



mid-atlantic inspection services

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AARST | ASHI | GCAAR | MHIC | NRPP

August 4, 2022

Julian Mansfield
Village of Friendship Heights
4433 South Park Avenue
Chevy Chase, MD 20815

Dear Julian,

At your request we have performed an inspection of the property at 4608 N Park Ave in Chevy Chase, MD on August 4, 2022.

Mid-Atlantic Inspection Services is pleased to submit this inspection report. There are limitations to this inspection which are spelled-out in the "**Report Limitations**" area located in the "**General Information**" section of the report and in the "**Inspection Agreement**" executed by you. Many components of the property are not visible during the inspection and limited historical information is available. While we can reduce your risk of purchasing the property, we cannot eliminate it, nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. The inspection, including any cost estimates provided, is not intended to provide you with information regarding the advisability to purchase the subject property, the market value of the subject property, or expected costs to repair or renovate the subject property. You must obtain quotes from trade specialists for expected costs to repair or renovate the subject property.

The Standards of Practice (SOP) for the American Society of Home Inspectors (ASHI) are the standards by which our inspections are conducted. These standards more specifically explain the scope of the inspection and are available on request or on the web at www.ashi.org. We are not associated with any other party to the transaction of this property, except as may be disclosed to you.

Thank you for the opportunity to be of service. Should you have any questions about this report specifically or about the general condition of the property in the future, please feel free to contact us. We hope you will recommend our services to your friends and associates.

Sincerely,

Alan Beal
Mid-Atlantic Inspection Services, Inc.

PROPERTY INSPECTION REPORT SUMMARY

The following items are extracted from the full report and are presented here as a summary for your convenience only. No representation is made that this is an all-inclusive list of conditions that are important for consideration.

It is essential that you read the report in its **entirety** as there may be other facts or conditions that you may find important for review. For instance, *maintenance, recommended upgrades, monitor and consult the seller* recommendations may be noted in the body of the report only. Items listed in the summary may have an associated photo that can be found in the main body of the report. All directional information, unless otherwise noted (i.e. left, right, front, rear), is given from the perspective of facing the primary structure from the street looking into the building. Existing floor plans, if provided, were utilized in the labeling of this report.

Each of the following items require further evaluation and repair or replacement. You must obtain quotes from trade specialists for expected costs to repair or renovate the subject property. You should solicit multiple bids for any work you are considering. If you have any questions please contact us at 202-607-4153 or info@midatlanticinspections.com.

REPAIRS: This first section provides an overview of the main items requiring repair or further evaluation. Immediate repairs, service, upgrades and/or further evaluation are needed by an appropriate professional. The items noted here and below should be evaluated and repaired as needed. Deferred maintenance on some items may lead to more costly repairs. You should consult with your Real Estate professional regarding your options.

SITE

Site:

Site Drainage:

1. Stormwater management is essential to the preservation of the land and it's improvements. The adjacent property to the east has considerable impervious pavement which causes significant water flow onto the rear of the subject property. An existing temporary silt fence is no longer functional and the neighboring property' s parking lot is disintegrating and migrating down the hill. While the majority of improvements necessary for managing stormwater may rely on the neighbor, some measures must be taken to stabilize the hillside along the left rear. Grading and drainage improvements are needed as well as the establishment of a vegetative ground cover. Further evaluation and improvement is needed by a qualified landscaper.
2. Stormwater drainage at the front of the property has caused a sinkhole to form around the WSSC water meter crock embedded in the sidewalk near the front stoop. This void appears to grow larger with each storm. A subterranean downspout extension is present nearby and may be a contributing factor. It may be possible to fill the void from above and redirect the flow of stormwater away from this nucleation point. The sinkhole should be filled but may necessitate a plumber and/or WSSC. I recommend that you contact the water utility and have them evaluate the meter crock located in the public right of way on North Park.

STRUCTURE

Structure

Cladding Condition:

3. The exterior of the structure is in good condition given its age. Multiple layers of paint are present and there are signs of poor preparation during previous refinishing. You should plan to refinish the exterior sometime in the next two to five years. Extensive scraping and repair will be needed. Stewardship of an older structure like this will necessitate regular maintenance including refinishing of the exterior.

PLUMBING SYSTEM

Plumbing

Fire Suppression System:

4. The fire suppression system is not functional. The main water supply valve for this system is in the closed position and there is no pressure indicated on the air and water gauges. Multiple sprinkler heads on the front porch have been painted and may not function as intended. Spare/replacement sprinkler heads are present in the lower level utility room next to the fire suppression system control and valve. It appears this system was installed during the last major renovation in approximately 1988. This system needs to be serviced and may need to be upgraded so that it conforms to current mixed-use requirements. Further evaluation and repair is needed by a qualified plumber or sprinkler technician.

MAINTENANCE and REPAIRS: This second section provides specific detail on the additional repairs noted in the body of the report. The intention is for this list to be a guide for individual contractors to evaluate and repairs these items. This list is not intended to be technically exhaustive, but every effort was made for completeness.

SITE

Paving Condition:

Driveway Condition:

1. Water appears to pool along the right side and rear corner of the asphalt parking lot. Drainage improvements at the surface level may be needed as any existing drains appear to be no longer functional. Dewatering the parking lot is essential to the longevity of the paved surface and more importantly the retaining wall. We recommend that all the plant material be removed and any existing drains cleaned and restored. Further evaluation and repair/replacement is needed by a qualified paving contractor.

Retaining Walls:

Condition of Wall and Materials Used:

2. The brick retaining wall along the sidewalk at the front of the structure needs repair. Loose mortar joints need repointing. Drainage improvements above the wall may be needed. Deferred maintenance will result in more expensive repair costs. Further evaluation and repair is needed by a qualified mason or landscape contractor.

ROOF & ATTIC

Roof Gutter System:

ROOFING

3. The downspout at the left rear corner discharges directly against the foundation. An extension is needed to route the water away from the foundation.

STRUCTURE

Structure

Window Condition:

4. Every window has been painted shut and/or could not be opened. The window frame and trim finish are in poor condition. Restoration of the functionality of the windows is recommended. The home has older/original single pane windows. These are inherently inefficient. They are often difficult to open and maintain. You should consider replacing the windows as an energy efficiency improvement. Further evaluation and repair is needed by a qualified carpenter.

Deck

Framing of Deck/Porch:

5. The stair structure at the exterior rear needs maintenance and repair. Rotted wood is present at the landing and should be replaced. Further evaluation and repair is needed by a qualified deck carpenter.

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Unit No. 1 Main Level

Condenser Clear of Obstruction:

6. Repair: The exterior AC unit needs cleaning. Airborne debris that has accumulated on the heat transfer fins can affect performance and longevity. The coils need cleaning. Further evaluation is needed by a qualified HVAC technician.

<http://www.instructables.com/id/How-To-Clean-Outdoor-AC-Units/>

Air Conditioning Unit No. 2 Lower And Upper Levels

Condenser Clear of Obstruction:

7. Repair: The exterior AC unit needs cleaning. Airborne debris that has accumulated on the heat transfer fins can affect performance and longevity. The coils need cleaning. Further evaluation is needed by a qualified HVAC technician.

Temperature Differential:

8. Repair: The desired temperature differential across the AC system evaporator is 14 - 22 degrees F. The supply side air temperature was 66 F. The temperature differential across the evaporator on this system is not within the operational range. The upper level AC system is not cooling effectively and further evaluation and repair is needed by a qualified HVAC contractor.

Heat/Ac Source Noted:

BATHROOM #2 main level rear

9. The electric baseboard heater in the main level bathroom is not functional. The switch/thermostat does not work. Further evaluation and repair is needed by a qualified electrician.

Ventilation Fans:

BATHROOM #1 upper level

10. Repair: The bathroom exhaust fan would not activate using normal controls. Further evaluation and repair is needed by a qualified electrician or HVAC technician.

ELECTRICAL SYSTEMS

Main Power Panel & Circuitry

Panel Condition:

11. Repair: The electric service panel cover only has 3 of 4 cover screws. All 4 should be installed. Panel covers are required to be secured with blunt tipped screws to prevent damage to the internal wiring and prevent shocks. There are missing bushings where wires pass through the bottom of the panel enclosure. Further evaluation and repair is needed by a qualified electrician.

Condition of Wiring in Panel:

12. This panel has the neutral (white) wires and the ground (bare copper) bonded to the same bus.

The neutral is only bonded to ground at the service equipment which is the disconnect located next to the panel. At all other points throughout the house, there should be no connection between the bare (or green) grounding conductor and the white neutral conductor. Under normal conditions, the grounding conductor carries no current. No current means there is no voltage drop along it, therefore anything "grounded" to this conductor is at the same potential (voltage) as ground. If the neutral and ground are bonded at the sub panel, then stray currents from the neutral return could go thru the equipment ground on the electrical devices fed from this sub panel. The service equipment panel is where the neutral and equipment ground should be bonded and services of a qualified electrician are needed to correct the wiring in this panel.

Circuit Wiring Condition:

13. Replace: Wall receptacles throughout the home have been painted and are difficult to use. Paint on the face of a wall receptacle is a potential hazard. When multiple layers build up the risk of fire or injury increases. Electrical devices including switches and receptacles (outlets) should never be painted. Where possible these devices should be replaced. Further evaluation and replacement is needed by a qualified electrician.

Exterior Lighting:

14. The exterior security lighting consists of multiple floodlights. Several fixtures are missing one or more bulbs. We recommend that you replace all of the exterior security lighting with LED fixtures. Further evaluation and repair is needed by a qualified electrician.

Sub-panel

Condition of Wiring in Sub-Panel:

15. Further Evaluation: The sub-panel has the neutral (white) wires and the ground (bare copper) bonded to the same bus. The neutral is only bonded to ground at the service panel. At all other points throughout the house there should be no connection between the bare (or green) grounding conductor and the white neutral conductor. Under normal conditions, the grounding conductor carries no current. No current means there is no voltage drop along it, therefore anything "grounded" to this conductor is at the same potential (voltage) as ground. If you bond the neutral and ground at the sub panel, then stray currents from the neutral return could go through the equipment ground on the electrical devices fed from this sub panel. The main panel is where the neutral and equipment ground should be bonded and services of a qualified electrician are needed to correct the wiring in this panel.

Lighting:

KITCHEN lower level

16. Repair: One or more lights in the kitchen did not activate using normal controls. The bulbs may need replacement.

BATHROOM #2 main level rear

17. The main level bathroom ceiling light fixture cover is missing. Further evaluation and repair is needed by a qualified electrician.

DINING ROOM main level right rear

18. Repair/Replace: One or more lights installed in this room did not function using the wall switch. The bulbs may need replacement.

OFFICE #2 center

19. Repair/Replace: One or more lights installed in this room did not function using the wall switch. The bulbs may need replacement.

Electrical Receptacles:

SUN PORCH left rear

20. There are no electrical receptacles in sun porch. Wall receptacles are required to be located on any wall wider than 2 feet and at least one every 12 feet along the perimeter of a room. This room does not conform to these minimum standards. Additional receptacles should be installed as needed. Further evaluation and repair is needed by a qualified electrician.

PLUMBING SYSTEM

Plumbing

Vent Piping Condition:

21. PVC wastewater pipe vents are installed on the exterior at the left side of the structure. These pipes are necessary for the functioning of the lower level plumbing but are inadequately supported along the side wall and roof edge. Additional pipe strapping four hangers are needed. Further evaluation and repair is needed by a qualified plumber.

Objectionable Odors Noted:

22. Sewer gas was noted at the lower level. Generally this is an indication that there is a dry trap or the plumbing vent stack is open. There are multiple floor drains present in the lower level associated with the kitchen as well as a sewage ejector pump located in the bathroom. Sewer gas should not be present and further evaluation and repair is needed by a qualified plumber.

Location of Waste Line Cleanouts:

23. There are two WSSC sewer cleanouts present in the rear yard near the adjoining parking lot. Cast iron covers are present but improperly installed. Degradation and migration of the neighboring parking lot may cause damage to the subterranean piping and lead to sewage blockages. The cleanout elevation should be adjusted as needed and the piping protected. Further evaluation and repair is needed by a qualified plumber.

Floor Drains Functional:

24. There is a floor drain located in the lower level kitchen. The drain trap has evaporated and is dry. This is not unusual for drain assemblies that are not often utilized. Sewer gas can enter the home through this dry trap. The floor drain may need to be periodically "primed" with water. A trap primer can be installed. Alternatively, mineral oil can be poured into the drain opening as it will not evaporate but will still allow the drain to function as intended. Further evaluation and repair is needed by a qualified plumber.

Sewage Pump Installed:

25. There is a sewage pump installed. This is needed either because of the elevation of the lowest fixture in relation to the sewer line or because of the distance to the sewage main. This unit requires periodic maintenance. The pump functioned normally at the time of the inspection. The sewage pump cover is not sealed. Sewer gas may be present in the home. The cover should be properly sealed. Further evaluation and repair is needed by a qualified plumber.

Faucet And Supply Lines:

KITCHEN lower level

26. Repair: The lower level kitchen faucets leak at the goose necks. Further evaluation and repair is needed by a qualified plumber.

Sink And Drain Lines:

WET BAR main level

27. The wet bar sink waste water trap is not properly vented. The installed "S" trap should be replaced. Further evaluation and repair is needed by a qualified plumber.

KITCHEN

Kitchen Lower Level

Dishwasher:

28. Repair/replace: The dishwasher is not operating. Further evaluation and repair/replacement is needed by a qualified appliance technician.

LAUNDRY

Laundry

Dryer Ventilation:

29. Repair: The clothes dryer vents correctly to the exterior; however, it empties at a location that causes the air conditioning condenser cabinet to collect the lint. This reduces the efficiency of the air conditioning system, and it could result in system failure. The dryer vent should be rerouted if possible. The exterior louvered vent termination cap is broken and is missing the damper. Pest entry is possible. The dryer vent termination needs repair/replacement. The dryer vent should be professionally cleaned at least every 2 years. Dryer Safety: <http://www.dryersafety.org/>

BATHROOMS

Bathroom #2 Main Level Rear

Toilet Condition:

30. Repair: The toilet in this bathroom needs repair. The toilet is loose at the floor flange allowing it to wobble and possibly leak. The bowl needs to be secured to the floor. A new wax ring may be needed. Further evaluation and repair is needed by a qualified plumber.

Entry Door:

31. Repair: The entry door or hardware to the room needs adjustment or repair for it to function properly. The latch or strike plate needs to be adjusted so that the door will latch correctly. Further evaluation and repair is needed by a qualified carpenter.

Bathroom #3 Lower Level

Toilet Condition:

32. Repair: The toilet in the lower level bathroom needs repair. The toilet is loose at the floor flange allowing it to wobble and possibly leak. The bowl needs to be secured to the floor. A new wax ring may be needed. Further evaluation and repair is needed by a qualified plumber.

SAFETY and UPGRADES: Safety hazard or concern. All safety items should be addressed. Upgrades or enhancements are recommended for your consideration.

SITE

Patio:

Slab Condition:

1. The brick patio along the left side of the structure creates a trip hazard where it meets the sidewalk. Existing trip hazard warnings are insufficient and we recommend that you remove the brick veneer pavers present between the public right of way sidewalk and the metal fencing at the front.

FOUNDATION

Walkout Basement:

Walkout Basement - Number of Exposed Walls:

2. Safety concern: There is no hand rail in the basement areaway. A graspable handrail is required at any stair with 4 or more risers. A handrail should be installed. Further evaluation and repair is needed by a qualified carpenter.

ROOF & ATTIC

Attic & Ventilation

Insulation Noted:

3. The following type of insulation was noted in the attic: Cellulose. Blown in place. The installed insulation was appropriate for the year of renovation; however, the attic insulation is inadequate by today's standards. One way to improve the overall energy efficiency of the home is air sealing and additional insulation. A blown in blanket may be the most cost effective method. Additional insulation and further evaluation is recommended by a qualified insulation contractor.

ELECTRICAL SYSTEMS

Main Power Panel & Circuitry

Smoke/CO Detectors:

4. There are no smoke detectors noted in the structure. Smoke detectors are required by the NEC to be installed inside each bedroom and adjoining hallway and on each living level of the home and basement level. If a gas/oil furnace or other fuel burning appliance is installed, a carbon monoxide detector should be installed on each level of the home. We recommend that you install new detectors when you take possession of the home. Detectors should be replaced at least every ten years.

Emergency Lighting:

5. Emergency exit signage and lighting are nonfunctional and nonconforming to current safety requirements for a mixed-use building. We recommend that these fixtures be replaced with conforming units. Further evaluation and repair is needed by a qualified electrician.

Electrical Receptacles:

KITCHEN lower level

6. Safety Concern: This kitchen does not have Ground Fault Circuit Interrupt (GFCI) receptacles installed. Current electrical safety standards require that these devices be installed to provide the necessary safety protection for the small appliance circuits in the kitchen. Further evaluation and repair is needed by a qualified electrician. Satisfactory: The receptacles tested in the kitchen are correctly wired and grounded.

Ground Fault Interrupt Outlets:

BATHROOM #1 upper level

7. Recommended Upgrade: This bathroom does not have a Ground Fault Circuit Interrupt outlet installed. Current electrical safety standards require that these devices be installed at any location within 6 feet of a water source. Further evaluation and repair is needed by a qualified electrician.

BATHROOM #2 main level rear

8. Recommended Upgrade: This bathroom does not have a Ground Fault Circuit Interrupt outlet installed. Current electrical safety standards require that these devices be installed at any location within 6 feet of a water source. Further evaluation and repair is needed by a qualified electrician.

BATHROOM #3 lower level

9. Recommended Upgrade: This bathroom does not have a Ground Fault Circuit Interrupt outlet installed. Current electrical safety standards require that these devices be installed at any location within 6 feet of a water source. Further evaluation and repair is needed by a qualified electrician.

PLUMBING SYSTEM

Plumbing

Sump Pump:

10. Satisfactory: The sump pump installed is functional. The pump was tested by operating the float switch. The presence of a sump pump does not indicate there is a need for it. This inspection does not verify the existence of or effectiveness of any subslab or perimeter drainage system. It appears that the sump crock is the only collection point. The crock is made of a perforated plastic bucket and there is no drain tile piping visible. Recommended Upgrade: Power outages are not unusual and pumps can fail to operate at anytime. A reliable back-up is needed. We recommend you install a battery backup system. Once installed these units do need periodic service and/or battery replacement. They must be maintained to be relied upon. Sump pumps are installed by plumbers and foundation drainage contractors.

KITCHEN

Kitchen Lower Level

Outside Entry Door:

11. Safety Concern: The kitchen door has a keyed dead bolt lock. This can limit egress and we recommend that the lock be changed to a thumb latch style. Egress doors should be readily operable from inside the home without the use of a key, special knowledge or effort. <https://www.angieslist.com/articles/are-double-keyed-deadbolt-locks-safe.htm>.

Recommended Upgrade: The security door at the kitchen has a keyed dead bolt lock. This can limit egress and we recommend that the lock be changed to a thumb latch style. A collar can be installed for improved security. Further evaluation and repair is needed by a qualified carpenter/locksmith. Satisfactory: The outside entry door to the kitchen is satisfactory.

LAUNDRY

Laundry

Washer Hookup:

12. The clothes washer in the lower level kitchen drains directly into the main sewer pipe located above. Direct connections like this are not recommended because there is no air gap and there is the potential for effluent to back up into the washer. The wastewater piping from the washer should be rerouted so that it drains by gravity to an open drain or into the sewage ejector system. There is a connection box installed in the wall with both hot and cold water and a drain pipe.

BEDROOMS

Bedroom Lower Level

Windows:

13. Safety Concern: The lower level bedroom windows do not conform to current safety standards for egress. This is technically not considered habitable space. You should improve the window opening to meet the minimum requirements. The following website may be useful. Further evaluation and improvement is needed by a qualified carpenter.

<http://www.homeadvisor.com/r/egress-windows-requirements-installation/#.WSAzGze1vmE>

<http://www.egresswindows.com/its-the-law>.

<https://rentmydcbasement.wordpress.com/checklist/>

OTHER LIVING SPACES

Entry Ways, Hallways And Stairways:

Outside Entry Doors:

14. Safety Concern: All exterior egress doors have "keyed deadbolt locks " on the inside. Although commonly used for security against intruders, this is an unsafe practice. For safety purposes in case of fire or other emergency, all exterior locks on egress doors should be thumb latched on the

inside. Egress doors should be readily operable from inside the home without the use of a key, special knowledge or effort.

<https://www.angieslist.com/articles/are-double-keyed-deadbolt-locks-safe.htm>.

Lobby Room Main Level Front

Exterior Door:

15. There is no interior door handle for the main entry. The door cannot be pulled shut or latched from the interior. Additionally the exterior door has a keyed dead bolt lock. This can limit egress and we recommend that the lock be changed to a thumb latch style. Egress doors should be readily operable from inside the home without the use of a key, special knowledge or effort.

<https://www.angieslist.com/articles/are-double-keyed-deadbolt-locks-safe.htm>.

Sun Porch Left Rear

Exterior Door:

16. Safety Concern: The exterior door has a keyed dead bolt lock. This can limit egress and we recommend that the lock be changed to a thumb latch style. Egress doors should be readily operable from inside the home without the use of a key, special knowledge or effort. The key was not present during the inspection. This door was not fully evaluated.

Comments:

17. The enclosed sun porch at the left rear has no interior doors and is open to the rest of the main level. This room also has no direct heating or cooling and has an exposed crawl space below. This room will be very cold in the winter. You should consider improving the energy efficiency of this space and adding heating and cooling. Alternatively, reinstalling the interior doors so that this semi exterior space can be isolated in the colder months may also be considered.

GENERAL NOTES: The following items provide general orientation and location of components of this home as well as the ages and life expectancies of some equipment.

GENERAL INFORMATION

Client & Site Information

General Notes & Exclusions:

1. The subject property is a wood framed structure that is approximately 100 years old. The building has a concrete block foundation with wood siding and an asphalt shingle roof. The property underwent a significant renovation in 1988 where it appears the lower level was excavated so that the full basement, kitchen and apartment could be created. It appears another renovation occurred in 2010 and may have been limited to HVAC and plumbing systems. The structure is in good condition for its age. Significant cosmetic improvements are warranted on every level.

SITE

Site:

Garden Stairs:

2. The garden stairs from the parking lot to the lower rear yard need adjustment. The timber framing is in fair condition; however, the flagstone treads have sunken creating a trip hazard. The stones should be removed and the sub base replenished and compacted. The pavers can be reset so that the full step is level and even. Further evaluation and improvement is needed by a qualified landscaper.

Fences & Gates:

Fence Materials Condition:

3. One or more sections of the split rail fencing along the right side of the property are missing and need replacement. Further evaluation and repair is needed by a qualified landscape contractor.

Retaining Walls:

Condition of Wall and Materials Used:

4. A poured concrete retaining wall separates the parking lot from the lower right and rear of the property. The retaining wall appears to be in satisfactory and stable condition. Drainage improvements in the parking lot are recommended to preserve the integrity of the wall.

FOUNDATION

Walkout Basement:

Drainage in Area of Walkout:

5. Monitor: The basement walkout floor drain should be kept clear at all times to prevent flooding.

ROOF & ATTIC

Roof Gutter System:

ROOFING

6. The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts. Multiple gutter nails are loose and need to be reset. The gutters should be cleaned at least seasonally. Maintenance of the gutter system is essential to storm water management and limiting moisture intrusion into the home.

STRUCTURE

Structure

Condition of Painted Surfaces:

7. The finish or exposed painted surfaces are in fair condition. The exterior of the home should be refinished every 7-10 years or as needed.

PLUMBING SYSTEM

Plumbing

Main Water Line Cutoff Location:

8. The main water shut off valve is located at the basement level left side wall in the utility room. The main valve was not operated. The installed gate valve is an older style and our experience has taught us that these valves that are not routinely operated can leak when the valve handle is turned. Replacement with a ball valve is recommended.

<http://www.finehomebuilding.com/2012/11/08/whats-the-difference-shutoff-valves-ball-gate-and-globe>.

Interior Supply Piping Material:

9. The interior supply piping in the structure is predominantly copper. There is also some older galvanized piping installed. Galvanized steel (iron) piping was common until roughly 1950. This piping typically lasts 40 to 60 years. Some lower-quality pipes do not last as long and there are some oversized pipes still in use after 60 years. Where it is found today in single-family homes, it is usually near the end of its life. "Galvanized" refers to a metal plating process that coated iron or steel water pipe surfaces with a corrosion-resistant zinc surface. Galvanized steel supply pipes are typically 3/4 to 1/2-inch in diameter. The connections are threaded. When the pipe corrodes, the rust accumulation inside the pipe chokes down the diameter of the pipe, resulting in poor water pressure. Over time, the rough walls of the galvanized piping collect mineral deposits from the water. As this accumulation grows, it reduces the interior water flow. Eventually, the flow is so restricted that replacement is needed.

Rust also attacks the pipe walls, making the walls thinner. Eventually, the pipe will rust through,

usually at the joints first, resulting in leakage. As rust builds up inside the pipe, a brownish color is often noted in the water when a faucet is turned on, especially after several days of inactivity. This rust in the water usually dissipates after a few seconds. When two dissimilar metals are joined, there may be some deterioration over time due to the galvanic action between the two dissimilar metals. Dielectric unions prevent this reaction from occurring. Where galvanized pipe is still viable there should be dielectric unions where the pipe connects with dissimilar metals (noted dielectric unions in place). Replacement is recommended where it is easily accessible and or where visible deterioration is present.

Water Heater

Age:

10. Manufactured in 2010, the 40 gallon gas-fired water heater has a statistical useful life expectancy of 12-15 years. The water heater is at or near the end of its economic life. Although it is functional today, you should plan for its replacement. There is no expansion tank installed. Expansion tanks are required by the local water authority to allow for thermal expansion and pressure fluctuations. An expansion tank should be installed when the water heater is replaced. Further evaluation and repair is needed by a qualified plumber.

OTHER LIVING SPACES

Office #2 Center

Ceiling:

11. There are signs of a previous water leak in the ceiling in this room. The leak appears to be associated with the AC air handler and condensate line. Further evaluation and repair is needed by a qualified interior finishing contractor.

NOTES and QUESTIONS for SELLERS: The following includes ownership transfer information, questions and/or recommended requests of the sellers.

SITE

Utility Services:

Water Meter Location:

1. The water meter is located in the side walk several feet in from the street. The water meter(s) is equipped with a remote sensor. Meter reading happens from outside the structure. When taking ownership of the property you will need to transfer the water service.

<https://www.wsscwater.com/customer-service/startstop-service.html>.

Electric Service:

2. The electric service is provided underground from the utility. The electric service meter is located at the right side exterior. The meter is equipped with a remote sensor and is read from outside the structure. When taking ownership of the property you will need to transfer the electric service. <https://www.pepco.com/MyAccount/MyService/Pages/StartStopMove.aspx>.

Cable Television Service:

3. The cable service is provided underground from the utility, Cable and data are currently provided by Comcast.

<https://www.xfinity.com/support/articles/install-activate-xfinity-after-your-move>.

Gas Services:

Location of Meter:

4. The gas meter and main gas valve are located in the basement at the right side rear wall. The gas meter is equipped with a remote sensor. Meter reading happens from outside the structure.

When transferring ownership of the property you will need to transfer the gas service.
<https://www.washingtongas.com/my-account/account-services-support/available-services/start-and-stop-service>.

ELECTRICAL SYSTEMS

Alarm:

Utility Services:

5. Components of an alarm system are present in the home. Testing and evaluating the functionality of a security/alarm system is beyond the scope of a home inspection. We recommend that you contact the provider of your choice to have the system modified to suit your needs. Most vendors utilize the same components and many of the existing devices can be reused.

HVAC SYSTEMS: The following provides an introduction to the heating and cooling systems in the home, the general orientation and location of components, well as the ages and life expectancies of some equipment.

HEATING, VENTILATION & AIR CONDITIONING

Air Conditioning Unit No. 1 Main Level

Type:

1. AC system #1 provides cooling for the main level only. Manufactured in 2014, the statistical useful life of an AC split system is 18 to 20 years. This system is operated by the thermostat located on the wall near the main stairway. The filter is installed at the base of the air handler located in the closet of the rear room. The filter needs replacement now and seasonally.

Air Conditioning Unit No. 2 Lower And Upper Levels

Type:

2. AC system #2 provides cooling for the lower and upper level. Manufactured in 2013, the statistical useful life of an AC split system is 18 to 20 years. This system is operated by the thermostat located in the upper level hallway near the main stairway. An obsolete dial style thermostat located in the lower level hallway is no longer functional. The filter is installed in the hallway ceiling above the thermostat. The filter needs replacement now and seasonally.

Heating System

Heating System Type:

3. Hot water (hydronic) heat is installed as the primary heating system. Manufactured in 2010, the gas boiler has a useful life expectancy of 40-50 years. The radiant heat is controlled by two thermostats. The dial style thermostat in the lower level hallway controls the heat for the lower level only. The thermostat located on the main level near the stairs controls the heat for the main level and upper level. Secondary dial style thermostats located in the lower level and upper level hallways are no longer functional and are obsolete. We recommend that these devices that are no longer needed be removed.

GENERAL INFORMATION

For your convenience, the following terms have been used in this report along with a recommendation for action. All actions indicated should be evaluated by an appropriate licensed or qualified professional.

Directional Information: All directional information, unless otherwise noted (i.e. left, right, front, rear) given is from the perspective of facing the primary structure from the street looking into the building.

Repair/Replace: Notation is made that the corresponding issue, item or system is significantly deficient and needs to be evaluated, repaired or replaced by an appropriate licensed or qualified professional. This notation may indicate a need for immediate repair or replacement.

Recommended Upgrade: Notation is made that the corresponding issue, item or system should be upgraded to conform with current safety standards and/or for improved energy efficiency.

Further Evaluation: Complete confirmation and/or description of an issue, item or system could not be made by the visual observations of the inspector. We recommend further evaluation by an appropriate licensed or qualified professional for a complete understanding of the scope of the repairs that may be needed.

Safety Concern: Notation refers to a safety concern evident in an issue, item or system with which immediate correction by an appropriate licensed or qualified professional is needed.

Satisfactory: Notation indicates that a component is satisfactory, operational or in generally acceptable condition. An item that is stated to be satisfactory appears capable of being used and is considered acceptable for its age and general usefulness. Cosmetic deficiencies may be present and any action is at the discretion of the user.

Monitor: The observed item will require periodic ongoing evaluation. Repair or replacement may be necessary in the future.

Additional definitions of terms can be found in the glossary of terms in the *Standard of Professional Practice* for the American Society of Home Inspectors (ASHI) or the Code of Maryland (COMAR).

<http://www.midatlanticinspections.com/about.htm>

<http://www.dsd.state.md.us/comar/getfile.aspx?file=09.36.07.01.htm>

<http://www.dlr.state.md.us/pq/>

<http://www.dpor.virginia.gov/LicenseLookup/>

<http://www.ashi.org/>

Alan Beal - MD Lic # 30292 Ex: 1/24

Alan Beal - VA Lic # 3380000420 NRS Ex: 12/22

Alan Beal - # 243124

CLIENT & SITE INFORMATION

Time & Conditions:

The inspection began at approximately 10:00 AM and ended at approximately 2:00 PM on August 4, 2022.



Inspection Site:
4608 N Park Ave
Chevy Chase, MD 20815.

Client/Agent:
The inspection of the building detailed in this report was at the request of Julian Mansfield, manager at the Village of Friendship Heights.

Parties Present:
The inspector was the only person present during the inspection. The inspector of record was Alan Beal of Mid-Atlantic Inspection Services, Inc.

Occupancy:
The home is currently occupied. Furnishings and stored personal items may limit the inspection or the inspectors ability to visually evaluate some components of the home.

General Notes & Exclusions:
The subject property is a wood framed structure that is approximately 100 years old. The building has a concrete block foundation with wood siding and an asphalt shingle roof. The property underwent a significant renovation in 1988 where it appears the lower level was excavated so that the full basement, kitchen and apartment could be created. It appears another renovation occurred in 2010 and may have been limited to HVAC and plumbing systems. The structure is in good condition for its age. Significant cosmetic improvements are warranted on every level.

BUILDING CHARACTERISTICS

Main Entry Faces:
The primary facade of the building faces North.

Estimated Age:
The building is approximately 100 plus years old.

Building Type:
The type and/or style of the building being inspected is a free standing single family home.

Stories:
2

Space Below Grade:
Basement.

UTILITY SERVICES

Water Source:
Water District.

Sewage Disposal System:
Public sewers.

Utility Status:

All the provided major utilities i.e.(gas, water, electric) for the building were on at the time of the inspection.

REPORT LIMITATIONS

Client hereby retains Mid-Atlantic to conduct an impartial, non-invasive evaluation of the readily accessible, permanently installed systems and components of the building(s) at the Inspection Address in accordance with the standards of practice of the American Society of Home Inspectors; see www.ashi.org. The inspection is limited in scope and based upon the visible and apparent condition of the systems and components as they exist at the moment of inspection. Mid-Atlantic's inspection will not be technically exhaustive, not every component or system will be inspected, and not every possible defect will be discovered.

Payment. Client will pay Fee prior to receiving a written report or correspondence from Mid-Atlantic. Client will compensate Mid-Atlantic for any additional services at the hourly rate of \$200.00, payable at the time of service.

Scope and Limitations. No disassembly of equipment, opening of walls, excavation, or moving of furniture, appliances, etc. will be performed. Components and conditions which by the nature of their location are concealed, camouflaged or difficult to examine are excluded. References to adequacy, capacity, or expected life of components are opinions only and are general estimates based on similar components; no warranty or guaranty is expressed or implied. Client must retain an appropriate licensed or qualified professional to determine the exact, specific condition of the systems and components at the Address and to obtain a warranty or guaranty for them. The inspection, including any cost estimates provided, is not intended to provide Client with information regarding the advisability to purchase the Address property, the market value of the Address property, or expected costs to repair or renovate the Address property. Client must obtain quotes from appropriate licensed or qualified professionals for expected costs to repair or renovate the Address.

Exclusions. Systems and conditions not within the scope of service include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials; environmental hazards; mold, pest infestation; playground equipment; efficiency measurement of insulation or heating and cooling equipment; internal or underground drainage or plumbing; any systems which are shut down or otherwise secured; water wells (water quality and quantity); zoning ordinances; intercoms; security systems; home entertainment systems; heat sensors; cosmetics or building code conformity. The inspection will not assess compliance with any codes or regulations. Any general comments about these systems or conditions are informational only and do not represent an inspection.

Limited Liability. It is understood and agreed that Mid-Atlantic is not an insurer and that its service to Client is not intended, nor is it to be construed, as a guarantee or warranty for the Address. Client hereby releases and exempts Mid-Atlantic and its employees, inspectors, agents, and insurers of and from all liability for maintenance, repair and improvement costs at the Address, real estate negotiations and transactions regarding the Address, and for any consequential damage, property damage or personal injury of any nature pertaining to the Address. Client further agrees to indemnify Mid-Atlantic and its inspectors for any claim made, including reimbursement of attorney's fees and litigation costs incurred. Client acknowledges that the maximum liability incurred by Mid-Atlantic, including for breach of contract, negligence or otherwise, shall be limited to the Fee.

Claims or Complaints. Client must present any claim/complaint in writing within one year of Mid-Atlantic's first inspection at the Address to 4605 Windsor Lane, Bethesda, MD 20814, attention Alan Beal. Client will allow Mid-Atlantic and its designated agents to inspect the claim prior to making any repairs, except in the case of an emergency. In the event that Client pursues any claim or complaint against Mid-Atlantic following one year after the first inspection date, or without allowing inspection of the claim, Client agrees to reimburse Mid-Atlantic for all attorneys fees, litigation and court costs, and other losses and expenses incurred.

Maryland Law and Jurisdiction. Client agrees to the jurisdiction and venue of Montgomery County, Maryland courts, and shall file any complaint involving Mid-Atlantic in the courts of Montgomery County, Maryland. The transaction and this Agreement shall be governed and interpreted by Maryland law. In the event that any term or provision in the Agreement is found unenforceable, the remainder of the Agreement shall be binding.

Service to Client is Non-Transferable. Mid-Atlantic's service is performed for the sole, confidential and exclusive use of Client. The contents of any report/correspondence by Mid-Atlantic, any representation made therein, and any observation made by Mid-Atlantic regarding the Address are NOT assignable, and any reliance thereon by any party other than Client is prohibited.

SITE

SCOPE OF THE SITE INSPECTION

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to the areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including but not limited to, downspout extensions, municipal water and sewer piping, private supply or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some manner not accessible, are excluded from the inspection and are not addressed in the report. We recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Site Drainage:



Neighbor's lot drainage

Stormwater management is essential to the preservation of the land and its improvements. The adjacent property to the east has considerable impervious pavement which causes significant water flow onto the rear of the subject property. An existing temporary silt fence is no longer functional and the neighboring property's parking lot is disintegrating and migrating down the hill. While the majority of improvements necessary for managing stormwater may rely on the neighbor, some measures must be taken to stabilize the hillside along the left rear. Grading and drainage improvements are needed as well as the establishment of a vegetative ground cover. Further evaluation and improvement is needed by a qualified landscaper.

Stormwater drainage at the front of the property has caused a sinkhole to form around the WSSC water meter crock embedded in the sidewalk near the front stoop. This void appears to grow larger with each storm. A subterranean downspout extension is present nearby and may be a contributing factor. It may be possible to fill the void from above and redirect the flow of stormwater away from this nucleation point. The sinkhole should be filled but may necessitate a plumber and/or WSSC. I recommend that you contact the water utility and have them evaluate the meter crock located in the public right of way on North Park.



Sink hole at WSSC meter

Garden Stairs:

The garden stairs from the parking lot to the lower rear yard need adjustment. The timber framing is in fair condition; however, the flagstone treads have sunken creating a trip hazard. The stones should be removed and the sub base replenished and compacted. The pavers can be reset so that the full step is level and even. Further evaluation and improvement is needed by a qualified landscaper.



Garden steps are a trip hazard

Paving Condition:

Driveway Paving Material:

The driveway is made of asphalt.

Driveway Condition:

Water appears to pool along the right side and rear corner of the asphalt parking lot. Drainage improvements at the surface level may be needed as any existing drains appear to be no longer functional. Dewatering the parking lot is essential to the longevity of the paved surface and more importantly the retaining wall. We recommend that all the plant material be removed and any existing drains cleaned and restored. Further evaluation and repair/replacement is needed by a qualified paving contractor.

Walkways and Stoop Materials:

The walkway is made of concrete.

Patio:

Slab Condition:

The brick patio along the left side of the structure creates a trip hazard where it meets the sidewalk. Existing trip hazard warnings are insufficient and we recommend that you remove the brick veneer pavers present between the public right of way sidewalk and the metal fencing at the front.



Brick patio creates trip hazard

Fences & Gates:

Fence Materials Condition:

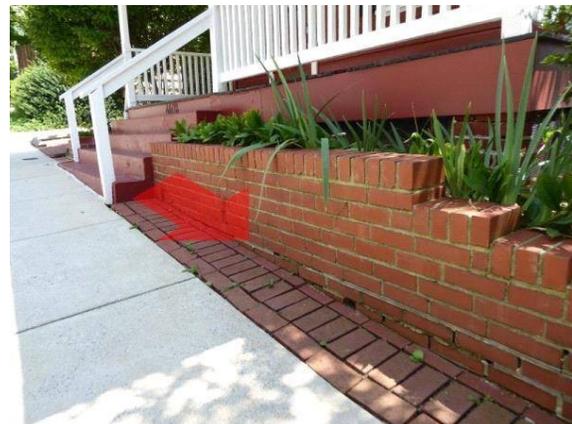
One or more sections of the split rail fencing along the right side of the property are missing and need replacement. Further evaluation and repair is needed by a qualified landscape contractor.

Retaining Walls:

Condition of Wall and Materials Used:

A poured concrete retaining wall separates the parking lot from the lower right and rear of the property. The retaining wall appears to be in satisfactory and stable condition. Drainage improvements in the parking lot are recommended to preserve the integrity of the wall.

The brick retaining wall along the sidewalk at the front of the structure needs repair. Loose mortar joints need repointing. Drainage improvements above the wall may be needed. Deferred maintenance will result in more expensive repair costs. Further evaluation and repair is needed by a qualified mason or landscape contractor.



Front garden wall needs repointing

Utility Services:

Water Source:
Water District.

Water Meter Location:

The water meter is located in the side walk several feet in from the street. The water meter(s) is equipped with a remote sensor. Meter reading happens from outside the structure. When taking ownership of the property you will need to transfer the water service.

<https://www.wsscwater.com/customer-service/startstop-service.html>.



WSSC water meter

Electric Service:

The electric service is provided underground from the utility. The electric service meter is located at the right side exterior. The meter is equipped with a remote sensor and is read from outside the structure. When taking ownership of the property you will need to transfer the electric service.

<https://www.pepco.com/MyAccount/MyService/Pages/StartStoptopMove.aspx>.



Pepco Meter

Electric Service Condition:

The underground service appears to be satisfactorily connected to the home.

Cable Television Service:

The cable service is provided underground from the utility, Cable and data are currently provided by Comcast.

<https://www.xfinity.com/support/articles/install-activate-xfinity-after-your-move>.

Telephone Service:

The telephone service is provided underground from the utility.

Alarm:

Components of an alarm system are present in the home. Testing and evaluating the functionality of a security/alarm system is beyond the scope of a home inspection. We recommend that you contact the provider of your choice to have the system modified to suit your needs. Most vendors utilize the same components and many of the existing devices can be reused.

Fuel Source:

Natural gas is provided by Washington Gas.

Sewage Disposal System:

Public sewers.

Gas Services:

Gas-fired Equipment Installed:

The following natural gas fired equipment is installed: Furnace/boiler. Water heater. Range - oven.

Location of Meter:

The gas meter and main gas valve are located in the basement at the right side rear wall. The gas meter is equipped with a remote sensor. Meter reading happens from outside the structure. When transferring ownership of the property you will need to transfer the gas service.

[https://www.washingtongas.com/my-account/account-service-support/available-services/start-and-stop-service.](https://www.washingtongas.com/my-account/account-service-support/available-services/start-and-stop-service)



Washington Gas meter

Type of Gas Supply:

Natural Gas.

Gas Line Primary Piping Material:

The primary gas supply material is black iron pipe.

FOUNDATION

SCOPE OF THE FOUNDATION INSPECTION

The inspection of the foundation is limited to visible and accessible areas only. Finished or partially finished basements limit access. Moisture in basements and crawlspaces is a common problem and any indication of water penetration should be reviewed. Control of rain and surface water around the home is critical to keeping foundation areas dry. Moisture can cause decay and deterioration to wooden components and excessive water can damage foundations. Regular inspections and constant water management is advised. Foundations may have minor cracks and typically do not represent a structural concern. If major cracks are present along with bowing, we may recommend further evaluation by a qualified structural engineer. All exterior grades should allow water to flow away from the foundation walls. All concrete installations experience some degree of cracking due to shrinkage in the drying process. Areas hidden from view by vegetation or stored items cannot be evaluated/observed and are excluded from this inspection.

Sections of foundation and structural components of the building are inaccessible because they are installed below grade or behind walls. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations. The inspector's evaluation takes into account the age of the building and the typical construction standards of that time. Older structures may lack modern framing and seismic connections. The inspector shall inspect structural components including the foundation and framing. The inspector will probe a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is

visible or presumed to exist.

Foundation:

Type of Foundation:

The structure has a basement with foundation walls below grade tall enough to have living space and a finished floor.

Foundation Materials:

Concrete Masonry Unit (CMU) laid in horizontal, interlocking rows.

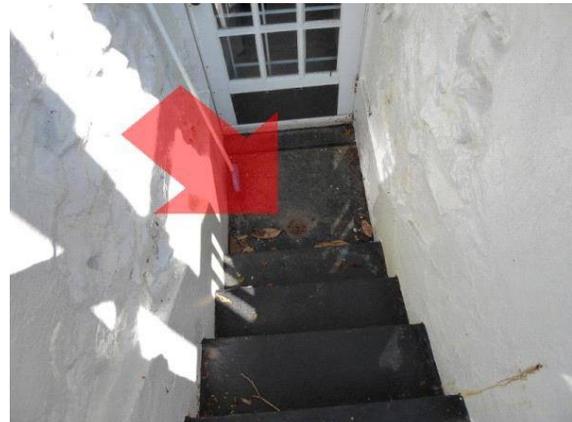
Walkout Basement:

Walkout Basement - Number of Exposed Walls:

Safety concern: There is no hand rail in the basement areaway. A graspable handrail is required at any stair with 4 or more risers. A handrail should be installed. Further evaluation and repair is needed by a qualified carpenter.

Drainage in Area of Walkout:

Monitor: The basement walkout floor drain should be kept clear at all times to prevent flooding.



Floor drain must be kept clear

ROOF & ATTIC

SCOPE OF THE ROOF AND ATTIC INSPECTION

The following is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. The only way to determine if a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times this condition is not present during the inspection. The life expectancy, if given, is the best estimate of the inspector, assuming proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage. The testing of antennae; evaluating the interiors of flues or chimneys that are not *readily accessible* and the testing of gutters, downspouts and sub-surface drain piping is beyond the scope of the inspection.

ROOFING

Roof Type:

Gable.

Roof Covering Materials:

Asphalt composition shingles. These consist of cellulose mat, asphalt impregnated with colored gravel on surface. Shingles are applied in horizontal rows.

Cover Layers:

The roof covering on the main structure appears to be the only covering (a single layer).

Condition of Roof Covering Material:

Satisfactory: The roof covering material is in a condition that is consistent with its age and method of installation; showing no deficiency or cause for immediate concern. Periodic maintenance is needed. You should visually inspect the roof at least seasonally.



Estimated Life Expectancy of Roof:

The roof covering material appears to have a remaining life expectancy of 5 to 10 years, assuming proper maintenance is completed as needed. The life expectancy given is the best estimate of the inspector, assuming proper maintenance. The actual life of the roofing materials used can be influenced by external sources like weather extremes, conditions caused by trees and vegetation, and mechanical damage.



Slope:

Medium slope is considered to be between 4 in 12 and 6 in 12.

Flashing:

Satisfactory: The flashings around openings in the roof covering appear to be watertight and caulked as needed. These areas do require periodic maintenance and resealing. We recommend that you have the roof flashings evaluated and/or resealed every 7-10 years.

Means of Roof Inspection:

The roof was evaluated from the interior finished areas and attic space utilizing an infrared camera. The roof covering was inspected by walking on the roof.

Roof Gutter System:

The gutter system on the roof edge appears to be functional and adequately sloped to carry the water to the downspouts. Multiple gutter nails are loose and need to be reset. The gutters should be cleaned at least seasonally. Maintenance of the gutter system is essential to storm water management and limiting moisture intrusion into the home.



Re-set gutter nails as needed

The downspout at the left rear corner discharges directly against the foundation. An extension is needed to route the water away from the foundation.



Downspout needs extension

INSULATION AND VENTILATION

Attic insulation and proper ventilation are important for energy efficiency and comfort. In the winter, allowing a natural flow of outdoor air to ventilate the attic helps keep it cold, which reduces the potential for ice damming (snow that melts off a roof from an attic that is too warm and then re-freezes at the gutters, causing an ice dam that can damage the roof or leakage). Proper insulation and air sealing also keeps attics cold in the winter by blocking the entry of heat and moist air from below. In the summer, natural air flow in a well-vented attic moves super-heated air out of the attic, protecting roof shingles and removing moisture. The insulation will resist heat transfer into the house. The most common mistake homeowners make when installing insulation is to block the flow of air at the eaves. Never cover attic soffit vents with insulation; use rafter vents and soffit vents to maintain airflow. Attic fans are intended to cool hot attics by drawing in cooler outside air from attic vents (soffit and gable) and pushing hot air to the outside. If your attic has blocked soffit or gable vents and is not well-sealed from the rest of the house, the attic fans will suck cool conditioned air up out of the house and into the attic. This will use more energy and make your air conditioner work harder, which will increase your summer utility bill. You don't want your unfinished attic cooled by your air conditioner.

ATTIC & VENTILATION

Attic Access Location:

The attic access is located in the center office ceiling.

Attic Accessibility:

The attic access is a ceiling scuttle hole.

Method of Inspection:

The attic cavity was inspected by entering the area.

Attic Cavity Type:

Crawl space - The attic cavity is not useable for storage due to size, framing, or insulation.

Roof Framing:

A rafter system is installed in the attic cavity to support the roof decking.

Roof Framing Condition:

Satisfactory: The roof framing appears to be in functional condition. A structural repair is noted at the valley beam center rear. The repair appears to be professionally installed.



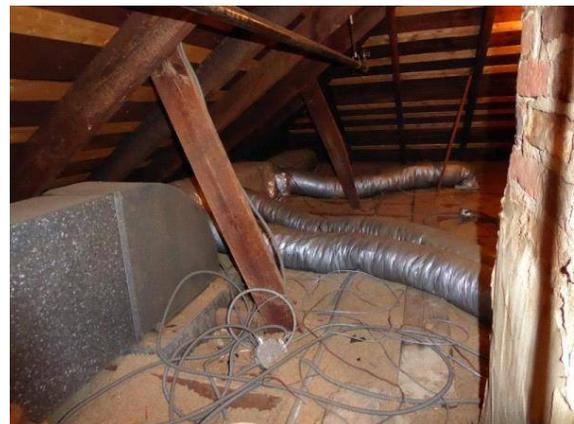
Repair at valley

Roof Decking:

The decking is made of butted one inch nominal boards. The roof decking material is 1/2" plywood sheeting.

Insulation Noted:

The following type of insulation was noted in the attic: Cellulose. Blown in place. The installed insulation was appropriate for the year of renovation; however, the attic insulation is inadequate by today's standards. One way to improve the overall energy efficiency of the home is air sealing and additional insulation. A blown in blanket may be the most cost effective method. Additional insulation and further evaluation is recommended by a qualified insulation contractor.



Add insulation in attic

Attic Lighting:

The attic light is switched at the access or hallway below.

STRUCTURE

SCOPE OF THE STRUCTURAL INSPECTION

Areas hidden from view by vegetation or stored items cannot be evaluated/observed and are excluded from this inspection. Foundations may have minor cracks and typically do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete experience some degree of cracking due to shrinkage in the drying process.

Sections of foundation and structural components of the building are inaccessible because they are installed below grade or behind walls. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations. The inspector's evaluation takes into account the age of the building and the typical construction standards of that time. Older structures may lack modern framing and seismic connections. The inspector shall inspect structural components including the foundation and framing. The inspector will probe a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible or presumed to exist. The interiors of flues or chimneys are excluded from this inspection.

STRUCTURE

Type of Construction:

Frame.

Exterior Siding Materials:

Horizontal Beveled Siding.

Cladding Condition:

The exterior of the structure is in good condition given its age. Multiple layers of paint are present and there are signs of poor preparation during previous refinishing. You should plan to refinish the exterior sometime in the next two to five years. Extensive scraping and repair will be needed. Stewardship of an older structure like this will necessitate regular maintenance including refinishing of the exterior.

Soffit/Eaves:

Satisfactory: The soffit/eaves appear to be in satisfactory condition and show only signs of normal wear.

Fascia & Rake Boards:

Satisfactory: The fascia and rake boards appear to be in satisfactory condition and show only signs of normal wear.

Condition of Painted Surfaces:

The finish or exposed painted surfaces are in fair condition. The exterior of the home should be refinished every 7-10 years or as needed.

Windows Type:

Double Hung.

Window Condition:

Every window has been painted shut and/or could not be opened. The window frame and trim finish are in poor condition. Restoration of the functionality of the windows is recommended. The home has older/original single pane windows. These are inherently inefficient. They are often difficult to open and maintain. You should consider replacing the windows as an energy efficiency improvement. Further evaluation and repair is needed by a qualified carpenter.

DECK

Framing of Deck/Porch:

The stair structure at the exterior rear needs maintenance and repair. Rotted wood is present at the landing and should be replaced. Further evaluation and repair is needed by a qualified deck carpenter.



Wood rot noted at stair landing

HEATING, VENTILATION & AIR CONDITIONING

SCOPE OF THE HEATING, VENTILATION AND AIR CONDITIONING INSPECTION

The inspector is not equipped to fully inspect the furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. Some furnaces are designed in such a way that inspection is not possible. Disassembly is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. We do not perform pressure tests on A/C systems; therefore no representation is made regarding coolant or line integrity. Judgment of system capacity is not part of this inspection. **Normal service and maintenance is essential on at least a yearly basis.** Failure to properly maintain any HVAC component may result in poor efficiency or failure. The inspection of heat exchangers; electronic air filters; solar space heating systems and humidifiers are beyond the scope of this inspection. Determining the adequacy, efficiency or distribution balance of heating and cooling systems is beyond the scope of this inspection.

AIR CONDITIONING UNIT NO. 1 main level

Type:

AC system #1 provides cooling for the main level only. Manufactured in 2014, the statistical useful life of an AC split system is 18 to 20 years. This system is operated by the thermostat located on the wall near the main stairway. The filter is installed at the base of the air handler located in the closet of the rear room. The filter needs replacement now and seasonally.

Unit/Condenser Location:

Rear.

Unit Tested:

Yes.

Condenser Clear of Obstruction:

Repair: The exterior AC unit needs cleaning. Airborne debris that has accumulated on the heat transfer fins can affect performance and longevity. The coils need cleaning. Further evaluation is needed by a qualified HVAC technician. <http://www.instructables.com/id/How-To-Clean-Outdoor-AC-Units/>



AC coils need cleaning

Service Disconnect:

Satisfactory: The installed service disconnect is located within sight of the condensing coil cabinet.

Condensate Line:

Satisfactory: The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

Air Handler Location:

Main level right rear closet.

Blower Condition:

Satisfactory: The blower assembly is operating.

Temperature Differential:

The desired temperature drop across the evaporator is 14 - 22 degrees F. The temperature differential across the evaporator on this system is within that range.

Thermostat Location:

The main level hallway thermostat controls the AC system for the main level only. This thermostat also controls the heat for the main and upper levels.



Main floor AC and heat for main/upper level

AIR CONDITIONING UNIT NO. 2 lower and upper levels

Type:

AC system #2 provides cooling for the lower and upper level. Manufactured in 2013, the statistical useful life of an AC split system is 18 to 20 years. This system is operated by the thermostat located in the upper level hallway near the main stairway. An obsolete dial style thermostat located in the lower level hallway is no longer functional. The filter is installed in the hallway ceiling above the thermostat. The filter needs replacement now and seasonally.

Unit/Condenser Location:

Rear.

Unit Tested:

Yes.

Refrigeration Line:

Satisfactory.

Condenser Clear of Obstruction:

Repair: The exterior AC unit needs cleaning. Airborne debris that has accumulated on the heat transfer fins can affect performance and longevity. The coils need cleaning. Further evaluation is needed by a qualified HVAC technician. <http://www.instructables.com/id/How-To-Clean-Outdoor-AC-Units/>

Service Disconnect:

Satisfactory: The installed service disconnect is located within sight of the condensing coil cabinet.

Air Handler Location:

Attic.

Blower Condition:

Satisfactory: The blower assembly is operating.

Temperature Differential:

Repair: The desired temperature differential across the AC system evaporator is 14 - 22 degrees F. The supply side air temperature was 66 F. The temperature differential across the evaporator on this system is not within the operational range. The upper level AC system is not cooling effectively and further evaluation and repair is needed by a qualified HVAC contractor.

Thermostat Location:

The upper level hallway thermostat controls the AC system for the, The master bedroom thermostat controls the AC system for the upper level and lower level. Initially designed as a "zoned" system, there is no longer independent control for the lower level. Cooling is supplied and controlled by the upper level/attic AC system. The dial "heat" thermostat in the upper level is no longer functional and does not control the heat for the upper level. Heating for the upper level is controlled by the main level thermostat.



Dial thermostat no longer functional

HEATING SYSTEM

Heating System Location:
Basement utility room.

Heating System Type:
Hot water (hydronic) heat is installed as the primary heating system. Manufactured in 2010, the gas boiler has a useful life expectancy of 40-50 years. The radiant heat is controlled by two thermostats. The dial style thermostat in the lower level hallway controls the heat for the lower level only. The thermostat located on the main level near the stairs controls the heat for the main level and upper level. Secondary dial style thermostats located in the lower level and upper level hallways are no longer functional and are obsolete. We recommend that these devices that are no longer needed be removed.

Fuel Source:
The fuel source is natural gas.

Flue Type:
The flue pipe is metal that enters a masonry flue. The masonry flue appears to be lined with a metal liner.

Flue Condition:
Satisfactory: The furnace/boiler flue as installed appears to be in satisfactory condition.

Unit Tested:
Yes.

ELECTRICAL SYSTEMS

SCOPE OF THE ELECTRICAL SYSTEMS INSPECTION

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any major repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Inoperative light fixtures may be caused by lack of bulbs or dead bulbs. Light bulbs are not changed during the inspection. Smoke alarms should be installed in accordance with the manufacturers instructions, and tested regularly. Smoke detector batteries should be replaced annually. The inspector shall inspect the service drop; service entrance conductors, cables, and raceways; service equipment and main disconnects; service grounding; interior components of service panels and sub panels; conductors; over-current protection devices; a representative number of installed lighting fixtures, switches, and receptacles; and ground fault circuit interrupters. The inspector shall describe amperage and voltage rating of the service;

location of main disconnect(s) and sub panels; presence of solid conductor aluminum branch circuit wiring; presence or absence of smoke detectors; and wiring methods. Remote control devices; alarm systems and components; landscape lighting; and measurement of amperage, voltage or impedance are beyond the scope of this inspection.

PRIMARY POWER SOURCE

Service Voltage:

The incoming electrical service to this structure is 120/240 volts.

Service/Entrance/Meter:

The electric service to the primary structure is routed underground. Contact the utility company to mark the location of underground cable before digging.

MAIN POWER PANEL & CIRCUITRY

Main Power Distribution Panel Location:

Basement, Bedroom.

Main Power Panel Size:

The home has a 200 amp electric service. The ampacity of the main power panel appears to be adequate for the structure as presently configured.

Service Cable to Panel Type:

The Service Entrance Cable (SEC) is copper stranded wire.

Is Panel Accessible:

Yes - The electrical panel is in a location that makes it readily accessible.

Panel Condition:

Repair: The electric service panel cover only has 3 of 4 cover screws. All 4 should be installed. Panel covers are required to be secured with blunt tipped screws to prevent damage to the internal wiring and prevent shocks. There are missing bushings where wires pass through the bottom of the panel enclosure. Further evaluation and repair is needed by a qualified electrician.



Loose bushing

Main Panel Type:

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

Legend Available:

Identification of the breakers and the appliances or areas they control are clearly marked; however, this inspection

can not verify the accuracy of this legend.

Panel Cover Removed:
Yes.



Condition of Wiring in Panel:

This panel has the neutral (white) wires and the ground (bare copper) bonded to the same bus. The neutral is only bonded to ground at the service equipment which is the disconnect located next to the panel. At all other points throughout the house, there should be no connection between the bare (or green) grounding conductor and the white neutral conductor. Under normal conditions, the grounding conductor carries no current. No current means there is no voltage drop along it, therefore anything "grounded" to this conductor is at the same potential (voltage) as ground. If the neutral and ground are bonded at the sub panel, then stray currents from the neutral return could go thru the equipment ground on the electrical devices fed from this sub panel. The service equipment panel is where the neutral and equipment ground should be bonded and services of a qualified electrician are needed to correct the wiring in this panel.



Ground and neutral wires to be separated

Breaker/Fuse to Wire Compatibility:

Satisfactory: The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

Feeder and Circuit Wiring Type:

The structure is wired for electrical distribution using plastic insulated copper single conductor non-metallic sheathed cables (NM) commonly referred to as Romex. This is the most modern of household wiring materials. Metal wrapped armored cables (BX) are also installed. These are copper wires enclosed in a metallic spiral wrap.

Circuit Wiring Condition:

Replace: Wall receptacles throughout the home have been painted and are difficult to use. Paint on the face of a wall receptacle is a potential hazard. When multiple layers build up the risk of fire or injury increases. Electrical devices including switches and receptacles (outlets) should never be painted. Where possible these devices should be replaced. Further evaluation and replacement is needed by a qualified electrician.

Wire Protection/Routing:

Satisfactory: Visible wiring appears to be installed in an acceptable manner.

Smoke/CO Detectors:

There are no smoke detectors noted in the structure. Smoke detectors are required by the NEC to be installed inside each bedroom and adjoining hallway and on each living level of the home and basement level. If a gas/oil furnace or other fuel burning appliance is installed, a carbon monoxide detector should be installed on each level of the home. We recommend that you install new detectors when you take possession of the home. Detectors should be replaced at least every ten years.

Exterior Lighting:

The exterior security lighting consists of multiple floodlights. Several fixtures are missing one or more bulbs. We recommend that you replace all of the exterior security lighting with LED fixtures. Further evaluation and repair is needed by a qualified electrician.



Replace with new fixtures

Emergency Lighting:

Emergency exit signage and lighting are nonfunctional and nonconforming to current safety requirements for a mixed-use building. We recommend that these fixtures be replaced with conforming units. Further evaluation and repair is needed by a qualified electrician.



Emergency lighting not functional

Sub-Panel

Sub-Panel Location:

Below main panel.

Panel Condition:

Satisfactory: The power panel, as a container for safely covering electrical circuitry and components, is functioning as intended, minimizing the risk of electrical shock.

Sub-Panel Type:

Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

Legend Available:

Identification of the breakers and the appliances or areas they control are clearly marked. This inspection does not verify the accuracy of this legend.

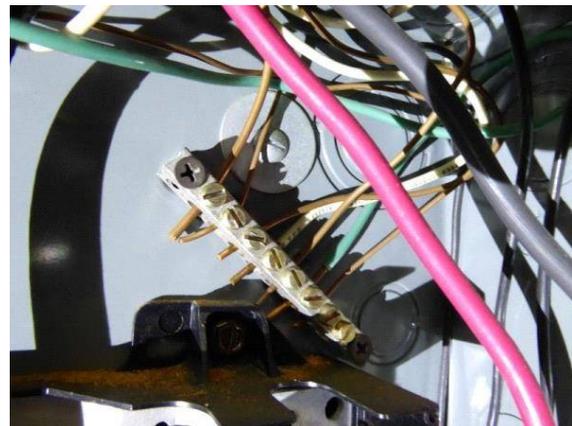
Sub-Panel Cover Removed:

Yes.



Condition of Wiring in Sub-Panel:

Further Evaluation: The sub-panel has the neutral (white) wires and the ground (bare copper) bonded to the same bus. The neutral is only bonded to ground at the service panel. At all other points throughout the house there should be no connection between the bare (or green) grounding conductor and the white neutral conductor. Under normal conditions, the grounding conductor carries no current. No current means there is no voltage drop along it, therefore anything "grounded" to this conductor is at the same potential (voltage) as ground. If you bond the neutral and ground at the sub panel, then stray currents from the neutral return could go through the equipment ground on the electrical devices fed from this sub panel. The main panel is where the neutral and equipment ground should be bonded and services of a qualified electrician are needed to correct the wiring in this panel.



Grounds and neutrals to be separated

Breaker/Fuse to Wire Compatibility:

Satisfactory: The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

Feeder and Circuit Wiring Type:

The sub-panel is wired with plastic insulated copper single conductor non-metallic sheathed cables (NM) commonly referred to as Romex. This is the most modern of household wiring materials. Metal wrapped armored cables (BX) are also installed. These are copper wires enclosed in a metallic spiral wrap.

Circuit Wiring Condition:

Satisfactory: The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

Wire Protection/Routing:

Satisfactory: Visible wiring appears to be installed in an acceptable manner.

PLUMBING SYSTEM

SCOPE OF THE PLUMBING SYSTEM INSPECTION

Water quality or hazardous materials (lead) testing is available from local labs and can be coordinated through Mid-Atlantic Inspection Services. The inspector shall inspect interior water supply and distribution systems including all fixtures and faucets; drain, waste, and vent systems including all fixtures; water heating equipment and hot water supply system; vent systems, flues, and chimneys; fuel storage and fuel distribution systems; and drainage sumps, sump pumps, and related piping. The inspector shall describe water supply, drain, waste, and vent piping materials; water heating equipment including energy source(s); and location of main water and fuel shut-off valves. The inspector is not required to inspect clothes washing machine connections; interiors of flues or chimneys that are not *readily accessible*; wells, well pumps, or water storage related equipment; water conditioning systems; solar water heating systems; fire and lawn sprinkler systems; and private waste disposal systems. The inspector is not required to determine whether water supply and waste disposal systems are public or private; water supply quantity or quality; and operate automatic safety controls or manual stop valves. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection.

PLUMBING

Water Source:

City/Municipal.

Plumbing Service Piping Size to Structure:

3/4" water service line from the meter to the main cutoff.

Water Service Piping Material:

The visible portion of the main service line to the structure is copper.

Main Water Line Cutoff Location:

The main water shut off valve is located at the basement level left side wall in the utility room. The main valve was not operated. The installed gate valve is an older style and our experience has taught us that these valves that are not routinely operated can leak when the valve handle is turned. Replacement with a ball valve is recommended.

<http://www.finehomebuilding.com/2012/11/08/whats-the-difference-shutoff-valves-ball-gate-and-globe>.

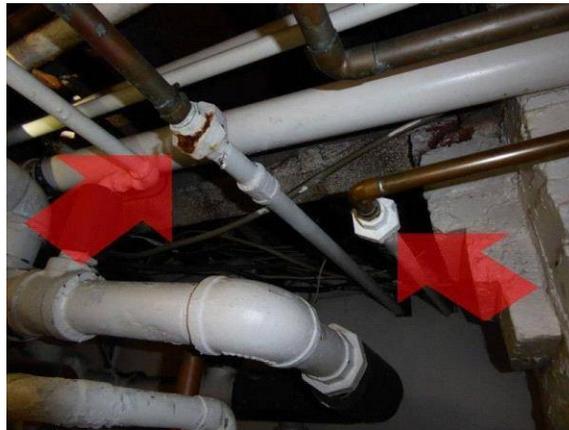


Main water valve

Interior Supply Piping Size:

The interior water supply piping is 3/4" in diameter. It then reduces to 1/2" or 3/8" risers.

Interior Supply Piping Material:



Future renovations may necessitate replace

The interior supply piping in the structure is predominantly copper. There is also some older galvanized piping installed. Galvanized steel (iron) piping was common until roughly 1950. This piping typically lasts 40 to 60 years. Some lower-quality pipes do not last as long and there are some oversized pipes still in use after 60 years. Where it is found today in single-family homes, it is usually near the end of its life. "Galvanized" refers to a metal plating process that coated iron or steel water pipe surfaces with a corrosion-resistant zinc surface. Galvanized steel supply pipes are typically 3/4 to 1/2-inch in diameter. The connections are threaded. When the pipe corrodes, the rust accumulation inside the pipe chokes down the diameter of the pipe, resulting in poor water pressure. Over time, the rough walls of the galvanized piping collect mineral deposits from the water. As this accumulation grows, it reduces the interior water flow. Eventually, the flow is so restricted that replacement is needed.

Rust also attacks the pipe walls, making the walls thinner. Eventually, the pipe will rust through, usually at the joints first, resulting in leakage. As rust builds up inside the pipe, a brownish color is often noted in the water when a faucet is turned on, especially after several days of inactivity. This rust in the water usually dissipates after a few seconds. When two dissimilar metals are joined, there may be some deterioration over time due to the galvanic action between the two dissimilar metals. Dielectric unions prevent this reaction from occurring. Where galvanized pipe is still viable there should be dielectric unions where the pipe connects with dissimilar metals (noted dielectric unions in place). Replacement is recommended where it is easily accessible and or where visible deterioration is

present.

Functional Supply:

Satisfactory: By testing multiple fixtures at one time, functional flow of the water supply was verified.

Sewage Disposal Type:

Public Sewer System.

Waste Line Materials

The predominant waste line material is cast iron. There is also some plastic piping installed. There is also some copper piping installed.

Waste Piping Condition:

Satisfactory: The visible plumbing waste piping appears functional.

Vent Piping Material

The vent material as it passes through the roof is cast iron. The vent material as it passes through the roof is copper.

Vent Piping Condition:

PVC wastewater pipe vents are installed on the exterior at the left side of the structure. These pipes are necessary for the functioning of the lower level plumbing but are inadequately supported along the side wall and roof edge. Additional pipe strapping four hangers are needed. Further evaluation and repair is needed by a qualified plumber.



Add pipe hangers as needed

Functional Drainage:

Yes - Functional drainage has been verified. Water drained from a random sample of fixtures or drains flows at a rate faster than was supplied.

Objectionable Odors Noted:

Sewer gas was noted at the lower level. Generally this is an indication that there is a dry trap or the plumbing vent stack is open. There are multiple floor drains present in the lower level associated with the kitchen as well as a sewage ejector pump located in the bathroom. Sewer gas should not be present and further evaluation and repair is needed by a qualified plumber.

Location of Waste Line Cleanouts:

There are two WSSC sewer cleanouts present in the rear yard near the adjoining parking lot. Cast iron covers are present but improperly installed. Degradation and migration of the neighboring parking lot may cause damage to the subterranean piping and lead to sewage blockages. The cleanout elevation should be adjusted as needed and the piping protected. Further evaluation and repair is needed by a qualified plumber.



Cleanouts in rear yard

Floor Drains Functional:

There is a floor drain located in the lower level kitchen. The drain trap has evaporated and is dry. This is not unusual for drain assemblies that are not often utilized. Sewer gas can enter the home through this dry trap. The floor drain may need to be periodically "primed" with water. A trap primer can be installed. Alternatively, mineral oil can be poured into the drain opening as it will not evaporate but will still allow the drain to function as intended. Further evaluation and repair is needed by a qualified plumber.

Sewage Pump Installed:

There is a sewage pump installed. This is needed either because of the elevation of the lowest fixture in relation to the sewer line or because of the distance to the sewage main. This unit requires periodic maintenance. The pump functioned normally at the time of the inspection. The sewage pump cover is not sealed. Sewer gas may be present in the home. The cover should be properly sealed. Further evaluation and repair is needed by a qualified plumber.



Sewage ejector in lower level bath

Sump Pump:

Satisfactory: The sump pump installed is functional. The pump was tested by operating the float switch. The presence of a sump pump does not indicate there is a need for it. This inspection does not verify the existence of or effectiveness of any subslab or perimeter drainage system. It appears that the sump crock is the only collection point . The crock is made of a perforated plastic bucket and there is no drain tile piping visible. Recommended Upgrade: Power outages are not unusual and pumps can fail to operate at anytime. A reliable back-up is needed. We recommend you install a battery backup system. Once installed these units do need periodic service and/or battery replacement. They must be maintained to be relied upon. Sump pumps are installed by plumbers and foundation drainage contractors.



Sump pump at left side

Fire Suppression System:

The fire suppression system is not functional. The main water supply valve for this system is in the closed position and there is no pressure indicated on the air and water gauges. Multiple sprinkler heads on the front porch have been painted and may not function as intended. Spare/replacement sprinkler heads are present in the lower level utility room next to the fire suppression system control and valve. It appears this system was installed during the last major renovation in approximately 1988. This system needs to be serviced and may need to be upgraded so that it conforms to current mixed-use requirements. Further evaluation and repair is needed by a qualified plumber or sprinkler technician.



Fire supression system not functional



WATER HEATER

Location:

Basement utility room.

Age:

Manufactured in 2010, the 40 gallon gas-fired water heater has a statistical useful life expectancy of 12-15 years. The water heater is at or near the end of its economic life. Although it is functional today, you should plan for its replacement. There is no expansion tank installed. Expansion tanks are required by the local water authority to allow for thermal expansion and pressure fluctuations. An expansion tank should be installed when the water heater is replaced. Further evaluation and repair is needed by a qualified plumber.

KITCHEN

SCOPE OF THE KITCHEN INSPECTION

Inspection of standalone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens; self or continuous cleaning operations; cooking functions; clocks; timing devices; lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN lower level

Location:

Lower level rear of house.

Outside Entry Door:

Safety Concern: The kitchen door has a keyed dead bolt lock. This can limit egress and we recommend that the lock be changed to a thumb latch style. Egress doors should be readily operable from inside the home without the use of a key, special knowledge or

[effort.https://www.angieslist.com/articles/are-double-keyed-deadbolt-locks-safe.htm](https://www.angieslist.com/articles/are-double-keyed-deadbolt-locks-safe.htm).

Recommended Upgrade: The security door at the kitchen has a keyed dead bolt lock. This can limit egress and we recommend that the lock be changed to a thumb latch style. A collar can be installed for improved security. Further evaluation and repair is needed by a qualified carpenter/locksmith. Satisfactory: The outside entry door to

the kitchen is satisfactory.

Walls:

Satisfactory: The walls in the kitchen are in satisfactory condition.

Ceiling:

Satisfactory: The ceiling in the room is in satisfactory condition.

Floor:

Satisfactory: The flooring in the kitchen is satisfactory.

Lighting:

Repair: One or more lights in the kitchen did not activate using normal controls. The bulbs may need replacement.

Electrical Receptacles:

Safety Concern: This kitchen does not have Ground Fault Circuit Interrupt (GFCI) receptacles installed. Current electrical safety standards require that these devices be installed to provide the necessary safety protection for the small appliance circuits in the kitchen. Further evaluation and repair is needed by a qualified electrician.

Satisfactory: The receptacles tested in the kitchen are correctly wired and grounded.

Countertops:

Satisfactory: The countertops in the kitchen are satisfactory.

Cabinets, Drawers, and Doors:

Satisfactory: The cabinets, doors, and drawers are satisfactory in both appearance and function.

Faucet and Supply Lines:

Repair: The lower level kitchen faucets leak at the goose necks. Further evaluation and repair is needed by a qualified plumber.



Faucets leak at spouts

Sink and Drain Lines:

Satisfactory: The sink and drainage lines appear to be satisfactory.

Dishwasher:

Repair/replace: The dishwasher is not operating. Further evaluation and repair/replacement is needed by a qualified appliance technician.

Range/Oven Fuel Source:

Gas - There is a gas range/oven.

Range/Oven:

Gas - The gas cooking elements have standing gas pilot lights. All the range top burners were tested and are functional. The oven also was functional. Temperatures of heat settings were not tested.

Refrigerator:

Satisfactory: There is a refrigerator installed. This inspection determines only if the unit is currently keeping foodstuffs cold and/or frozen.

Freezer:

A separate freezer is installed and operational.

WET BAR main level

Location:

Main level center of house.

Windows:

The window or associated hardware in the wet bar needs repair. The window(s) is stuck shut or painted shut. The window and trim finish is in poor condition. Restoration of the functionality of this window is recommended. Further evaluation and repair is needed by a qualified carpenter.

Countertops:

Satisfactory: The countertops in the wet bar are satisfactory.

Cabinets, Drawers, and Doors:

Satisfactory: The cabinets, doors, and drawers are satisfactory in both appearance and function.

Faucet and Supply Lines:

Satisfactory: Faucets and supply lines appear satisfactory with no leaks noted.

Sink and Drain Lines:

The wet bar sink waste water trap is not properly vented. The installed "S" trap should be replaced. Further evaluation and repair is needed by a qualified plumber.



Replace "S" trap

LAUNDRY

SCOPE OF THE LAUNDRY INSPECTION

Washing machines and dryers are checked to make sure they are operational. No opinion is offered as to the adequacy of washer/dryer operation. The inspector is not required to inspect clothes washing machine connections as they are often not *readily accessible*.

LAUNDRY

Location:

Basement, Kitchen.

Washer & Dryer

Satisfactory: A washer and dryer are installed and are operational. Functionality of these appliances is determined by operating the control knobs and observing the cycles of the equipment. The inspection cannot determine the quality or effectiveness of the equipment or how well they will perform.

Washer Hookup:

The clothes washer in the lower level kitchen drains directly into the main sewer pipe located above. Direct connections like this are not recommended because there is no air gap and there is the potential for effluent to back up into the washer. The wastewater piping from the washer should be rerouted so that it drains by gravity to an open drain or into the sewage ejector system. There is a connection box installed in the wall with both hot and cold water and a drain pipe.

Washer Pan:

Satisfactory: There is a washer pan installed under the washing machine to catch and drain away water in case of a leak from the washer.

Dryer Hookup:

Yes - There is a 220-volt receptacle provided for an electric dryer.

Dryer Ventilation:

Repair: The clothes dryer vents correctly to the exterior; however, it empties at a location that causes the air conditioning condenser cabinet to collect the lint. This reduces the efficiency of the air conditioning system, and it could result in system failure. The dryer vent should be rerouted if possible. The exterior louvered vent termination cap is broken and is missing the damper. Pest entry is possible. The dryer vent termination needs repair/replacement. The dryer vent should be professionally cleaned at least every 2 years. Dryer Safety:

<http://www.dryersafety.org/>



Dryer vent damper is missing

BATHROOMS

SCOPE OF THE BATHROOM INSPECTION

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is important to maintain all grouting and caulking in the bath areas. Even minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance is required.

BATHROOM #1 upper level

Basin and Drain Fixture:

Satisfactory: The basin and drainage fixture are in satisfactory condition.

Faucet and Supply Lines:

Satisfactory: The faucets and supply lines are in satisfactory condition.

Toilet Condition:

Satisfactory: The toilet in the bathroom is functional.

Tub:

Satisfactory: The bathtub is steel material and is in satisfactory condition.

Tub Mixing Valve & Stopper:

The tub water supply was not evaluated. A sign from the property management states do not use.



Heat/AC Source Noted:

There is a radiant heat source in this room. There is an AC register located in this room.

Entry Door:

Satisfactory: The entry door is functional.

Walls:

Satisfactory: The walls in the room are in satisfactory condition.

Ceiling:

Satisfactory: The ceiling in the room is in satisfactory condition.

Floor:

Satisfactory: The flooring in this bathroom is satisfactory.

Lighting:

Satisfactory: The ceiling light and fixture in this bathroom are in satisfactory condition.

Ventilation Fans:

Repair: The bathroom exhaust fan would not activate using normal controls. Further evaluation and repair is needed by a qualified electrician or HVAC technician.

Ground Fault Interrupt Outlets:

Recommended Upgrade: This bathroom does not have a Ground Fault Circuit Interrupt outlet installed. Current electrical safety standards require that these devices be installed at any location within 6 feet of a water source. Further evaluation and repair is needed by a qualified electrician.

BATHROOM #2 main level rear

Basin and Drain Fixture:

Satisfactory: The basin and drainage fixture are in satisfactory condition.

Faucet and Supply Lines:

Satisfactory: The faucets and supply lines are in satisfactory condition.

Toilet Condition:

Repair: The toilet in this bathroom needs repair. The toilet is loose at the floor flange allowing it to wobble and possibly leak. The bowl needs to be secured to the floor. A new wax ring may be needed. Further evaluation and repair is needed by a qualified plumber.

Heat/AC Source Noted:

The electric baseboard heater in the main level bathroom is not functional. The switch/ thermostat does not work. Further evaluation and repair is needed by a qualified electrician.

Entry Door:

Repair: The entry door or hardware to the room needs adjustment or repair for it to function properly. The latch or strike plate needs to be adjusted so that the door will latch correctly. Further evaluation and repair is needed by a qualified carpenter.

Walls:

Satisfactory: The walls in the room are in satisfactory condition.

Ceiling:

Satisfactory: The ceiling in the room is in satisfactory condition.

Floor:

Satisfactory: The flooring in this bathroom is satisfactory.

Lighting:

The main level bathroom ceiling light fixture cover is missing. Further evaluation and repair is needed by a qualified electrician.

Ventilation Fans:

Satisfactory: There is an exhaust fan installed in this bathroom and it is performing satisfactorily.

Ground Fault Interrupt Outlets:

Recommended Upgrade: This bathroom does not have a Ground Fault Circuit Interrupt outlet installed. Current electrical safety standards require that these devices be installed at any location within 6 feet of a water source. Further evaluation and repair is needed by a qualified electrician.

BATHROOM #3 lower level

Basin and Drain Fixture:

Satisfactory: The basin and drainage fixture are in satisfactory condition.

Faucet and Supply Lines:

Satisfactory: The faucets and supply lines are in satisfactory condition.

Toilet Condition:

Repair: The toilet in the lower level bathroom needs repair. The toilet is loose at the floor flange allowing it to wobble and possibly leak. The bowl needs to be secured to the floor. A new wax ring may be needed. Further evaluation and repair is needed by a qualified plumber.

Shower/Shower Head and Mixing Valves:

Satisfactory: The shower, shower head, and mixing valves are all performing as designed.

Entry Door:

Satisfactory: The entry door is functional.

Floor:

Satisfactory: The flooring in this bathroom is satisfactory.

Lighting:

Satisfactory: The ceiling light and fixture in this bathroom are in satisfactory condition.

Ventilation Fans:

Satisfactory: There is an exhaust fan installed in this bathroom and it is performing satisfactorily.

Ground Fault Interrupt Outlets:

Recommended Upgrade: This bathroom does not have a Ground Fault Circuit Interrupt outlet installed. Current electrical safety standards require that these devices be installed at any location within 6 feet of a water source. Further evaluation and repair is needed by a qualified electrician.

BEDROOMS

SCOPE OF THE BEDROOM INSPECTION

The condition of wall surfaces behind wall coverings, paneling and furnishings cannot be evaluated. Only the general condition of visible portions of ceilings, walls and floors are included in this inspection. Generally, cosmetic deficiencies are considered normal wear and tear and may not be reported. Floor damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected.

BEDROOM lower level

Entry Door:

Satisfactory: The entry door is functional.

Windows:

Safety Concern: The lower level bedroom windows do not conform to current safety standards for egress. This is technically not considered habitable space. You should improve the window opening to meet the minimum requirements. The following website may be useful. Further evaluation and improvement is needed by a qualified carpenter.

<http://www.homeadvisor.com/r/egress-windows-requirements-installation/#.WSAzGze1vmE>

<http://www.egresswindows.com/its-the-law.>

<https://rentmydcbasement.wordpress.com/checklist/>

Walls:

Satisfactory: The walls in the room are in satisfactory condition.

Ceiling:

Satisfactory: The ceiling in the room is in satisfactory condition.

Floor:

Satisfactory: The floors are in satisfactory condition.

Lighting:

Satisfactory: The light and light switch were functional at the time of the inspection.

Heat/AC Source Noted:

There is a radiator heat source in this room. There is an AC register located in this room.

OTHER LIVING SPACES

SCOPE OF THE OTHER LIVING SPACES INSPECTION

The condition of wall surfaces behind wall coverings, paneling and furnishings cannot be evaluated. Only the general condition of visible portions of ceilings, walls and floors are included in this inspection. Generally, cosmetic deficiencies are considered normal wear and tear and may not be reported. Floor damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected.

Entry Ways, Hallways and Stairways:

The Main Entrance Faces:

North.

Entry Floor:

Satisfactory - The entry floor material is in satisfactory condition.

Outside Entry Doors:

Safety Concern: All exterior egress doors have "keyed deadbolt locks " on the inside. Although commonly used for security against intruders, this is an unsafe practice. For safety purposes in case of fire or other emergency, all exterior locks on egress doors should be thumb latched on the inside. Egress doors should be readily operable from inside the home without the use of a key, special knowledge or effort.

<https://www.angieslist.com/articles/are-double-keyed-deadbolt-locks-safe.htm>.



Keyed interior locks are a safety hazard

Main Staircase:

Satisfactory - The main staircase is in satisfactory condition.

LOBBY ROOM main level front

Exterior Door:

There is no interior door handle for the main entry. The door cannot be pulled shut or latched from the interior. Additionally the exterior door has a keyed dead bolt lock. This can limit egress and we recommend that the lock be changed to a thumb latch style. Egress doors should be readily operable from inside the home without the use of a key, special knowledge or effort. <https://www.angieslist.com/articles/are-double-keyed-deadbolt-locks-safe.htm>.

Windows:

Repair: The lobby room windows or associated hardware need repair. The windows are stuck or painted shut. The window and trim finish is in poor condition. Restoration of the functionality of the windows is recommended. Further evaluation and repair is needed by a qualified carpenter.

Walls:

Satisfactory: The walls in the room are in satisfactory condition.

Ceiling:

Satisfactory: The ceiling in the room is in satisfactory condition.

Floor:

Satisfactory: The floors are in satisfactory condition.

Lighting:

Satisfactory: The light and light switch were functional at the time of the inspection.

Heat/AC Source Noted:

There is a radiator heat source in this room. There is an AC register located in this room.

DINING ROOM main level right rear

Entry Door:

There is no door to this room.

Windows:

Repair: The window or associated hardware in the right rear dining room needs repair. The window(s) is stuck shut or painted shut. The window and trim finish is in poor condition. Restoration of the functionality of this window is recommended. Further evaluation and repair is needed by a qualified carpenter.

Walls:

Satisfactory: The walls in the room are in satisfactory condition.

Ceiling:

Satisfactory: The ceiling in the room is in satisfactory condition.

Floor:

Satisfactory: The floors are in satisfactory condition.

Lighting:

Repair/Replace: One or more lights installed in this room did not function using the wall switch. The bulbs may need replacement.

Electrical Receptacles:

Satisfactory: The receptacles tested in this room are correctly wired and grounded.

Heat/AC Source Noted:

There is a radiator heat source in this room. There is an AC register located in this room.

OFFICE #1 front

Entry Door:

Satisfactory: The entry door is functional.

Closet:

Satisfactory: The closet is functional.

Windows:

Repair: The upper level front office windows or associated hardware need repair. The windows are stuck or painted shut. The window and trim finish is in poor condition. Restoration of the functionality of the windows is recommended. Further evaluation and repair is needed by a qualified carpenter.

Walls:

Satisfactory: The walls in the room are in satisfactory condition.

Ceiling:

Satisfactory: The ceiling in the room is in satisfactory condition.

Floor:

Satisfactory: The floors are in satisfactory condition.

Lighting:

Satisfactory: The light and light switch were functional at the time of the inspection.

Heat/AC Source Noted:

There is a radiator heat source in this room. There is an AC register located in this room.

OFFICE #2 center

Closet:

Satisfactory: The closet is functional.

Windows:

Repair: The upper level center office windows or associated hardware need repair. The windows are stuck or painted shut. The window and trim finish is in poor condition. Restoration of the functionality of the windows is recommended. Further evaluation and repair is needed by a qualified carpenter.

Ceiling:

There are signs of a previous water leak in the ceiling in this room. The leak appears to be associated with the AC air handler and condensate line. Further evaluation and repair is needed by a qualified interior finishing contractor.

Floor:

Satisfactory: The floors are in satisfactory condition.

Lighting:

Repair/Replace: One or more lights installed in this room did not function using the wall switch. The bulbs may need replacement.

Heat/AC Source Noted:

There is a radiator heat source in this room. There is an AC register located in this room.

OFFICE #3 rear

Entry Door:

Satisfactory: The entry door is functional.

Windows:

Repair: The upper level rear office windows or associated hardware need repair. The windows are stuck or painted shut. The window and trim finish is in poor condition. Restoration of the functionality of the windows is recommended. Further evaluation and repair is needed by a qualified carpenter.

Walls:

Satisfactory: The walls in the room are in satisfactory condition.

Ceiling:

Satisfactory: The ceiling in the room is in satisfactory condition.

Floor:

Satisfactory: The floors are in satisfactory condition.

Lighting:

Satisfactory: The light and light switch were functional at the time of the inspection.

Heat/AC Source Noted:

There is a radiator heat source in this room. There is an AC register located in this room.

SUN PORCH left rear

Exterior Door:

Safety Concern: The exterior door has a keyed dead bolt lock. This can limit egress and we recommend that the lock be changed to a thumb latch style. Egress doors should be readily operable from inside the home without the use of a key, special knowledge or effort. The key was not present during the inspection. This door was not fully evaluated.

Closet:

Satisfactory: The closet is functional.

Windows:

Satisfactory: The windows and associated hardware in this room are in satisfactory condition.

Walls:

Satisfactory: The walls in the room are in satisfactory condition.

Ceiling:

Satisfactory: The ceiling in the room is in satisfactory condition.

Lighting:

Satisfactory: The light and light switch were functional at the time of the inspection.

Electrical Receptacles:

There are no electrical receptacles in sun porch. Wall receptacles are required to be located on any wall wider than 2 feet and at least one every 12 feet along the perimeter of a room. This room does not conform to these minimum standards. Additional receptacles should be installed as needed. Further evaluation and repair is needed by a qualified electrician.

Heat/AC Source Noted:

There is no AC source in this room. There is no heat source in this room. A heat source should be added for occupant comfort.

Comments:

The enclosed sun porch at the left rear has no interior doors and is open to the rest of the main level. This room also has no direct heating or cooling and has an exposed crawl space below. This room will be very cold in the winter. You should consider improving the energy efficiency of this space and adding heating and cooling. Alternatively, reinstalling the interior doors so that this semi exterior space can be isolated in the colder months may also be considered.