear today. There has been a lot of recent rain. The ground is damp.

## CONDITION OVERVIEW

### OVERVIEW BY

### SEGMENT

The **purpose** of this section is to provide you our perspective on the overall condition of this home. We have the advantage of the perspective gained from building and inspecting thousands of houses throughout the region and we think this may be valuable to you. No specific defects are listed here, they are all in the body of the report. This is just to give you perspective based on a comparison to other houses. All homes have defects, it is just the number, cost, and combination of defects that varies. It is also important to have perspective on the overall material and methods standards used at the home so we try to provide that.

#### Overview by Segment:

**Grounds:** Typical site design creates no more than the normal number of drainage challenges. Normal amount of grounds work needed,

**Roofing:** Standard materials. Repairs needed.

**Envelope, i.e wall covering, windows and doors etc.:** Standard quality materials and methods.

**Basement/crawlspace Water Problems:** Typical challenges.

**Structure:** Typical structural specifications. Some structural work is needed garage.

**Electric system:** No systemic defects found, normal miscellaneous conditions. Moderate updating needed. Typical of age.

**Plumbing System:** No systemic defects found. Normal level of miscellaneous repairs needed.

**HVAC:** Has the disadvantage of relatively old equipment.

**Kitchens and baths:** Standard quality materials and methods.

**Finishes:** Standard quality materials and methods.

### GENERAL COMMENTS

### AND OBSERVATIONS

Typical well built old house. Predominantly solid masonry walls, wood floors built on substantial floor structures, plaster walls, solid doors, cast iron drains and copper pipes. The home has had one owner for many years. There has been minimal modernization of the systems, equipment and finishes. There are age related concern regarding the appliances and system appliances. Anticipate the costs to replace aging components.



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## GROUNDS, APPURTENANCES

The primary focus of the grounds inspection is the surface water run off plan. The site must be capable of controlling surface water run off if you expect to keep the building dry and sound. Immediately around the house the optimum design is to have a slope away from the house walls of at least 1 inch per foot for at least 6 feet with a clear continuous run off path from there on to the lot edge. If you have to raise the grade at the house walls make sure you don't get closer than about 6" to any wood. Any masonry you cover with dirt should have dampproofing applied first. The second focus is the condition of the appurtenances, retaining walls, vegetation, driveways etc, as to how they may affect the building. The third focus is the condition of the specific component listed. On large lots we only inspect the fencing around the house unless you have specifically requested more at the appointment time. Vegetation is assessed only as far as it is affecting the structure or overhead wiring. On occasion a safety threat may be observed.

### I.1 SITE GRADING

#### *SITE CHARACTERISTICS*

The elevation of the first floor is high relative to the surrounding watershed. This reduces the potential for the collection of sub-surface water around the foundation. You still have to maintain surface grades. Typical in-city lot, surface run off is controlled by patios and walks. It is essential to keep the drains and water pathways open.

#### *GROUND SLOPE at the BUILDING WALLS*

The grades are generally satisfactory but there are some low areas. Ideally you should try to develop ground slope directly around the house of 1 inch per foot for a distance of 6 feet with a clear continuous path for the water from there on. The ground does not slope away at one of the window wells. It is recommended that you hire a qualified landscaper to correct any low areas or cavities found so that surface water runs away from the house.







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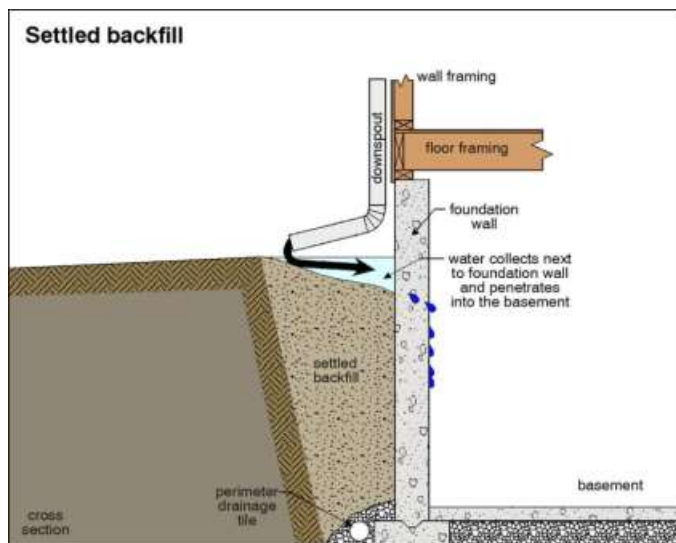
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## I.2 VEGETATION

### CONDITION

The tree roots were affecting the garage structure. See 2.5

Recent tree removal was reported at the lot corner near the porch. Foundation repairs have been made there. See 5.4.

Trees are overhanging the roof. Damage is possible. Dead limbs were noted in the trees and should be cut out. Trim the plants away from the structure. Try to keep an air space between the building and shrubs. Vines should be cut back at least from the woodwork and gutters, preferably off all the masonry. Wooded site, expect extra leaf duty (gutters). Tree limbs are touching the garage, they should be cut back.





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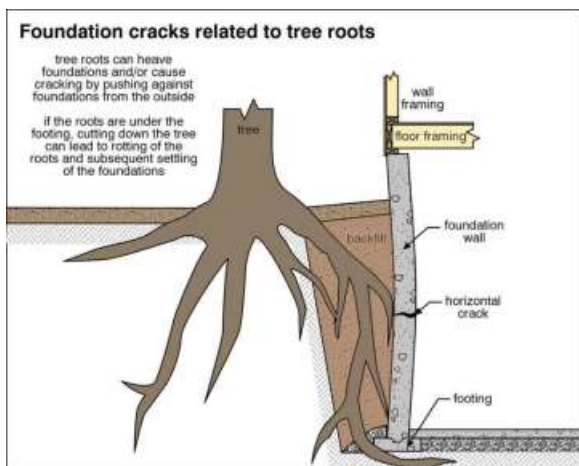
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## I.3 RETAINING WALLS

### MATERIALS

Brick.

### VITAL TO THE STRUCTURE?

NO.

AREAS SUPPORTED: Garden bed.





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## CONDITION

Good, appears stable, little or no deterioration.

## I.4 FENCES & GATES

### TYPES

Wood. Wood Stockade.

### CONDITION

Satisfactory. Normal wear. Some minor deterioration.

## I.5 DRIVEWAY

### MATERIALS

"shared driveway", Concrete.

### CONDITION

There is no deterioration that affects it's function.



## I.6 WALKWAYS

### MATERIALS

Concrete.

### MAIN ENTRY WALK

### CONDITION

Satisfactory, no major or immediate problems, normal wear and tear. The wear and irregularities are typical. It is not essential that they be repaired. Water runs away from the building adequately.

### SECONDARY

### WALKWAYS CONDITION

Satisfactory, no major or immediate problems, normal wear and tear.





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### I.7 ENTRY STOOPS

#### MAIN ENTRY STOOP

The stoop has settled a little. Minor wear. Previous patch repairs evident.

**RAILING OBSERVATIONS:** Good, painted, sturdy.



#### SECONDARY ENTRIES

Satisfactory. See deck / porch comments.

### I.8 PATIO

#### MATERIALS

Brick.



#### PATIO WATER RUN OFF

The patios are an integral part of the site run off plan. They presently divert runoff safely away from the building.

#### PATIO CONDITION

Satisfactory, no major problems apparent. Some irregular settlement has occurred. It is not critical at this time.





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## I.9 DECK / BALCONY

### MATERIALS

Pressure treated pine.

### CONDITIONS

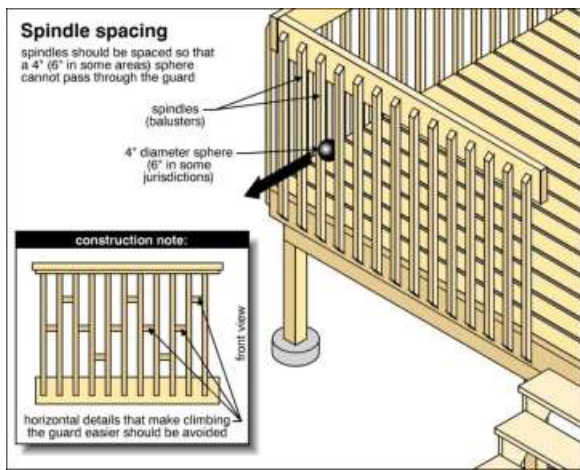
The deck is old and does not employ all the components and techniques used in modern deck construction.

**DECK STRUCTURE:** Missing Joist hangers. Joist hangers should be installed where they are missing.



**RAILING OBSERVATIONS:** The railing is not child proof. (Open spaces exceed 4 ").

**SURFACE/FINISH:** Generally satisfactory. No major defects were found.





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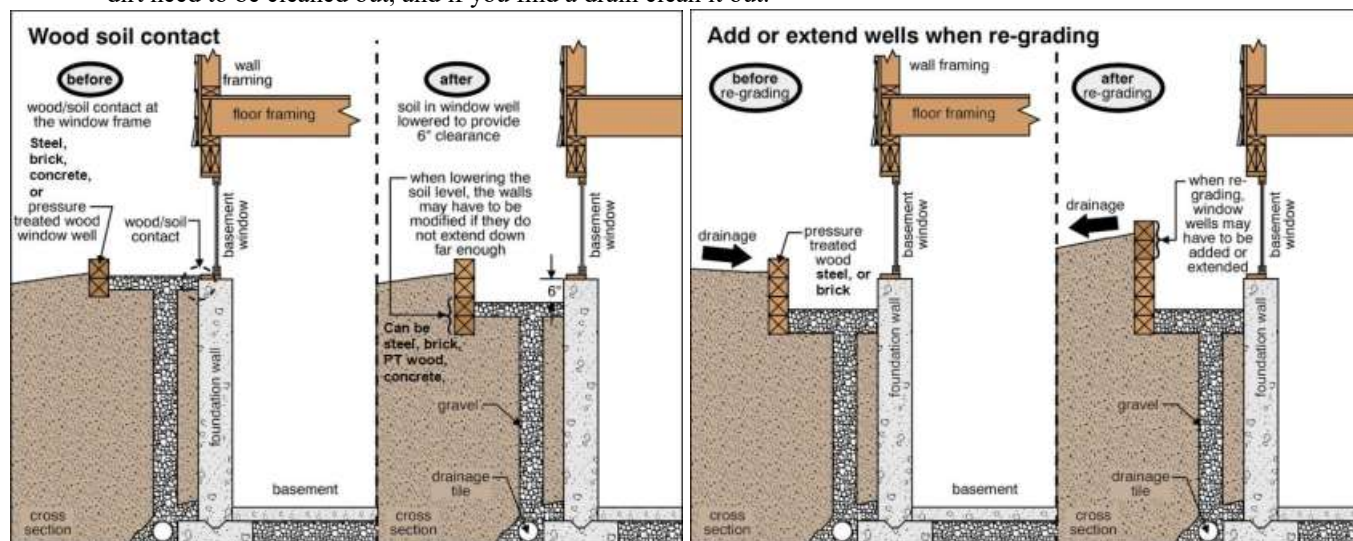
## I.10 WINDOW WELLS

### CONDITION

Recommend that you dig out the window well 12-16" below the window sill and fill it back up with clean gravel to about 4" below the window sill. This will help water dissipate.

Hire a landscaper and have the wells improved with the grading work. The wall of the window wells are too low to allow the grade to be raised up to the level needed to keep water out. Install an extension to raise the edge and divert water away.

Safety grates are recommended over the window wells, Window wells that are under gutters should have covers. Leaves and dirt need to be cleaned out, and if you find a drain clean it out.



## I.11 STAIRWELLS

### CONDITION

N/A.



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## GARAGE, CARPORT

Minor cracks are typical in most garage floors and most do not represent a structural problem. If major cracks are present along with vertical displacement or subsidence we have to make a judgment call based on overall conditions. Garage slabs are typically built over loose fill and often settle (subside). Garage doors with automatic closers should stop and reverse under a reasonable amount of force if they strike an object while closing. Floors should slope out, and there should be a step up at the house door to prevent fumes and spills from flowing in. The walls and ceiling adjacent to the house, and the door to the house, should have some fire resistance. We can't measure the actual resistance to fire but we are looking for a continuous covering either drywall, plaster, or masonry separating the garage from living areas. Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection.

### 2.1 TYPE

#### TYPE OF BUILDING

Attached Garage. Two car.

### 2.2 GARAGE DOORS

#### OVERHEAD DOOR

#### CONDITION

The door itself is in satisfactory condition.



#### GARAGE OPENER

#### OPERATION

MANUAL OPENERS: Operated satisfactorily.



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### 2.4 GARAGE FLOORS

#### *GARAGE FLOOR*

#### *CONDITION*

Slope and design are correct. The finish is not perfect but its adequate.

### 2.5 GARAGE WALLS

#### *PRIMARY WALL TYPE*

#### *(Garage)*

Solid masonry.

#### *CONDITION*

Further evaluation needed ideally by an engineer. The walls have racked and the building is not plumb and square. tree root pressure is suspected. The walls have structural damage. Differential settlement in the wall support has caused other crack distortions.



### 2.7 GARAGE ATTIC

#### *TYPE OF*

#### *CONSTRUCTION*

Common rafters.

#### *GARAGE ATTIC*

#### *CONDITION*

The lateral thrust force created by the tree pushing on the wall & the rafters has the hip frame "slipping" at the top of the wall. Have an engineer assess the condition and follow and guidance he "sets forth"

#### *LEAK SIGNS (GARAGE)*

No active leak signs were noted. Signs of past leaking were noted.





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### 2.8 GARAGE ROOFING

#### TYPE

Composition shingle.

#### CONDITION

Good, a long life material. estimated 2 years old.



### 2.9 GARAGE GUTTERS

#### MATERIAL TYPE

We recommend that you add gutters. No gutters on three sides. They are essential to preserving building stability and preventing water damage.





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### 2.10 GARAGE FOUNDATION

#### *GARAGE FOUNDATION*

##### *TYPE*

Terra cotta (clay tile).

##### *CONDITION*

The foundation has distorted/deteriorated.

### 2.11 GARAGE WINDOWS

##### *TYPE*

Wood. The glass is single thickness (uninsulated).

Casement.

##### *CONDITION*

Some windows are hard to operate or painted closed.

### 2.12 GARAGE TRIM

#### *GARAGE TRIM*

##### *CONDITION*

Satisfactory.

### 2.13 GARAGE ELECTRIC

#### *GARAGE OUTLETS*

Operating normally. The outlets are not GFIC protected, See electrical comments 6.5.

#### *GARAGE LIGHTS AND FIXTURES*

Operated normally.



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## ROOFING, GUTTERING, CHIMNEYS.

Several factors determine the life expectancy of a roof and the degree of trouble it may cause you. The main factors, in approximate order of importance are: 1. configuration (complex or simple, number of valleys, abutted walls, parapets etc.), 2. workmanship, 3. age, 4. slope (steeper the better), 5. material (must be appropriate for the configuration and slope), 6. number of penetrations (skylights, vents, chimneys, fans, etc.) 7. maintenance, 8. orientation to the sun, 9. color, 10. ventilation, and 11. abuse. Always expect more trouble with a low slope roof or a complicated roof. The inspector is considering all these factors when evaluating the roof to help you understand how problematic the roof may be. The critical part of flashing is usually not visible so the inspector has to judge it from inside by the presence or absence of leaks. The second most important component on the outside of your house is the guttering. Properly functioning gutters are essential to preserving your building. They have to be firmly attached, correctly sized, clean, leak free, and the downspout discharge has to run safely away from the house. More basements flood due to bad guttering than any other cause. Gutters in wooded areas have to be cleaned as often as five times a year. Our conclusions about the condition of the chimneys will quite often differ from the opinions of chimney sweeps. We take the position that minor defects in the brick, liners, and mortar are not cause to do major repairs. This is based on 30 years of evaluation and experience. If you are particularly concerned with this then have your favorite chimney sweep do an evaluation.

### 3.1 MAIN ROOF

#### MAIN ROOF COVERING

##### TYPE

These are architectural grade fiberglass composition asphalt shingles. They are laminated to create a thicker, textured, dimensional shingle. They are rated for 25 to 40 years.





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### ***SLOPE and CONFIGURATION***

Steep slope. More than 6 foot rise in 12 feet. This is a moderately complicated roof due to the lines, penetrations, valleys, etc. Gable. Shed.



### ***MAIN ROOF CONDITION***

Remedial repair work needed to keep the roof serviceable. If this work is done the roof will be in satisfactory condition. Have a qualified roofer evaluate the roof and repair the items noted. Wind damaged shingles need repair. A lot of shingles are missing and or broken. Remedial repair work needed to keep the roof serviceable. If this work is done the roof will be in satisfactory condition. Shingles up the side dormers need repair. The Roofer may determine the shingle installation is poor and more shingles may be found loose. There is a moss and lichen growth on the roof. This only affects performance if you let it get out of control.



### ***METHODS USED TO INSPECT the ROOFING***

VIEWED FROM: Ground. Optical magnification Viewed all ceilings. From a window.







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## 3.2 SECONDARY ROOFS

### LOCATION:

All the roofs are the same.



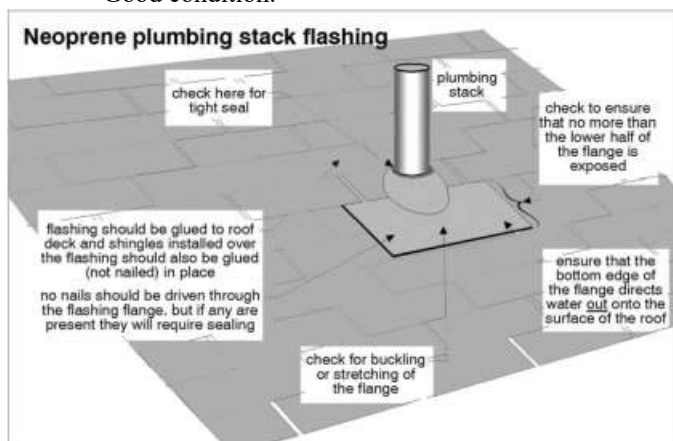
## 3.5 FLASHING AND PLUMBING VENTS

### FLASHING

No visible deficiencies.

### VENTS and COLLARS

Good condition.





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## 3.6 GUTTERS

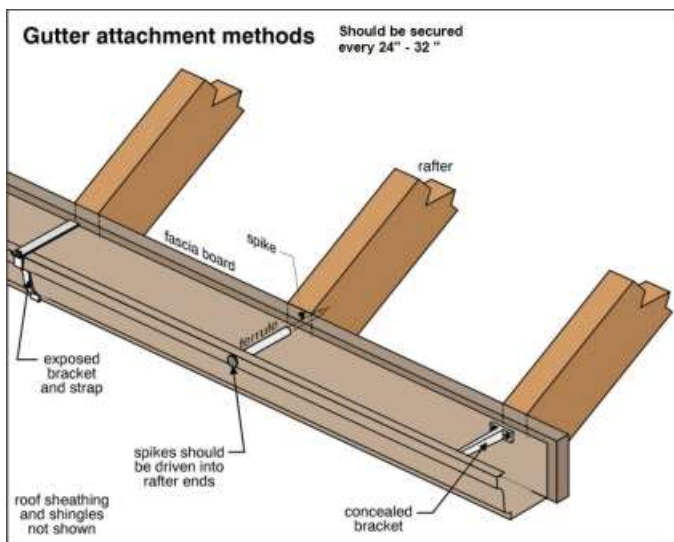
### MATERIAL TYPE and CONDITION

Aluminum. The building has 6" gutters and 3x5 downspouts. This is good.

**CONDITION:** Many spouts go to under ground drains. The outlet points of the buried drain lines were not found. Run a hose through the drains on a dry day and find the outlets and make sure they are open. Flush out all the existing drains.

Loose guttering was observed out back that should be re-attached. Water will get behind it and it will overflow. The nails have pulled loose in places. Have them re-nailed and make sure you hit solid wood.

The house needs typical general repairs that you should consider routine maintenance in the future. Clean all the gutters, seal the joints, correct the sags and make everything flow to the downspouts, clean out the drains, and make sure all the discharge points flow safely away from the house. This is critical routine maintenance on all houses.





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## 3.7 CHIMNEYS AND COMBUSTION VENTS

### BRICK CHIMNEY

Number of Flues: Two.

The chimney was viewed from, the ground. the window only and not from on top of the chimney.

A complete liner inspection often requires specialized investigation with a drop down camera which is beyond the scope of this inspection. The utility flue is re-lined.

**VISIBLE CONDITIONS:** Satisfactory condition, normal weathering. See the fireplace section of this report also.







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## EXTERIOR

This section of the report follows the house components down from the cornice line through the visible portions of the outside of the foundation. Your attention should first go to the structural comments and overall integrity of the wall structure. When evaluating the structure of older buildings all conditions are a matter of degree since no building more than 20 years old is completely free of structural distortion. Secondly, wall covering, i.e stucco, siding, EIFS, and brick mortar are all wear items that can be very expensive to improve so you should try to anticipate your potential financial liability. Windows and doors can command the next largest expense if they are in too much disrepair. The window inspection is done based on a representative sampling. Rotted wood, particularly in hard to reach areas such as cornice lines should be your next priority. Painting is normally not considered a major repair unless the house is large or has substantially deteriorated paint, or has hard to reach areas. Finally, vent covers and accessories need to be considered.

### 4.1 CORNICE, SOFFITS, FASCIA, RAKES & MISC. EXTERIOR TRIM

#### *CORNICE TYPE and CONDITION*

**TYPE:** Simple design. Fascia, soffit, rake. Wood.

**CONDITION:** Satisfactory. No critical repair needs. See Painting.



#### *MISCELLANEOUS TRIM CONDITION*

The trim material is in satisfactory condition. You might expect some minor repairs/maintenance but nothing excessive.





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## 4.2 EXTERIOR WALL STRUCTURE

### PRIMARY WALL TYPE

Solid masonry, brick over terra cotta tile.

### SECONDARY WALL

#### TYPE

Wood frame.

## 4.3 PAINTING

### EXTERIOR PAINT

#### CONDITION

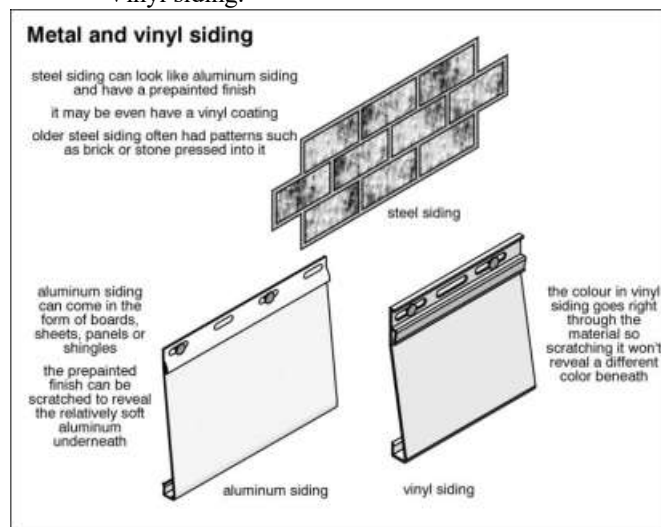
The house has a moderate volume of surface area to paint. The paint is flaking in the high exposure areas. The rakes and fascia need to be painted. Generally satisfactory. The paint is adequate for a while. Some wear was noted in the high exposure areas.



## 4.4 WALL COVERING

### PRIMARY MATERIAL

Vinyl siding.



### SECONDARY MATERIALS

Asphalt Shingles.



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## **SIDING CONDITION**

There are repairs of the shingles. See 3.1

Vinyl: Satisfactory. No major defects, Normal weathering. Should need maintenance only.

## **MASONRY**

No major masonry problems were observed. All the mortar is sound and the masonry appears stable. The cracks in the masonry are not major but of course should be monitored. Have the cracks sealed by a qualified mason.



## **4.5 EXTERIOR DOORS**

### **MAIN ENTRY DOOR**

Satisfactory. No major defects. (We do not check the keys for operation), The front door operated normally.

### **REAR DOOR**

These are the original doors and now show there age. The doors operated normally.

### **OTHER ENTRY DOORS**

Some doors were deadbolted and couldn't be operated. French doors are an older type with a single glass layer. It is not energy efficient.

### **STORM OR SCREEN**

### **DOORS**

Satisfactory.





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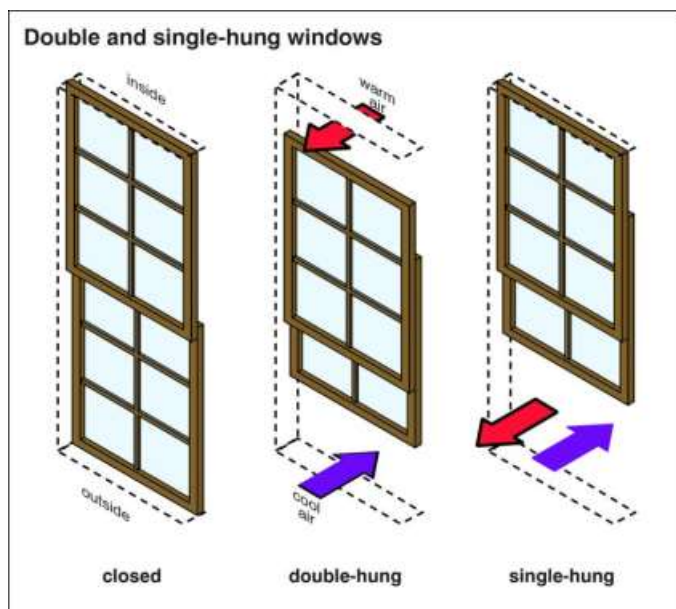
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## 4.6 WINDOWS

### PRIMARY TYPE

Mostly original, Wood. The glass is single thickness (uninsulated). Double hung.



### SECONDARY TYPES

Wood. The glass is single thickness (uninsulated). Casement.



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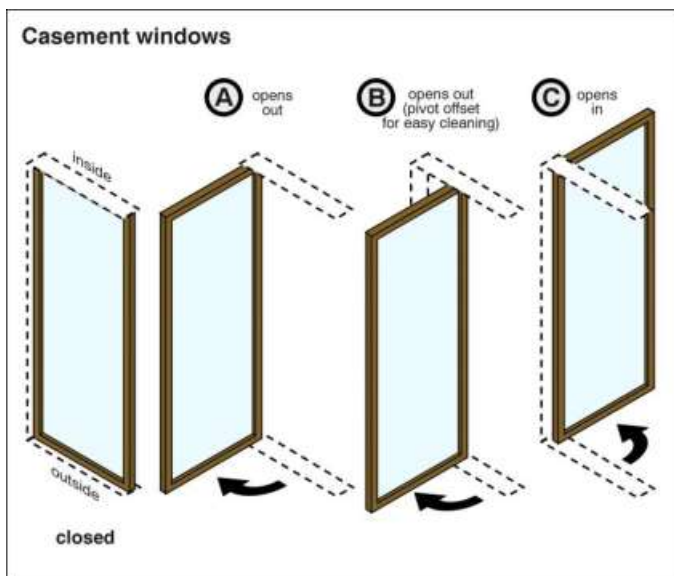
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### WINDOW CONDITION

Some amount of restoration/repair is needed. Many of the windows are stuck. Some windows are hard to operate or painted closed. The house still has single glazed wood framed windows. These are poor insulators and the mechanics are problematic. You should consider replacement. Several sashes have damaged or broken sash cords, ropes, or balances.

### STORM WINDOWS AND SCREENS

STORM WINDOWS: All the primary windows have storms. Several windows have retrofitted internal storms. The storm window check is visual only.

Satisfactory.

SCREENS: Several windows don't have screens.







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## 4.7 VENT COVERS, SHUTTERS, HOUSE #S, MISC.

### GABLE VENTS /

### WINDOWS

See attic. The screening is retrofitted to keep pest out.



### SHUTTERS / SECURITY

### BAR

Satisfactory.

### VENT COVERS

Good.

### BUILDING NUMBERS,

### MAILBOX

Good, well defined, visible from the street, Fire hydrant is very close to the property.

### MISCELLANEOUS

### OBSERVATION

The telecom Vios / TV / cable / wiring is not trained neatly and professionally. Add some zip ties to keep wires secure, The spot light on the rear corner is loose.





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### 4.8 PORTICO, PORCHES, BALCONIES, TERRACES, SOLARIUMS, GAZEBOS

#### ENTRY PORTICO

Satisfactory condition, sound but has normal weathering.

#### OPEN PORCHES

The joist structure should have metal hangers added to help keep the members secured together.



#### GLASS ENCLOSED PORCH

The porch has no heat / A/C source other than off the house. Window and door comments are in those sections. Several windows are paint stuck.



## BASEMENT, FOUNDATION, FLOOR STRUCTURE, WATER PENETRATION

This section discusses the key interior structural components, i.e. the foundation walls and the floor framing. Conclusions about hidden areas are based on external manifestations such as the conditions of the interior finishes, conditions of exterior walls, floor surfaces, and water problem signs. These conclusions could change if surfaces are uncovered. Normally the floor type description noted refers to the first floor because second floor joists are always covered. We judge those floors by the conditions above them. Basement water problems are discussed in this section and are a primary focus. Minor problems can be easily hidden from us but chronic problems almost always leave evidence. The vast majority of basement water problems are related to surface control problems i.e. gutters, grading, patios, and walks. Water sinks in from around the surface and forces its way through walls, floors, and window wells. In most cases you can just fix the surface controls. So even if we don't find any interior water problems do not minimize the recommendations made outside. Surface control problems are a distinctly different problem from subsurface water, that is water flowing through or rising up from the ground that didn't necessarily originate on your lot. This is an inherent characteristic of the site and much more difficult to control. Subsurface water mandates the presence of a battery backed sump pump system and an effective interior perimeter drain. Very old basements just were never built with the intention of being completely waterproof and it is difficult to keep them completely dry unless you have a naturally dry site with good surface controls also. You should ask the occupants of the house about any water penetration signs noted in this report. We make a diligent effort to find any termite damage but it is only one of many conditions we are looking for. Termite inspections are a specialty unto themselves but we of course look for damage from termites and other wood boring insects. Nobody can find hidden termite damage.

### 5.1 FOUNDATION

#### MATERIAL & TYPE

AMOUNT VISIBLE: 20% or less.

PRIMARY FOUNDATION WALL: TerraCotta. Block foundation with Brick walls. It is buried on all sides (no walk out).

SECONDARY FOUNDATION WALL: TerraCotta. It is a Crawlspace. (2)







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### FOUNDATION WALL CONDITION

Satisfactory. No evidence of any major distress. Small differential settlement cracks were noted. These are common and are not considered structurally threatening..

Masonry wear should be "pointed up" Consult with a mason or handy man. The walls within the east side crawlspace need "pointing"

The rear wall of the west side crawlspace was recently rebuilt. Satisfactory. No evidence of any major distress.



### BASEMENT FLOOR SLABS

The basement floor is concrete. The basement floor is concrete with carpet. No evidence of any significant distress. The floor is not level and the low spot is at the base of the stairs.





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### 5.2 FLOOR STRUCTURE

#### MAIN FLOOR FRAMING

##### DESCRIPTION

AMOUNT VISIBLE: 10-30%.

PREDOMINANT MATERIAL TYPE: Conventional floor joists.

SIZE AND SPACING: 2x10, 16"O.C. SPAN: 14 to 16',

#### MAIN FLOOR FRAMING

##### CONDITION

Some substantial and structurally significant termite activity was visible in numerous areas. The main activity was up under the powder bathroom. Get a qualified carpenter to further investigate the area.



#### SECONDARY FLOOR

##### FRAMING CONDITION

Second floor. Third floor. Satisfactory, normal floor specification for this era. There are some undulations in the floor structure due to uneven loading and slow deformation. It did not appear to be beyond normal.

#### COLUMN TYPE AND

##### CONDITION

**TYPE:** There are brick columns. The support is a mix of columns and walls.

**CONDITION:** There is no evidence of any column or bearing wall problems. Some of the columns are hidden in the finish.

#### BEAMS

**BEAM TYPE:** There are steel I beams for floor support. Some of the beams are hidden in the finish.

**BEAM CONDITION:** No problems were found with the beams or bearing walls.



### 5.3 FINISH, MOLD, PEST, WATER PENETRATION, HAZARDS

#### **BASEMENT FINISH**

**% FINISHED:** 33 to 66%.

**FINISH CONDITION:** No major problems. Normal wear and tear.

#### **BASEMENT MOLD**

No mold was visibly growing. It needs to be made clear that all houses have measurable amounts of mold in the air and on materials. If you are sensitive to mold issues than you should order a mold test.

#### **PEST**

It needs to made clear that all homes are susceptible to pest activity such as mice, rats, roaches, potato bugs, crickets, snakes, bats, bees, birds, squirrels, raccoons, stink bugs, spiders, ants. and other insects. Mouse traps seen, Appears to be an on-going issue. Several sticky traps seen both in the basement and attic. Steel wool stuffed in crevices. etc.

#### **EVIDENCE OF WATER**

##### **FROM OUTSIDE**

The rear corner in the crawlspaces is stained. Efflorescence was noted. This is caused when water penetrates through the masonry and then dries up leaving behind a mineral deposit.



#### **CAUSES of the WATER PROBLEMS**

This is an old foundation with old waterproofing components. As they age the parging dries up, asphalt emulsions dry up, drain tiles become clogged, and water tends to find its way through the wall when conditions are right. Its very important to maximize flow away from the house with gutters and grades. Outside surface water controls. Refer to the following sections: Gutters, Grades, Window Wells,



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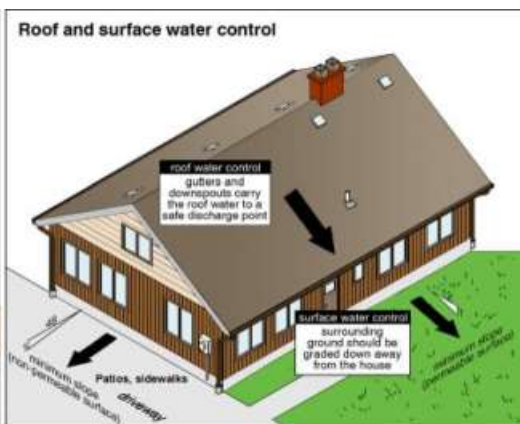
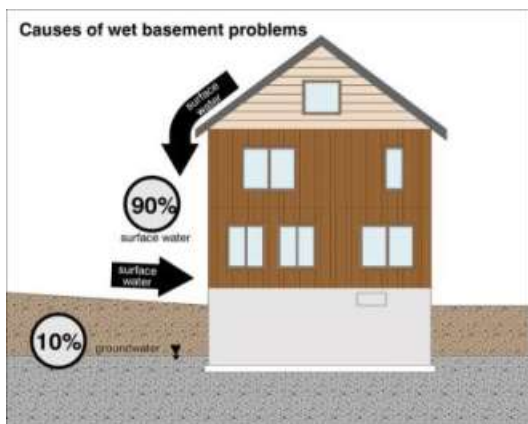
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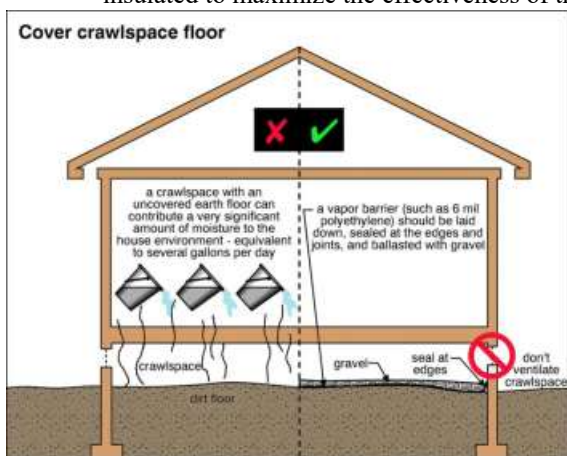
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## 5.4 UNDER FLOOR CRAWLSPACES

### CRAWLSPACE GENERAL CONDITION

There is a lot of debris in the crawlspace that needs to be cleaned out. Excessive wood mulch in the west side needs removal. Encapsulation of the crawlspaces with a continuous and sealed vapor barrier is recommended. With this technique all ventilation to the outside is closed off. All water is managed and kept out of the crawlspace. The air temperature and humidity are kept constant which minimizes the conditions conducive to mold growth. The perimeter walls should be insulated to maximize the effectiveness of this technique.



### CRAWLSPACE VENTING, INSULATION, VAPOR BARRIER

**VENTILATION:** The crawlspace is not vented. Recommend that you close off the outside vents and only open them for short periods in Spring and Fall. Let the crawlspace vent to the inside and it will help it stay dry.



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**VAPOR BARRIER:** It doesn't cover all of the ground. Improve it so that it does.

**INSULATION:** Adequate.



### METHOD OF INSPECTION

**METHOD OF INSPECTION:** Viewed from the door only. The hatch doors need improvement. They should be louvered.







## 5.5 SUMP PUMP and FLOOR DRAINS

### FLOOR DRAIN

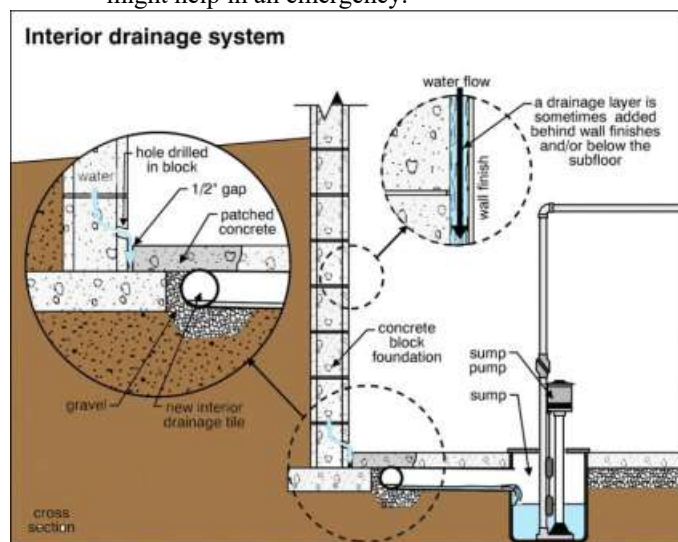
N/A.

### SUMP PUMP

This system was added after the original construction to handle a water problem. The retrofit was installed with an interior perimeter drain system.

**SUMP PUMP OPERATION:** The pump appears to be working normally.

**BATTERY BACK UP:** You may want to add a battery back up pump. Even though they are not completely reliable it might help in an emergency.



## 5.6 INSECT DAMAGE

### INFESTATION SIGNS

Hidden areas can't be assessed and insect infestation inspections are a specialty unto themselves. Many structural components are hidden in the finish so it is never possible to be 100% sure about termite conditions.

Termite tunnels were observed. Damage was observed up under the powder bath, Numerous other areas have activity. The house has been treated as evidenced by the holes drilled where termiticide was injected.

### RECOMMENDATION

See WDI (termite) report to be emailed ASAP.



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## ELECTRIC SYSTEM

There are five things you need to know about the electric system in your house: 1. Is the total available power enough to meet the load demand on the house? 2. What is the condition of the service equipment? 3. What type of wires do you have and is the distribution of those wires thorough enough (are there enough circuits) to keep you from routinely overloading any given circuit and to allow you to run a household in the manner in which you would like? 4. What is the workmanship like? 5. And finally, are there enough, and what is the condition of the outlets, switches and light fixtures. We call this "POINT REPAIRS". Any two prong outlets should be upgraded to three prong (with ground) and wet areas should have Ground Fault interrupters on them. Old wires should have AFCIs and if you want to be completely cautious add them to all circuits. If you don't know what GFIs and AFCIs are ask your inspector or check our website.

All houses with fuel burning appliances should have Carbon Monoxide (CO) detectors. They can be bought as combination detectors with smoke detectors. CO detectors should be placed where they will catch the rising air similar to smoke detectors. Since most CO is in warmed air, such as from a furnace, fireplace, or cooking device, it tends to rise. In garages it may sink as it cools and can go under doors. Smoke detectors have to be upgraded regularly. They apparently go bad just sitting. The test button on a smoke alarm only tests the buzzer and battery not the ability to detect smoke. We don't push that test button for that and other reasons (the fire department might come if its tied into the phones!). New houses now have smoke alarms inside every bedroom as well as outside sleeping areas and on every floor. This reportedly has provided a dramatic improvement in their effectiveness. Re-sale houses are typically only required to have one on each floor and outside the sleeping areas. The more you have the better. We will automatically recommend replacement of the detectors if they look old. Our inspection doesn't include the low voltage systems like phone, TV, and security system.

### 6.1 SERVICE CAPACITY

#### *TOTAL POWER AVAILABLE*

200 AMPS @ 120/240 volt.

#### *ADEQUACY of ELECTRICAL POWER AVAILABLE*

The power available is adequate only for the existing load demand . There is no power available for expanding the load.



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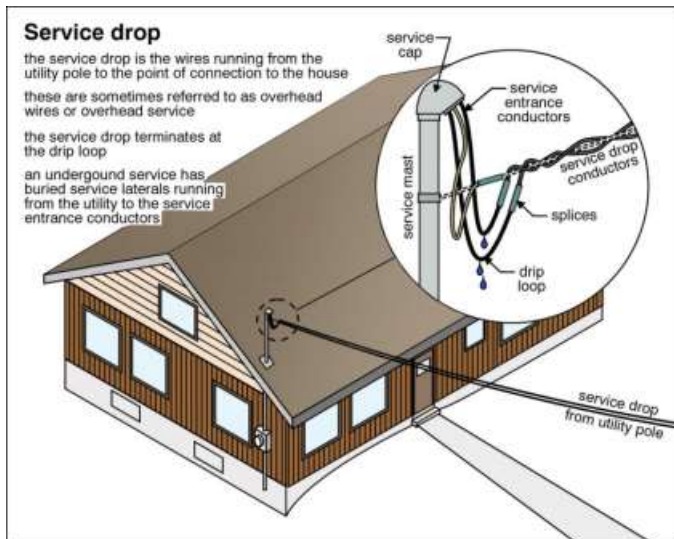
### 6.2 SERVICE EQUIPMENT, SERVICE ENTRY WIRES

#### *ENTRY WIRES and METER BOX*

The lines come in overhead.

**METER STACK LOCATION:** outside in front of the building.

**ESTIMATED SIZE AND AMPACITY OF THE SERVICE ENTRY CABLE:** 4/0 aluminum rated @ 200 amps.



#### *REPAIR NEEDS AT THE ENTRY WIRES AND METER BOX*

Satisfactory. No problems were found.

#### *ELECTRIC SERVICE PANELS, TYPE AND AMPACITY*

**MAIN PANEL LOCATION:** Basement.

**TYPE OF MAIN PANEL:** Circuit breakers. This is a normal modern panel type.

**AMPACITY:** 200 Amps.

**GROUNDING TO:** Water main.



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### **REPAIR NEEDS IN THE MAIN PANEL(S)**

Satisfactory. No problems were found.



### **6.3 DISTRIBUTION and WIRE TYPES**

#### **WIRE TYPES FOUND**

Mixed types. Non-metallic sheathed cable (modern cable). Armored cable.

The large wires are, a mix of aluminum and copper. Aluminum wires in this category are not considered hazardous.

The small wires are copper.

#### **ADEQUACY of the ELECTRIC DISTRIBUTION.**

The panel is not fully modernized but under normal use you should not be tripping breakers (overloading individual circuits).





## 6.4 GENERAL WORKMANSHIP

### GENERAL

#### WORKMANSHIP

See 6.5 for specifics. Satisfactory. The work is adequately done and with a few small repairs it will serve you adequately. There are some electric repairs to make but they do not represent a major expense in relation to the overall electric system. No systemic problems were found. That means that the basic wiring and service entry equipment are adequate but you will always have miscellaneous repairs to make. All electric defects should be corrected because they all have the potential to be a hazard in the right condition.

## 6.5 OUTLETS, SWITCHES, LIGHTS,

### GENERAL CONDITION

We test a representative sample of outlets, switches, and lights, not every one. Make your repairs when the house is empty if possible so every outlet can be reached.

The outlets, switches, and lights are the standard specification for this age house. It is not the same as you would get in new house. We found a few minor miscellaneous repair needs. You need to update some fixtures, outlets, and lights.

### LIGHT & SWITCH

#### REPAIR NEEDS

**LIGHTS & SWITCHES OVERVIEW:** Some of the lights didn't work. We did not check all the bulbs. There are still some old switches. Old switches should be updated. There is a mix of old and new light fixtures. Old light fixtures should be updated. Old fixtures tend to have baked, worn, wire insulation so they should be rewired or replaced. Closet lights should be fluorescents. This house has some incandescent bulbs in the closets. The current accepted standards do not allow for incandescent bulbs in the closets because of the potential for overheating and fire. Older light fixtures in closets were usually incandescent (normal bulbs). They should be changed to fluorescent.

### OUTLETS

You still have some dated 2 prong outlets. It is recommended that you upgrade these to get the ground and because you will get fresh connections at all the outlets. There are some outlets that need to be updated.

Have a qualified electrician evaluate the conditions noted and repair as needed.

Open ground (ground is not connected): many outlets were not wired correctly. Further evaluation needed. **Have the electrician check every outlet for proper wiring.** Loose outlets (not well secured to the wall)

### GFIC / AFCI

The house does not have the normal array of GFICs. Ground fault interrupter circuits (GFICs) are now recommended for all damp areas. GFIs are extra sensitive and fast circuit breakers, usually built right into the outlet, that are located in areas where people might mix electric devices and water. They are a helpful safety device and a recommended modernization. In new construction they are required in all bathrooms, kitchens, outside, in the garage, and one in the basement. You should add them to any of those places that don't have them.

The "AFCI" is an arc fault circuit interrupter. It is not to be confused with a GFCI although they look similar. AFCIs are newly developed electrical devices designed to protect against fires caused by arcing faults in the home electric wiring. The AFCI is a circuit breaker that goes in the electric panel to protect outlets and lighting circuits. It performs the normal duty of circuit breaker, which is to turn a circuit off if it is being overloaded, but it has an added benefit also. It de-energizes a circuit if it senses arcing thereby reducing (not eliminating) the chance of fire. They will not eliminate arcing but they can reduce the effects of arcing. In new construction they are installed in bedroom circuits. Older homes with aging and deteriorating wiring systems can especially benefit from the added protection of AFCIs. AFCIs should also be considered whenever adding or upgrading a panel box while using existing branch circuit conductors.



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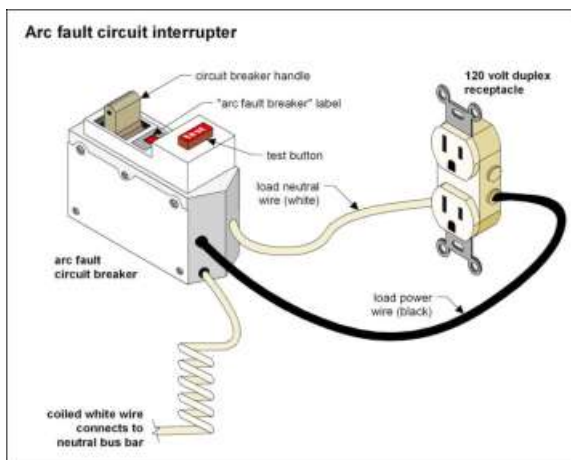
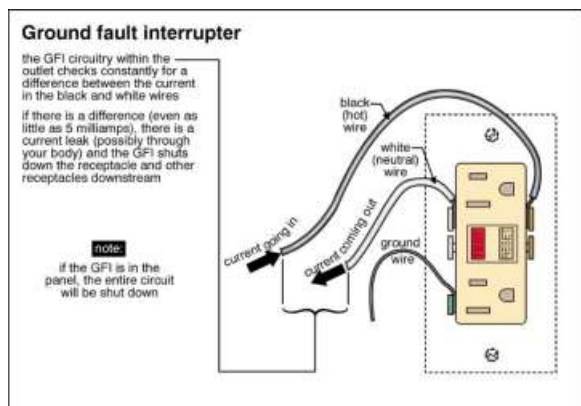
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## MISCELLANEOUS ELECTRIC REPAIR NEEDS

The spot light on the rear corner is loose on the exterior. Missing cover plates were seen on several outlets, switches, or both.

## 6.6 SMOKE ALARMS and CARBON MONOXIDE DETECTORS

### SMOKE ALARMS

Your smoke alarms appeared to be fairly old. Since smoke detector reliability decreases rapidly as they age we recommend you modernize them. Install all new smoke detectors. Put one on every floor and at least one outside every sleeping area. In new houses every bedroom has one in the bedroom.

### CARBON MONOXIDE DETECTORS

Add CO detectors. All houses with fuel burning appliances should have CO detectors.



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## PLUMBING SYSTEM

Key things you need to know about your plumbing system include: 1. Functional (supply) flow through the house. This means that there are no systemic conditions such as old clogged galvanized steel supply pipes, undersized pipes, or disconnected pipes. The inspector's primary focus in this plumbing section is the piping system. Individual fixtures are addressed in the bath, kitchen and laundry sections. **Functional flow is defined as "Sufficient water flow to provide uninterrupted supply to the highest unrestricted tap or faucet farthest from the source when a single intermediate unrestricted tap or faucet is operated simultaneously with uninterrupted flow" (State of Maryland Definition).** This can only be judged by conditions at the time of inspection. You also want to know that your pipes will last and that you are free of problems like unpredictable polybutylene pipe systems, pinholing copper pipes, or deteriorated galvanized pipes. 2. Functional drainage. **Functional drainage is defined as: A drain is (a) able to empty in a reasonable amount of time, and, (b) Not subject to overflow when one of its supply faucets is left on (State of Maryland Definition).** However many modern sinks don't have overflow drains. Again, in the plumbing section the inspector is looking for systemic problems with the drains in the house such as broken pipes, sags, leaks etc. Individual fixtures are addressed in the appropriate sections to follow. 3. Water main location and type. You need to know where your water main shut off is in case of an emergency. You need to know what it is made of in order to be sure it will serve its purpose. There are several pitfalls here such as old galvanized pipe, polybutylene pipe, and lead pipe. 4. Water heater type, size, operation, and life expectancy. Water heaters are not expensive in relation to the cost of a house but malfunction is a nuisance at the least and potentially hazardous at its worst. The hazards are our first focus. 5. Functional plumbing vent system. The plumbing vents are those pipes you see sticking up out of the roof. The purpose of those vents is to allow air into the drain system so water can go down the drains without sucking traps dry. The traps are those U shaped drains under your sinks. Traps keep sewer gas from coming back up in the house. If you hear gurgling sinks, tubs or showers then there is something wrong with the venting causing undue suction on the trap. The problem is usually out of sight so you have to listen. Use your ears and nose to inspect vents. 6. Laundry equipment may or may not be tested as part of an inspection. We will usually run it just to see if it turns on and cycles, but its a short simple test. Appliances are personal property, not real property. 7. If you have well and/or septic you have probably already been advised to bring in specialists for those items. The standard home inspection does not cover water quality. Some limited equipment evaluation can be done. Septic systems have to be excavated along with test holes in the drain field or pit. That is beyond the scope of the home inspection. Dye tests tell you very little. Don't settle for a dye test.



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## 7.1 MAIN WATER SUPPLY PIPE

### *MATERIAL TYPE AND SIZE*

1 1/4" Lead.

### *SHUT OFF LOCATION*

On the front wall of the basement. (lower bathroom)

### *MAIN WATER PIPE CONDITION*

Lead water mains last a very long time but of course there is a potential for getting lead in the water. You should consider changing the pipe. Until then there is filtering available and, if the presence of lead concerns you, you should consult with a water treatment company for advice.

<https://www.wsscwater.com/lead>.

## 7.2 INTERIOR SUPPLY PIPES

### *MATERIAL TYPE*

There is a mix of galvanized steel pipe and copper pipe. Most galvanized steel pipe by this time is at least 50 years old and probably in a deteriorated condition where it is out of sight. The pipe walls are slowly dissolving. As they do the pipe occludes choking off water flow and eventually the pipe wall wears through and leaks. You have to anticipate the possibility of replacement.

### *INTERIOR SUPPLY PIPE CONDITION*

The supply pipes provided functional flow as defined above. Satisfactory general condition. No major problems or systemic conditions were found. Expect normal miscellaneous repairs. No leakage found. Miscellaneous plumbing needs listed under the bathroom section.

## 7.3 HOSE BIBS, EXTERIOR FIXTURES

### *HOSE BIBS*

The hose bibs operated normally. Do not forget to winterize the outside hose bibs come late fall to prevent freezing.

### *EXTERIOR PLUMBING FIXTURES*

TYPE: The house has a yard sprinkler system. It was not checked as part of this inspection.

EXTERIOR PLUMBING FIXTURE CONDITION: Not in service.





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### 7.4 DRAINS AND VENTS

#### *MATERIAL TYPE*

Cast Iron. PVC. Galvanized steel.

#### *PLUMBING DRAINS*

The main drains functioned as designed during this inspection. No major problems or systemic conditions were found.

Should only need normal miscellaneous repairs. No whole house backups experienced during this inspection

Sewer pipe camera inspections are now available from plumbers at a reasonable cost. Full pipe evaluation can be achieved by having this service performed.

### 7.5 WATER HEATER

#### *TYPE AND SIZE AND*

#### *ADEQUACY*

**TYPE:** Gas with conventional gravity draft vent.

**SIZE:** 50 Gallons

**WATER HEATER ADEQUACY:** Standard.





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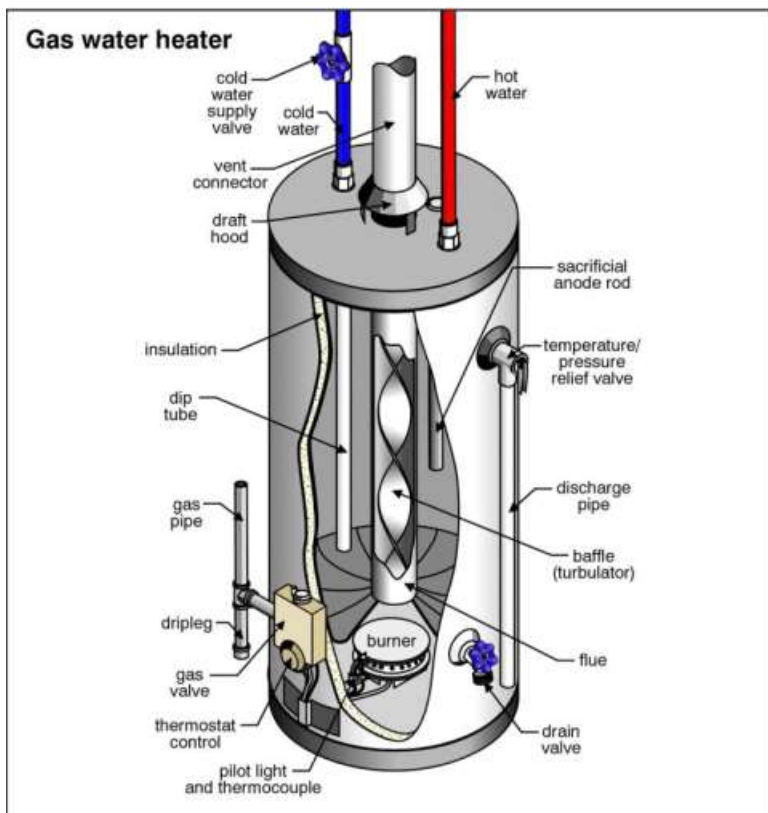
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## AGE, AVERAGE LIFE EXPECTANCY

**ESTIMATED AGE:** 20+

**AVERAGE LIFE:** 15-18 years for most of the better grade units on city water.



## WATER HEATER CONDITION

Satisfactory. The unit operated normally. The unit is near the end of its useful life. There is no safe pan under the water heater to protect the finishes if you have a leak. That is not good practice. Monitor, The unit lacks the expansion tank as per the latest code.



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### 7.6 LAUNDRY EQUIPMENT

#### UTILITY SINK

It worked normally.



#### CLOTHES WASHER

Satisfactory. The machine ran through the cycle normally. We do not check every cycle.

#### DRYER

**TYPE:** Electric. It ran normally and was heating in the mode in which it was tested.

### 7.7 FUEL PIPES, OIL TANKS

#### GAS

No leaking was detected.

**DISTRIBUTION PIPE:** Black Iron Pipe.

**LOCATION OF METER(S) and SHUTOFF:** On the outside front of the house.

#### OIL TANKS and LINES

N/A.

### RADON SYSTEM

We set a test during the inspection. results will be available in 48 hours. Radon is a naturally occurring radioactive gas that can cause lung cancer.

You can't see or smell radon. Testing is the only way to know your level of exposure. Radon can have a big impact on indoor air quality.





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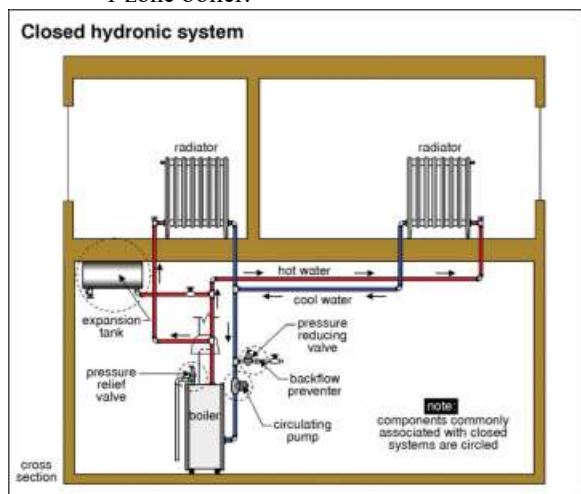
## HEATING SYSTEMS

To understand your heating system you should know how many zones you have, what type of heat it is (forced air or hot water), what the fuel is, how old it is and what the average life for this type of unit is, and finally the specific condition at the time of the inspection. If you have a heat pump it will be tested in the mode corresponding to the season. Comfort from heat or cooling is accomplished by highly engineered pattern of air distribution. Comfort is subjective and most systems are not capable of satisfying all people all the time. National design standards have been established that attempt to at least satisfy 80% of the people 80% of the time. That is done by careful placement and sizing of ducts so that rooms get conditioned air at the location where it can be most effective and in a quantity that is satisfying without being annoying or noisy. We pay close attention to placement of registers and variations in temperature as we walk through the house. Effective air flow depends on register placement, duct size, duct shape, duct length, number of bends, duct type, blower size, blower speed, furnace location, correct assumptions about insulation and drafts, output air temperature, air speed, and filter type. All houses with fuel burning appliances should be equipped with Carbon Monoxide (CO) detectors. It is important to know the limitations when inspecting heat systems within the constraints of a home inspection. **The only way to know absolutely if the heat exchanger is sound is to disassemble the furnace and spray oil or water on the metal to see if it bleeds through any hidden cracks or holes.** Not all heating contractors know these techniques and it is beyond the scope of this inspection. It is also beyond the scope of any normal service call. The inspector may use direct or mirror observation, flame observation, soot observation, sometimes match tests, and carbon monoxide (CO) tests but those tests are not 100% reliable. Further testing is a choice you have to make. It is very difficult to determine how well balanced a heating system is based on a limited home inspection but we do try to make basic observations. The age of HVAC equipment is inferred from serial numbers and model numbers whenever possible.

### 8. SYSTEM OVERVIEW

#### GENERAL DESCRIPTION

1 zone boiler.



#### NUMBER OF ZONES

One.

#### UNHEATED AREAS

Porch. Balcony.





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## 8.1 HEATING SYSTEM #1

### LOCATION and AREA

#### SERVED

**LOCATION:** Basement.

**THERMOSTAT LOCATION:** Living room.

**AREAS SERVED:** All the main areas of the house.

### BRAND and CAPACITY

**BRAND:** Weil Mclean.

**APPROXIMATE CAPACITY (output):** 120,000 Btuh.

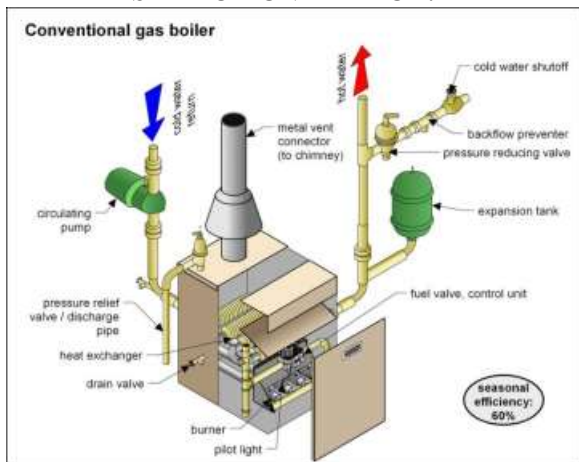


### TYPE of HEAT

**TYPE OF HEAT:** Conventional boiler 60-78% efficient.

**FUEL:** Natural gas.

**DISTRIBUTION METHOD:** Forced hot water. Radiators.



### AGE and NORMAL EXPECTED LIFE

**APPROXIMATE AGE:** 20+ years.

**STATISTICAL AVERAGE EXPECTED LIFE:** Cast iron boilers, 40 years +.

### GENERAL CONDITION

#### (Unit #1)

Satisfactory. The unit is operating normally but it is not new.



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## SPECIFIC REPAIR NEEDS (Unit #1)

None. Based on the tests and observations made, all the components, functions, and conditions listed above were found to be satisfactory. Ideally have the system serviced yearly for performance and safety reasons.

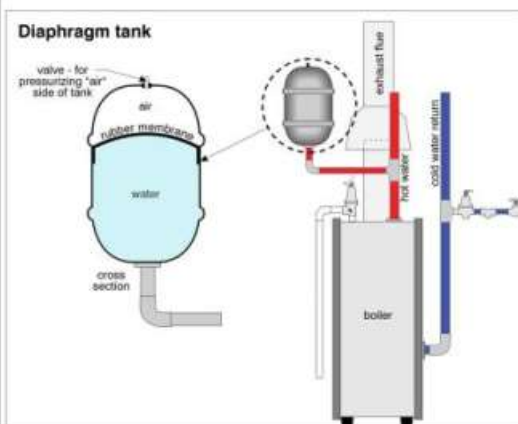
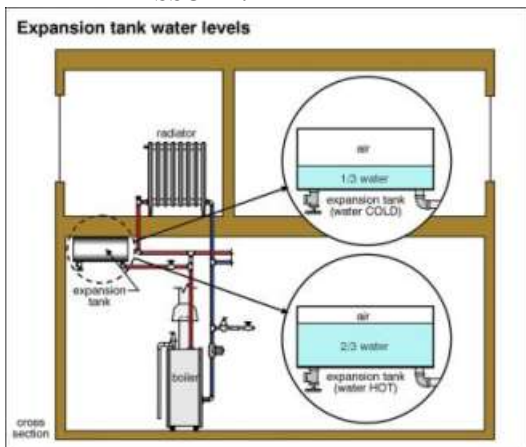


## BOILER SPECIFIC REPAIR NEEDS (Unit #1)

**CIRCULATOR(s): OK**

**EXPANSION TANK: OK**

**PRESSURE: OK.**





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### **COMPONENTS AND CONDITIONS EVALUATED**

Thermostat, Draft and/or Draft fan, Circulator(s), System Sequencing, Pilot/Ignitor, Flame Pattern, Visible portions of the Boiler Core, Water Pressure, Water Temperature, Expansion Tank, Fill Valve, Pressure Relief Valve, Visible water piping, radiators/convectors, Visible Wiring, Cleaning, General Installation.



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## AIR CONDITIONING

### 9. ZONES and TYPE

#### NUMBER OF ZONES

Two.

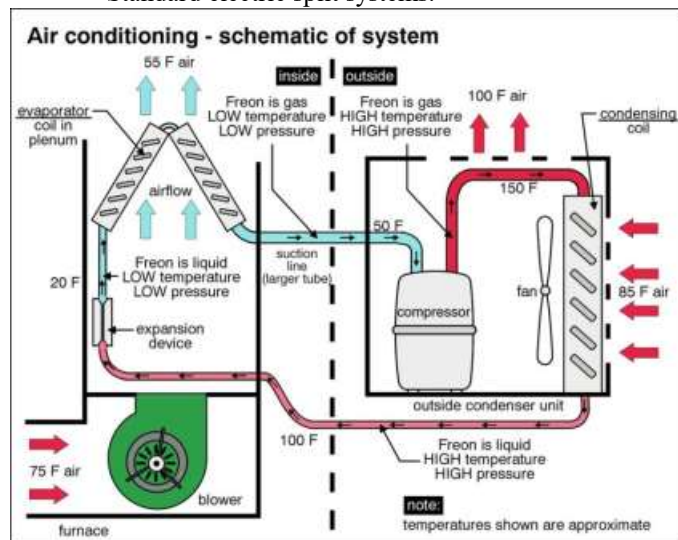
#### UNTREATED AREAS

Porch.

### 9.1 AIR CONDITIONING

#### TYPE OF A/C

Standard electric split systems.



#### LOCATION and AREA SERVED

LOCATION of BLOWERS: Basement. Attic.





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## BRAND and CAPACITY

**BRAND:** Lennox.

**APPROXIMATE CAPACITY :** 42,000 Btuh.



## AGE and NORMAL EXPECTED LIFE

**APPROXIMATE AGE:** 1988

**STATISTICAL AVERAGE EXPECTED LIFE:** Top Grade, up to 20 years.

## GENERAL CONDITION A/C

The unit is working but it is fairly old. (See "Age") Statistically the units are older than its normal expected life. Anticipate replacement.



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## ***SPECIFIC REPAIR NEEDS A/C***

None. Based on the tests and observations made, all the components, functions, and conditions listed above were found to be satisfactory. Access to the attic unit is very difficult.



## ***DISTRIBUTION REPAIR NEEDS A/C***

No visible repair needs.

## ***FILTER and HUMIDIFIER REPAIR NEEDS***

**FILTER:** OK.



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## ATTIC

The attic inspection is conducted with several goals in mind. While the attic structure is always the first focus there are also many other important pieces of information gathered here. The underside of the roof is investigated for leaks, attic insulation is evaluated, ventilation is evaluated, bathroom and kitchen vents can often be seen, condensation or mold problems are often revealed. Attics tend to be a home for "do it yourself" electric work such as when people add lights and fans to rooms below. Ducts can often be seen and often found disconnected or lacking insulation. Birds, squirrels, mice, bats, and other pests like to live in your attics as well. In the micro view of the structure we are looking for cracked rafters, broken or incorrectly modified trusses, and spots of rot in under roofs. Those items are important but usually not too difficult to repair. The macro view of structure includes rafter sizing, spans and thrust control, the presence or absence of rafter sag and the resultant bow in exterior walls, overloaded trusses, rafter beam condition and bearing. Insulation in modern attics should be at least R-30 (about 9 1/2"). That is rare in old houses. The newest building code (2009) requires R-38 in new houses. Almost every house has some gaps that could be filled. Attic accesses and whole house fans need to be insulated. Although there is a recent trend toward building conditioned attics with no ventilation that is rare. It is allowed in the building code (with strict requirements) but the method has not withstood the test of time yet. A generalized rule for ventilation is that there should be openings equaling 1/300th of the space being ventilated, and half should be low and half should be high. If it is all high you need to double the size of the opening (typical in older houses). A lack of ventilation is often revealed by condensation stains on the nails coming through the roof from the shingles. Since they are cold in winter the warm air from the house tends to condense on the cold nail tips creating stains and drip marks. Mold growth around eaves and incorrectly bath fans is common but should be corrected. You should go up in your attic at least once a year to look for pests (every house gets them eventually), disconnected ducts, displaced insulation (from wind and workmen), condensation, and subtle roof leaks.

### 10.1 GENERAL DESCRIPTION

#### *NUMBER OF ATTICS*

The attic is completely finished. There is a crawlspace in the eaves.

#### *ACCESS*

There is a stairway to the attic.

#### *VISIBILITY*

Typical. Not totally visible but enough to be comfortable with the conclusions.





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### 10.2 FRAMING STRUCTURE

#### *TYPE OF FRAMING*

Common rafters.

#### *ROOF SHEATHING*

Dimension Lumber.

#### *ATTIC STRUCTURE*

#### *CONDITION*

Satisfactory. No major problems noted. Materials and methods are commensurate with expected standards. The attic structure was not visible from inside. The structure had to be evaluated from the outside. Conclusions are based on conditions manifested outside.

### 10.3 LEAKS, MOLD, CONDENSATION SIGNS

#### *LEAK SIGNS in the ATTIC*

None.

#### *CONDENSATION SIGNS*

#### *in the ATTIC*

Not visible- unknown.

### 10.4 INSULATION

#### *TYPE & THICKNESS*

The insulation is not visible and could not be judged.

#### *ATTIC INSULATION*

#### *ADEQUACY*

6" is considered the modern bare minimum, but any energy audit would include a recommendation for 12" (or R 38).

### 10.5 VENTILATION

#### *TYPE & ADEQUACY*

**TYPE:** Gable Vents.

**ADEQUACY:** The roof and finish configuration makes improving the ventilation difficult. The attic/rafter space will develop a heat build up that you will notice in summer. The heat build up may cause some premature deterioration of the asphalt shingles.





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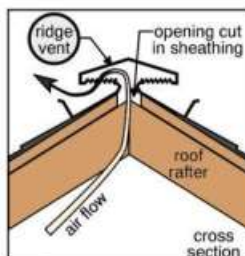
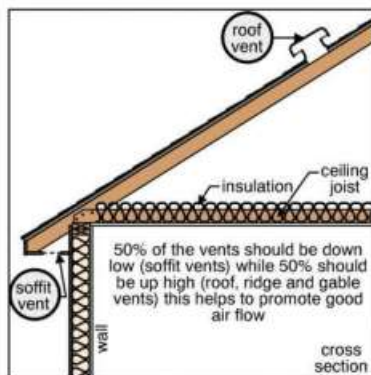
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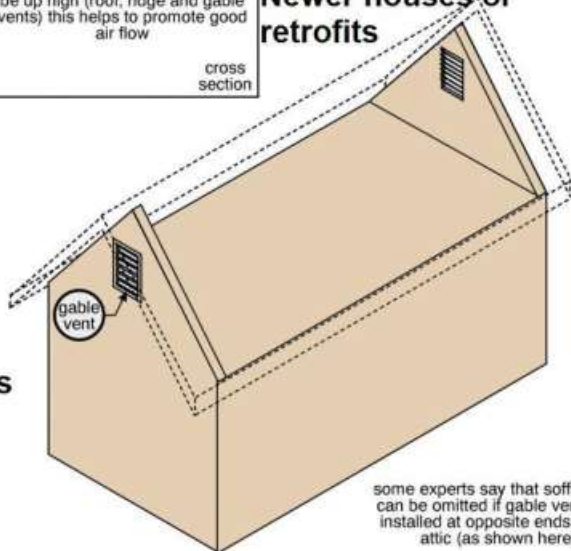
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## Types and locations of vents



## Newer houses or retrofits



## Older houses use gable vents



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## BATHROOMS

Bathrooms become one of the main focus points of the interior part of the inspection because we spend so much money fixing up bathrooms. Systemic pipe conditions are discussed in the plumbing section. The bathroom section discusses the bath fixtures and tile. Water Flow is a primary concern because poor water flow can indicate bad or old piping or other systemic problems that can be expensive. The miscellaneous repairs that fixtures need usually are not expensive despite the aggravation. Tile can be expensive to repair if it is more than just caulking. All bathrooms should have either a fan or a window to ventilate, preferably both. Modern bathrooms should have GFI protected outlets.

### 11.1 BATHROOMS

#### GENERAL CONDITION

Corrections recommended. Have the conditions noted in the following sections below addressed by the appropriate professional. Mixed ages and components. Older faucets and fixtures may become troublesome.

#### TILE and CAULKING

Satisfactory. Caulking and grout are sound.



#### SINKS

**FAUCET:** The faucets have been over tightened and are hard to turn. This is usually done to try and stop dripping instead of replacing the valve stems.





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### TOILET

The attic bath toilet is leaking. Have it repaired. The toilet tank bolts are loose. A plumber should be called to make further evaluation and repair as needed.

All four toilets are this SLOANE type.



### SLOANE RECALL

This recall is for Series 503 Flushmate III Pressure Assist flushing systems installed inside toilet tanks that were manufactured from March 2008 through June 2009. The units are rectangular, black, two-piece vessels made of injection molded plastic. Previously recalled systems were manufactured from October 1997 through February 2008. Recalled units have a date code/serial number that is 16 characters long and is located on the label on the top of the Flushmate III. The first six numerals of the serial number are the date code. The date code range for units included in this recall in MMDDYY format is 030108 (March 1, 2008) through 063009 (June 30, 2009). The date code range for previously recalled systems in MMDDYY format was 101497 (October 14, 1997) through 022908 (February 29, 2008). Units included in this recall were sold individually and installed in toilets manufactured by American Standard, Crane, Ecotech, Eljer, Gerber, Kohler, Mancosa, Mansfield, Orion, St. Thomas, Universal Rundle, Vitra, Vitromex and Western Pottery.



<http://www.cpsc.gov/en/Recalls/2012/Flushmate-Recalls-Flushmate-II-I-Pressure-Assisted-Flushing-System-Due-to-Impact-and-Laceration-Hazards/#remedy>.



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### TUB/SHOWER

**FUNCTIONAL FLOW:** Flow is functional.

**FAUCET:** The basement tub faucet leaks at the handle.

The tub finish has worn, needs re-glazing.



### VENTILATION

Window Satisfactory, ventilation is adequate. Fans responded.







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## INTERIOR

The General Interior inspection focuses on evidence of water stains from outside sources or interior plumbing sources that haven't already been discussed in the other sections of the report. We are also looking at the degree of interior structural distortion from forces such as structural creep, deflection, differential shrinkage, point load distortion, settlement, truss heave, and rafter thrust. Since almost all houses evidence these distortions to some degree, based on their age and type of construction, the inspector has to use experienced judgment to determine their significance. We will check a representative sampling of interior doors for normal operation but also because the interior wall distortions show up most clearly at the doors. Cosmetic issues such as wallpaper, decoration, carpet, and style choices are not a focus. As our drywalled housing stock ages there is an increasing concern with drywall nails pulling loose. Newer houses are usually glued and screwed but from the 60's through the mid 80's it was common to just nail the drywall. We are trying to find this loose drywall by the presence of dimples at the nails (not nail pops). Water damaged plaster in older homes can also come loose. Interior stairways are checked for safety concerns such as the presence and solidity of handrails and balustrades. Risers should not be more than about 7 3/4", treads should not be less than 10". Every jurisdiction has their own rules on this and older houses will often have steeper stairs. Fireplace dampers and flues are normally evaluated from the inside. Your chimney should be cleaned about every 1/2 cord of wood that you burn. Gas fireplaces need a clamp on the damper so that it can't be closed all the way. This prevents the buildup of combustion gasses. If you have a ventless gas fireplace be very careful with the buildup of carbon dioxide and carbon monoxide. Keep a window cracked open near the fireplace. On wood burning fireplaces the firebox should be at least 20" deep. This is often not the case in older homes where the fireplaces were originally built for coal or gas. Hearth extensions on small fireplaces (under 6 square feet) should extend out at least 16". On larger fireplaces (over 6 square feet) the hearth extension should extend out at least 20". Hearth extensions should be at least 2" thick. Several factors affect fireplace draft including the relative size of the fireplace opening and the flue. The flue should be at least 1/10th the size of the fireplace opening. The opening of the fireplace should be wider than it is high for proper draft (except on some specially designed Rumford fireplaces). On a well built fireplace there will be at least 8" from the top of the opening to the throat (the point where smoke chokes down to go through the damper or into the flue. Chimney height and location also affect draft. Short chimneys don't draft. The chimney should extend 2 feet above any surrounding roof or wall that is within 10 feet. Chimneys subject to backdraft from neighboring houses, trees, or roof lines will sometimes back draft.

### 12.1 INTERIOR WATER SIGNS

#### *EVIDENCE OF OTHER LEAKS COMING FROM OUTSIDE*

No signs of any leaking found.



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## *EVIDENCE OF OTHER LEAKS COMING FROM INSIDE*

Below the powder room. Stains were tested with a moisture meter and found levels elevated. Further evaluation needed. Leak evidence observed.



## **12.2 FLOORS**

### *STRUCTURAL DEFORMATIONS IN THE FLOORS*

Almost none.

### *PREDOMINANT MATERIALS*

Oak, Tongue and groove, Carpet,

### *GENERAL CONDITION OF THE FLOORING*

Some "shadowing" from UV light and area rugs, Further evaluation needed after the furnishing have been removed. The floors are stained.





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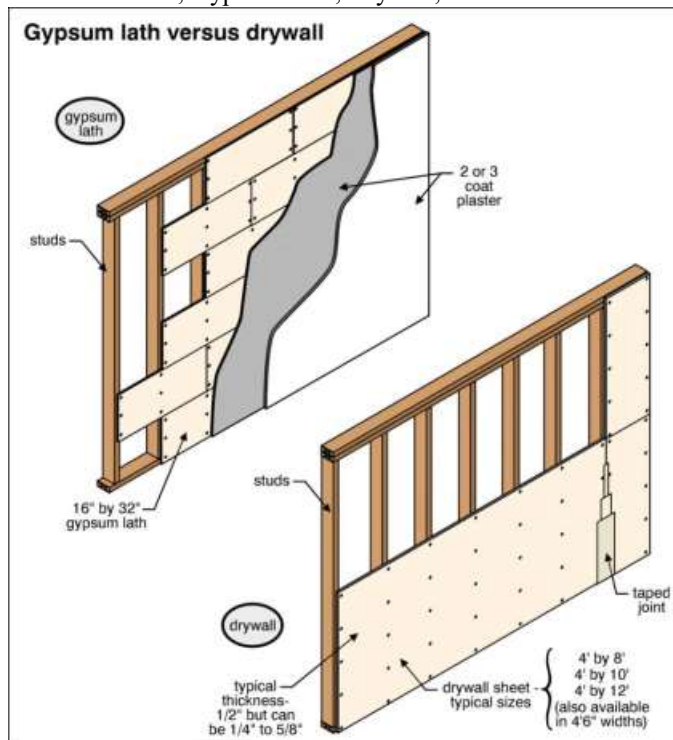
## 12.3 WALLS

### STRUCTURAL DEFORMATIONS OF INTERIOR WALLS

Floor sags have created some cracks at corners and doors. This is normal.

### PREDOMINANT MATERIALS

Plaster, Gypsum Lath, Drywall,



### GENERAL CONDITION OF THE INTERIOR WALLS

Satisfactory, normal wear and tear.

### WALL INSULATION

Probably none or very little since most buildings like this tend not to have any.



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## 12.4 CEILINGS

### *STRUCTURAL DEFORMATIONS*

Almost none.

### *PREDOMINANT MATERIALS*

Drywall, Suspended ceiling.

### *GENERAL CONDITION OF THE CEILINGS*

Satisfactory, normal wear and tear.

## 12.5 STAIRWAYS

### *TREADS AND RISERS*

Good, well constructed and sound.

### *BALUSTRADES AND RAILINGS*

Satisfactory, normal wear and tear.

## 12.6 INTERIOR DOORS / CABINETRY

### *INTERIOR DOOR CONDITION*

Generally satisfactory. Expect some minor fit and finish work. The doors are solid wood. Some door "stops" are missing.

## 12.7 FIREPLACES see 3.7 also

### *FIREPLACE TERMINOLOGY*

Conventional Fireplace.





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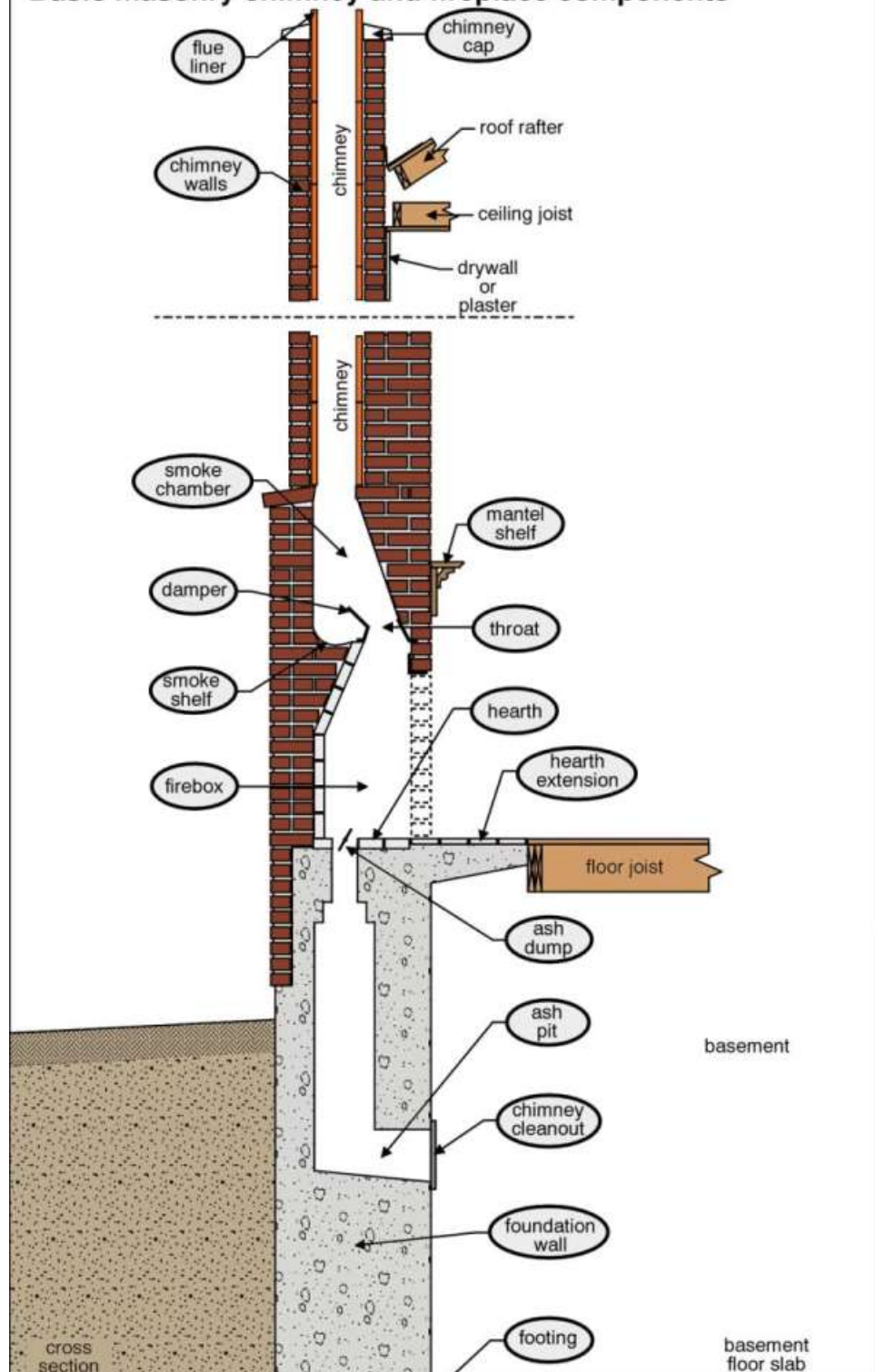
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## Basic masonry chimney and fireplace components





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## LIVING ROOM

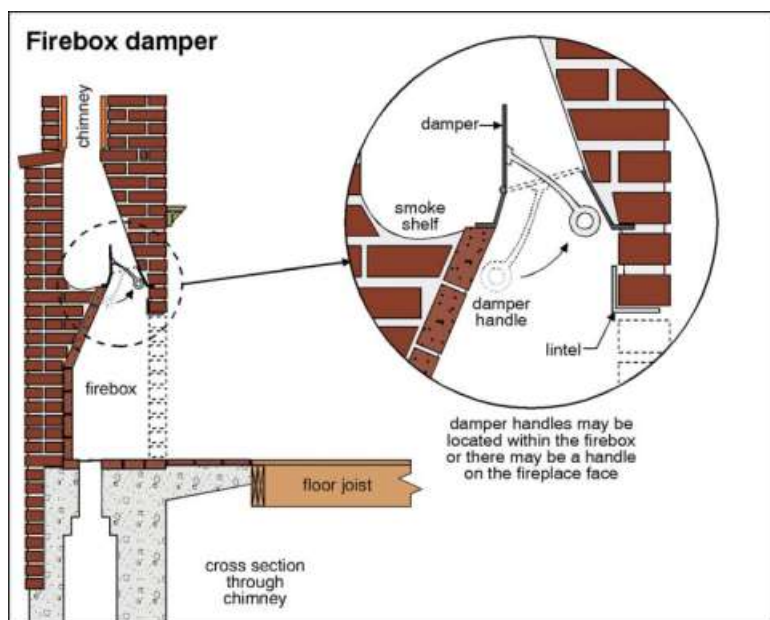
### FIREPLACE

**DAMPER:** There is no damper. You should add a Roof top damper.

**SMOKE CHAMBER, FLUE:** A little dirty. The flue is only minimally visible. The complete condition is unknown.

**FIREBOX:** Satisfactory. Dirty. Needs some cleaning.

**HEARTH, MANTLE, & SURROUND:** The cracks at the hearth need repair.





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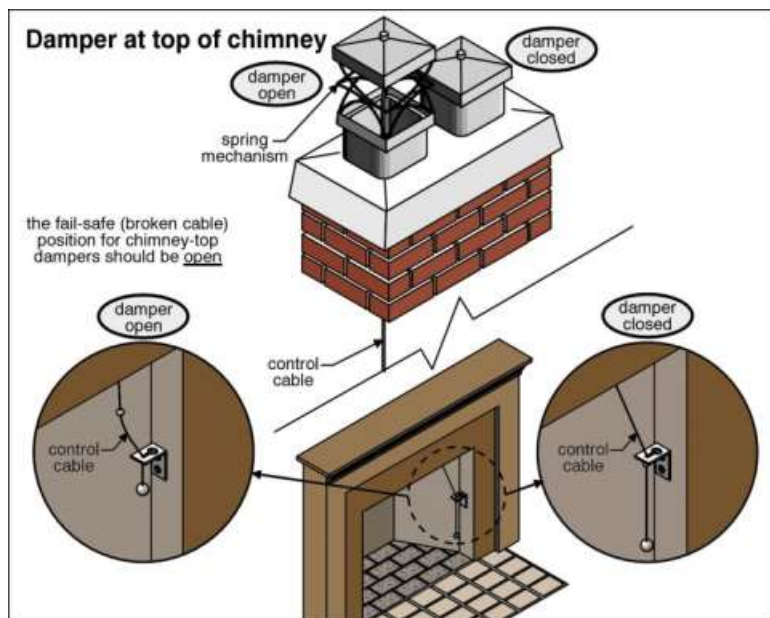
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## KITCHEN

The kitchen inspection consists of running appliances through a quick functionality test. No opinion is offered as to the adequacy of the dishwasher cleaning. Ovens, self or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. We are more focused on gas or water leaks, correct connection methods, and overall aging. Appliances are not moved during the inspection.

### 13.1 CABINETS, COUNTERS, FLOORS

#### KITCHEN CABINETS

The cabinets are all original or at least very old. The hinges need adjustment and miscellaneous repair.

#### COUNTERTOPS

**MATERIAL:** Laminate

**CONDITION:** It is in satisfactory condition.

#### KITCHEN FLOORS

**CONDITION:** It is in satisfactory condition.

**MATERIAL:** The floor covering is sheet vinyl.

### 13.2 KITCHEN SINK(s)

#### KITCHEN SINK

It is in satisfactory condition. There were no leaks and the flow was functional.

### 13.3 COOKING APPLIANCES

#### RANGE/COOK TOP

Electric, It operated normally in this short test.

AGE: Old, expect repair.



#### OVEN

It operated normally in this short test.





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## 13.4 KITCHEN VENTILATION

*TYPE of KITCHEN*

*VENTILATION*

Exhausts outside.



*KITCHEN FAN*

*CONDITION*

It operated normally.

## 13.5 REFRIGERATOR(s)

*REFRIGERATOR*

The refrigerator appears to be working normally.



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### Scott Maury ACI

Scott Maury has been a Home Inspector since 1997. Scott is the stepson of Claxton Walker who was considered the very first Home Inspector in the Washington DC region. Scott grew up in Bethesda and Potomac, Maryland and is the son of Deane Maury of Stuart and Maury Realty in Bethesda.

Scott is an ASHI Certified Inspector (ACI). He has been a member of the American Society of Home Inspectors for 15 years. His ASHI number is 202642. He has participated in over 4,500 inspections including houses of all types and ages. He also belongs to the Mid-Atlantic Chapter of ASHI and has served on the Board of Directors. ASHI, The American Society of Home Inspectors, is the only professional society we recognize because it has the most stringent requirements for membership and the oldest and most recognized ethical standards and standards of practice. ASHI's educational programs provide the best continuing educational opportunities that you need to continue developing the knowledge base essential to Home Inspection. This training touches all trades and professions associated with the construction and maintenance of homes from architecture to pipe fitting, including all the major components of a home listed in the report and beyond. It is a broad base of knowledge that makes this a unique profession.

### Licenses, Experience, Education and Memberships (past and present):

- Licensed Home Inspector – State of Maryland # 29388
- Certified Home Inspector – State of Virginia License # 3380 000083
- ASHI -Accredited Certified Inspector (ACI) # 202642
- Certified Residential Building Inspector- ICC (International Code Council) -Cert. # 523774
- National Home Inspector certification
- Board member- 2008, 2009 - MAC-ASHI – Mid-Atlantic Chapter American Society of Home Inspectors
- Member - Maryland Association of Home Inspectors (MAHI)
- Certified Level 1 Thermographer (Infrared Applications)
- **Continuing Education:** Fireplace Inspection/Investigation, Tech Training, Engineered Wood Products, Heat Exchanger inspection, Home Energy Tune-Up - Energy audits, FEMA training, Residential Deck & Balcony Failure/IRC Framing /Insurance, Electrical Inspections, Structural defects and conditioned crawl spaces, Indoor Air Quality Industrial Hygiene (IAQ/IH) Workshop, Attended the IAQA Certified Indoor Environmentalist Course, IAQA Certified Microbial Investigator Course, Proficiency Course for Rad Elec E-Perm Systems 4 CE, MAHI Education Conferences: heating, chimney, septic, Annual Educational Conference -ASHI Central PA 3/2012, MAC-ASHI Spring Seminar 3/2012, NOVA ASHI Seminar 10/27/2012:Crawlspace & floor defects & remedies, foundations, moisture & wood, historic structures. - 1/19/2013 MAHI Educational Conference; Evaluation of wood structures, Environmental solutions -Radon, Bath & Tile remodeling defects, Common electrical defects

### Attended: University of South Florida

Volunteer: Howard County Public Schools-Outstanding Volunteer Service Award





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## Repair list:

August 10, 2018

**Inspection Site: 3318 Rowland Place N.W. Washington, D.C. 20008**

**Prepared For: Gretchen Jacobson and TJ Halstead**

**Inspection Date: 8/9/2018**

Repair list, key items extracted from the report

## GROUND, APPURTENANCES

### I.1 SITE GRADING

#### *GROUND SLOPE at the BUILDING WALLS*

The grades are generally satisfactory but there are some low areas. Ideally you should try to develop ground slope directly around the house of 1 inch per foot for a distance of 6 feet with a clear continuous path for the water from there on. The ground does not slope away at one of the window wells. It is recommended that you hire a qualified landscaper to correct any low areas or cavities found so that surface water runs away from the house.

### I.2 VEGETATION

#### *CONDITION*

The tree roots were affecting the garage structure. See 2.5

Recent tree removal was reported at the lot corner near the porch. Foundation repairs have been made there. See 5.4.

Trees are overhanging the roof. Damage is possible. Dead limbs were noted in the trees and should be cut out. Trim the plants away from the structure. Try to keep an air space between the building and shrubs. Vines should be cut back at least from the woodwork and gutters, preferably off all the masonry. Wooded site, expect extra leaf duty (gutters). Tree limbs are touching the garage, they should be cut back.

### I.9 DECK / BALCONY

*CONDITIONS* The deck is old and does not employ all the components and techniques used in modern deck construction.

**DECK STRUCTURE:** Missing Joist hangers. Joist hangers should be installed where they are missing.

**RAILING OBSERVATIONS:** The railing is not child proof. (Open spaces exceed 4 ").

**SURFACE/FINISH:** Generally satisfactory. No major defects were found.

### I.10 WINDOW WELLS

#### *CONDITION*

Hire a landscaper and have the wells improved with the grading work. The wall of the window wells are too low to allow the grade to be raised up to the level needed to keep water out. Install an extension to raise the edge and divert water away. Safety grates are recommended over the window wells, Window wells that are under gutters should have covers. Leaves and dirt need to be cleaned out, and if you find a drain clean it out.

## GARAGE, CARPORT

### 2.5 GARAGE WALLS



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## **CONDITION**

Further evaluation needed ideally by an engineer. The walls have racked and the building is not plumb and square. tree root pressure is suspected. The walls have structural damage. Differential settlement in the wall support has caused other crack distortions.

### 2.7 GARAGE ATTIC

#### **GARAGE ATTIC CONDITION**

The lateral thrust force created by the tree pushing on the wall & the rafters has the hip frame "slipping" at the top of the wall. Have an engineer assess the condition and follow and guidance he "sets forth"

### 2.9 GARAGE GUTTERS

**MATERIAL TYPE** We recommend that you add gutters. No gutters on three sides. They are essential to preserving building stability and preventing water damage.

### 2.10 GARAGE FOUNDATION

**CONDITION** The foundation has distorted/deteriorated.

### 2.11 GARAGE WINDOWS

**CONDITION** Some windows are hard to operate or painted closed.

### 2.13 GARAGE ELECTRIC

#### **GARAGE OUTLETS**

Operating normally. The outlets are not GFIC protected, See electrical comments 6.5.

## **ROOFING, GUTTERING, CHIMNEYS.**

### 3.1 MAIN ROOF

#### **MAIN ROOF CONDITION**

Remedial repair work needed to keep the roof serviceable. If this work is done the roof will be in satisfactory condition. Have a qualified roofer evaluate the roof and repair the items noted. Wind damaged shingles need repair. A lot of shingles are missing and or broken. Remedial repair work needed to keep the roof serviceable. If this work is done the roof will be in satisfactory condition. Shingles up the side dormers need repair. The Roofer may determine the shingle installation is poor and more shingles may be found loose. There is a moss and lichen growth on the roof. This only affects performance if you let it get out of control.

### 3.6 GUTTERS

#### **MATERIAL TYPE and CONDITION**

Aluminum. The building has 6" gutters and 3x5 downspouts. This is good.

**CONDITION:** Many spouts go to under ground drains. The outlet points of the buried drain lines were not found. Run a hose through the drains on a dry day and find the outlets and make sure they are open. Flush out all the existing drains. Loose guttering was observed out back that should be re-attached. Water will get behind it and it will overflow. The nails have pulled loose in places. Have them re-nailed and make sure you hit solid wood.

The house needs typical general repairs that you should consider routine maintenance in the future. Clean all the gutters, seal the joints, correct the sags and make everything flow to the downspouts, clean out the drains, and make sure all the discharge points flow safely away from the house. This is critical routine maintenance on all houses.

## **EXTERIOR**

### 4.4 WALL COVERING

#### **MASONRY**

No major masonry problems were observed. All the mortar is sound and the masonry appears stable. The cracks





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in the masonry are not major but of course should be monitored. Have the cracks sealed by a qualified mason.

## 4.6 WINDOWS

### *WINDOW CONDITION*

Some amount of restoration/repair is needed. Many of the windows are stuck. Some windows are hard to operate or painted closed. The house still has single glazed wood framed windows. These are poor insulators and the mechanics are problematic. You should consider replacement. Several sashes have damaged or broken sash cords, ropes, or balances.

## 4.7 VENT COVERS, SHUTTERS, HOUSE #S, MISC.

### *GABLE VENTS / WINDOWS*

See attic. The screening is retrofitted to keep pest out.

### *MISCELLANEOUS OBSERVATION*

The telecom Vios / TV / cable / wiring is not trained neatly and professionally. Add some zip ties to keep wires secure, The spot light on the rear corner is loose.

## 4.8 PORTICO, PORCHES, BALCONIES, TERRACES, SOLARIUMS, GAZEBOS

### *OPEN PORCHES*

The joist structure should have metal hangers added to help keep the members secured together.

### *GLASS ENCLOSED PORCH*

The porch has no heat / A/C source other than off the house. Window and door comments are in those sections. Several windows are paint stuck.

## **BASEMENT, FOUNDATION, FLOOR STRUCTURE, WATER PENETRATION**

### 5.1 FOUNDATION

#### *FOUNDATION WALL CONDITION*

Satisfactory. No evidence of any major distress. Small differential settlement cracks were noted. These are common and are not considered structurally threatening..

Masonry wear should be "pointed up" Consult with a mason or handy man. The walls within the east side crawlspace need "pointing"

### 5.2 FLOOR STRUCTURE

#### *MAIN FLOOR FRAMING CONDITION*

Some substantial and structurally significant termite activity was visible in numerous areas. The main activity was up under the powder bathroom. Get a qualified carpenter to further investigate the area.

### 5.3 FINISH, MOLD, PEST, WATER PENETRATION, HAZARDS

#### *BASEMENT MOLD*

No mold was visibly growing. It needs to be made clear that all houses have measurable amounts of mold in the air and on materials. If you are sensitive to mold issues than you should order a mold test.

#### *PEST*

It needs to made clear that all homes are susceptible to pest activity such as mice, rats, roaches, potato bugs, crickets, snakes, bats, bees, birds, squirrels, raccoons, stink bugs, spiders, ants. and other insects. Mouse traps seen, Appears to be an on-going issue. Several sticky traps seen both in the basement and attic. Steel wool stuffed in crevices. etc.

#### *EVIDENCE OF WATER FROM OUTSIDE*

The rear corner in the crawlspaces is stained. Efflorescence was noted. This is caused when water penetrates



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through the masonry and then dries up leaving behind a mineral deposit.

## *CAUSES of the WATER PROBLEMS*

This is an old foundation with old waterproofing components. As they age the parging dries up, asphalt emulsions dry up, drain tiles become clogged, and water tends to find its way through the wall when conditions are right. Its very important to maximize flow away from the house with gutters and grades. Outside surface water controls. Refer to the following sections: Gutters, Grades, Window Wells,

## 5.4 UNDER FLOOR CRAWLSPACES

### *CRAWLSPACE GENERAL CONDITION*

There is a lot of debris that in the crawlspace that needs to be cleaned out. Excessive wood mulch in the west side needs removal. Encapsulation of the crawlspaces with a continuous and sealed vapor barrier is recommended. With this technique all ventilation to the outside is closed off. All water is managed and kept out of the crawlspace. The air temperature and humidity are kept constant which minimizes the conditions conducive to mold growth. The perimeter walls should be insulated to maximize the effectiveness of this technique.

### *CRAWLSPACE VENTING, INSULATION, VAPOR BARRIER*

**VENTILATION:** The crawlspace is not vented. Recommend that you close off the outside vents and only open them for short periods in Spring and Fall. Let the crawlspace vent to the inside and it will help it stay dry.

**VAPOR BARRIER:** It doesn't cover all of the ground. Improve it so that it does.

**INSULATION:** Adequate.

### *METHOD OF INSPECTION*

**METHOD OF INSPECTION:** Viewed from the door only. The hatch doors need improvement. They should be louvered.

## 5.5 SUMP PUMP and FLOOR DRAINS

### *FLOOR DRAIN*

N/A.

### *SUMP PUMP*

**BATTERY BACK UP:** You may want to add a battery back up pump. Even though they are not completely reliable it might help in an emergency.

## 5.6 INSECT DAMAGE

**INFESTATION SIGNS** Hidden areas can't be assessed and insect infestation inspections are a specialty unto themselves. Many structural components are hidden in the finish so it is never possible to be 100% sure about termite conditions.

Termite tunnels were observed. Damage was observed up under the powder bath, Numerous other areas have activity. The house has been treated as evidenced by the holes drilled where termiticide was injected.

## **ELECTRIC SYSTEM**

### 6.5 OUTLETS, SWITCHES, LIGHTS,

#### *GENERAL CONDITION*

We test a representative sample of outlets, switches, and lights, not every one. Make your repairs when the house is empty if possible so every outlet can be reached.

The outlets, switches, and lights are the standard specification for this age house. It is not the same as you would get in new house. We found a few minor miscellaneous repair needs. You need to update some fixtures, outlets, and lights.



### *LIGHT & SWITCH REPAIR NEEDS*

**LIGHTS & SWITCHES OVERVIEW:** Some of the lights didn't work. We did not check all the bulbs. There are still some old switches. Old switches should be updated. There is a mix of old and new light fixtures. Old light fixtures should be updated. Old fixtures tend to have baked, worn, wire insulation so they should be rewired or replaced.

Closet lights should be fluorescents. This house has some incandescent bulbs in the closets. The current accepted standards do not allow for incandescent bulbs in the closets because of the potential for overheating and fire. Older light fixtures in closets were usually incandescent (normal bulbs). They should be changed to fluorescent.

### *OUTLETS*

You still have some dated 2 prong outlets. It is recommended that you upgrade these to get the ground and because you will get fresh connections at all the outlets. There are some outlets that need to be updated. Have a qualified electrician evaluate the conditions noted and repair as needed.

Open ground (ground is not connected): many outlets were not wired correctly. Further evaluation needed. **Have the electrician check every outlet for proper wiring.** Loose outlets (not well secured to the wall)

### *GFCI / AFCI*

The house does not have the normal array of GFCIs. Ground fault interrupter circuits (GFCIs) are now recommended for all damp areas. GFIs are extra sensitive and fast circuit breakers, usually built right into the outlet, that are located in areas where people might mix electric devices and water. They are a helpful safety device and a recommended modernization. In new construction they are required in all bathrooms, kitchens, outside, in the garage, and one in the basement. You should add them to any of those places that don't have them.

The "AFCI" is an arc fault circuit interrupter. It is not to be confused with a GFCI although they look similar. AFCIs are newly developed electrical devices designed to protect against fires caused by arcing faults in the home electric wiring. The AFCI is a circuit breaker that goes in the electric panel to protect outlets and lighting circuits. It performs the normal duty of circuit breaker, which is to turn a circuit off if it is being overloaded, but it has an added benefit also. It de-energizes a circuit if it senses arcing thereby reducing (not eliminating) the chance of fire. They will not eliminate arcing but they can reduce the effects of arcing. In new construction they are installed in bedroom circuits. Older homes with aging and deteriorating wiring systems can especially benefit from the added protection of AFCIs. AFCIs should also be considered whenever adding or upgrading a panel box while using existing branch circuit conductors.

### *MISCELLANEOUS ELECTRIC REPAIR NEEDS*

The spot light on the rear corner is loose on the exterior. Missing cover plates were seen on several outlets, switches, or both.

### 6.6 SMOKE ALARMS and CARBON MONOXIDE DETECTORS

#### *SMOKE ALARMS*

Your smoke alarms appeared to be fairly old. Since smoke detector reliability decreases rapidly as they age we recommend you modernize them. Install all new smoke detectors. Put one on every floor and at least one outside every sleeping area. In new houses every bedroom has one in the bedroom.

#### *CARBON MONOXIDE DETECTORS*

Add CO detectors. All houses with fuel burning appliances should have CO detectors.

## **PLUMBING SYSTEM**

### 7.1 MAIN WATER SUPPLY PIPE



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## **MAIN WATER PIPE CONDITION**

Lead water mains last a very long time but of course there is a potential for getting lead in the water. You should consider changing the pipe. Until then there is filtering available and, if the presence of lead concerns you, you should consult with a water treatment company for advice.

<https://www.wsscwater.com/lead>.

## **7.2 INTERIOR SUPPLY PIPES**

### **MATERIAL TYPE**

There is a mix of galvanized steel pipe and copper pipe. Most galvanized steel pipe by this time is at least 50 years old and probably in a deteriorated condition where it is out of sight. The pipe walls are slowly dissolving. As they do the pipe occludes choking off water flow and eventually the pipe wall wears through and leaks. You have to anticipate the possibility of replacement.

## **7.4 DRAINS AND VENTS**

### **PLUMBING DRAINS**

The main drains functioned as designed during this inspection. No major problems or systemic conditions were found. Should only need normal miscellaneous repairs. No whole house backups experienced during this inspection

Sewer pipe camera inspections are now available from plumbers at a reasonable cost. Full pipe evaluation can be achieved by having this service performed.

## **7.5 WATER HEATER**

### **WATER HEATER CONDITION**

Satisfactory. The unit operated normally. The unit is near the end of its useful life. There is no safe pan under the water heater to protect the finishes if you have a leak. That is not good practice. Monitor, The unit lacks the expansion tank as per the latest code.

## **AIR CONDITIONING**

### **9.1 AIR CONDITIONING**

#### **GENERAL CONDITION A/C**

The unit is working but it is fairly old. (See "Age") Statistically the units are older than its normal expected life. Anticipate replacement. Access to the attic unit is very difficult.

## **BATHROOMS**

### **11.1 BATHROOMS**

#### **GENERAL CONDITION**

Corrections recommended. Have the conditions noted in the following sections below addressed by the appropriate professional. Mixed ages and components. Older faucets and fixtures may become troublesome.

#### **SINKS**

**FAUCET:** The faucets have been over tightened and are hard to turn. This is usually done to try and stop dripping instead of replacing the valve stems.

#### **TOILET**

The attic bath toilet is leaking. Have it repaired. The toilet tank bolts are loose. A plumber should be called to make further evaluation and repair as needed.

All four toilets are this SLOANE type.

#### **SLOANE RECALL**

This recall is for Series 503 Flushmate III Pressure Assist flushing systems installed inside toilet tanks that were manufactured from March 2008 through June 2009. The units are rectangular, black, two-piece vessels made of





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injection molded plastic. Previously recalled systems were manufactured from October 1997 through February 2008. Recalled units have a date code/serial number that is 16 characters long and is located on the label on the top of the Flushmate III. The first six numerals of the serial number are the date code. The date code range for units included in this recall in MMDDYY format is 030108 (March 1, 2008) through 063009 (June 30, 2009). The date code range for previously recalled systems in MMDDYY format was 101497 (October 14, 1997) through 022908 (February 29, 2008). Units included in this recall were sold individually and installed in toilets manufactured by American Standard, Crane, Ecotech, Eljer, Gerber, Kohler, Mancesa, Mansfield, Orion, St. Thomas, Universal Rundle, Vitra, Vitromex and Western Pottery.

<http://www.cpsc.gov/en/Recalls/2012/Flushmate-Recalls-Flushmate-III-Pressure-Assisted-Flushing-System-Due-to-Impact-and-Laceration-Hazards/#remedy>.

## TUB/SHOWER

**FUNCTIONAL FLOW:** Flow is functional.

**FAUCET:** The basement tub faucet leaks at the handle.

The tub finish has worn, needs re-glazing.

## INTERIOR

### 12.1 INTERIOR WATER SIGNS

#### *EVIDENCE OF OTHER LEAKS COMING FROM INSIDE*

Below the powder room. Stains were tested with a moisture meter and found levels elevated. Further evaluation needed. Leak evidence observed.

### 12.7 FIREPLACES see 3.7 also

#### *LIVING ROOM FIREPLACE*

**DAMPER:** There is no damper. You should add a Roof top damper.

**SMOKE CHAMBER, FLUE:** A little dirty. The flue is only minimally visible. The complete condition is unknown.

**FIREBOX:** Satisfactory. Dirty. Needs some cleaning.

**HEARTH, MANTLE, & SURROUND:** The cracks at the hearth need repair.

If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely, Scott Maury