



**Highland**  
HOME INSPECTIONS, INC.



LEADERS IN HOME INSPECTION SINCE 1989

708 Cliveden Rd W  
Baltimore, MD 21208

PREPARED FOR:  
MATTHEW O'REILLY

INSPECTION DATE:  
Thursday, April 8, 2021

PREPARED BY:  
JD Pyle - MD License 30807



Highland Home Inspections Inc.  
P.O Box 156  
Highland, MD 20777

301-854-3634  
410-772-9332

[www.hhinspect.com](http://www.hhinspect.com)  
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April 9, 2021

Dear Matthew O'Reilly,

RE: Report No. 16256  
708 Cliveden Rd W  
Baltimore, MD  
21208

Thank you for choosing Highland to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of the American Society of Home Inspectors (ASHI). This document, which is included in a link at the end of the Overview section of the report, defines the scope of a home inspection. Clients sometimes assume that a home inspection will include many things that are beyond the scope of an inspection. We encourage you to read the Standards of Practice to see what things are included in the home inspection and report.

The report has been prepared for you exclusively as our client; it is your property and should not be shared without your express permission.

Performing a home inspection in this COVID-19 environment results in some limitations that we want you to be aware of. Occupied homes usually have more storage and activity which can create an increase in access issues. Also, our COVID-19 inspection protocols, which include wearing gloves and face masks, limit our ability to use all five senses when inspecting. Conditions which are often detected via the sense of physical smell may not be as obvious. Gloves reduce the sense of touch which can be important in evaluating water temperatures at fixtures and even detecting miniscule leaks. We took extra care on your behalf to compensate for these limitations, but they are still a factor. At the end of your report is a page entitled To Closing and Beyond. Please use the checklist in it to recheck those items listed and call us if you see anything that concerns you.

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future conditions, and as such, we cannot be responsible for things that occur after the inspection.

We find that contractors often have different interpretations of conditions, and may offer different recommendations than those provided in our report. If you receive advice that differs from ours, please contact us before undertaking any work. We cannot be responsible for improvements made to the home if we have not been contacted and afforded an opportunity to evaluate the situation before work begins.

Again, thank you very much for choosing us to perform your home inspection.

Sincerely,

JD Pyle - MD License 30807  
on behalf of  
Highland Home Inspections Inc.

Highland Home Inspections Inc.  
P.O Box 156  
Highland, MD 20777  
301-854-3634  
410-772-9332

# AGREEMENT

708 Cliveden Rd W, Baltimore, MD April 8, 2021

## PARTIES TO THE AGREEMENT

### Company

Highland Home Inspections Inc.  
P.O Box 156  
Highland, MD 20777

### Client

Matthew O'Reilly

This is an agreement between Matthew O'Reilly and Highland Home Inspections Inc..

Highland Home Inspections, Inc., agrees to conduct an inspection for the purpose of informing the Client of major deficiencies in the condition of the above property. The written report is the property of the Inspector and the Client and shall not be used by or transferred to any other person or company without the Clients consent.

- 1) This inspection of the subject property shall be performed by the Inspector for the Client in accordance with the Standards of Practice of the American Society of Home Inspectors, Inc. (ASHI).
- 2) The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection only. Detached buildings are not included unless noted in the written report. This inspection is not intended to be technically exhaustive nor is it considered to be a **GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, ITEMS AND SYSTEMS INSPECTED AND IT SHOULD NOT BE RELIED ON AS SUCH.** The Inspector shall not be held responsible or liable for any repairs or replacements regarding this property, systems, components, or the contents therein. Highland Home Inspections Inc. is neither a guarantor nor insurer.
- 3) Maryland Law requires the following disclosure: **AN INSPECTION IS INTENDED TO ASSIST IN EVALUATION OF THE OVERALL CONDITION OF A BUILDING. THE INSPECTION IS BASED ON OBSERVATION OF THE VISIBLE AND APPARENT CONDITION OF THE BUILDING AND ITS COMPONENTS ON THE DATE OF INSPECTION. THE RESULTS OF THIS HOME INSPECTION ARE NOT INTENDED TO MAKE ANY REPRESENTATION REGARDING LATENT OR CONCEALED DEFECTS THAT MAY EXIST, AND NO WARRANTY OR GUARANTY IS EXPRESSED OR IMPLIED. IF YOUR HOME INSPECTOR IS NOT A LICENSED STRUCTURAL ENGINEER OR OTHER PROFESSIONAL WHOSE LICENSE AUTHORIZES THE RENDERING OF AN OPINION AS TO THE STRUCTURAL INTEGRITY OF A BUILDING OR ITS OTHER COMPONENT PARTS, YOU MAY BE ADVISED TO SEEK A PROFESSIONAL OPINION AS TO ANY DEFECTS OR CONCERNS MENTIONED IN THIS REPORT.**
- 4) The inspection and report do not address and are not intended to address code and regulation compliance, the possible presence of or danger from asbestos, lead paint, urea formaldehyde, soil contamination, indoor air quality, underground storage tanks, wells and septic tanks, swimming pools, hot tubs, telephone, coaxial or computer network wiring, alarm equipment, playground equipment and other indoor and outdoor substances. The Client is urged to contact a competent specialist if information, identification, or testing of the above is desired. The home inspection does not address and is not intended to address the presence of or danger from mold or radon (testing services that we offer). If these services were not conducted, then they were declined by the Client.
- 5) The Client agrees and understands that if any officers or employees of Highland Home Inspections, Inc. (collectively Company) are found liable for any loss or damage due to negligence or the failure to perform obligations in this agreement, including the improper or negligent performance of the inspection or the improper or negligent reporting of conditions of the subject property, company's maximum liability shall be limited to twice (2 times) the fee paid to company for the inspection, and this liability shall be exclusive. This limitation of liability specifically covers liability for damaged property, loss of use of the property, lost profits, consequential damages, special damages, incidental damages and

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governmental fines and charges, punitive damages and attorneys fees and court costs. Any matter concerning the interpretation of this Agreement, of the Inspection Report, or any claim based upon either of them shall be subject to mediation between the parties or failing such mediation shall be resolved by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association.

6) If the Client is not and for any reason cannot be present during the inspection, and for any reason does not sign this document, it will nevertheless become part of the report, whether or not signed, and acceptance of this report shall constitute acceptance of the terms of this pre-inspection agreement.

The undersigned have read, understood, and accepted the terms and conditions of this agreement:

**I, Matthew O'Reilly (Signature)** \_\_\_\_\_, **(Date)** \_\_\_\_\_, **have read, understood and accepted the terms of this agreement.**

# OVERVIEW

708 Cliveden Rd W, Baltimore, MD April 8, 2021

OVERVIEW	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	COOLING	INSULATION	PLUMBING	INTERIOR	APPLIANCES
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The following Overview is a summary of the recommendations contained in the body of the report. These are important issues for you to be aware of; however, there may be additional recommendations in the body of the report that also concern you, so please read the entire report. Other significant improvements, outside the scope of this inspection, may also be necessary.

Old houses have the added risk of concealed, age-related conditions or materials that may require action when discovered in the future. Again, please refer to the body of this report for other recommendations.

For your convenience, the following conventions are used in this report:

**MAJOR CONCERN:** denotes a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

**SAFETY ISSUE:** denotes a condition that is unsafe and in need of prompt attention.

**REPAIR or REPLACE:** denotes a system or component which is broken, inoperative or damaged but is not a major expense or safety concern.

**PRIORITY CONCERN:** denotes a system or component which is broken, inoperative or damaged. It may also be denoted as a Repair or Replace item, but the nature of the concern makes the resolution a higher priority.

**IMPROVE:** denotes improvements which are recommended but not required.

**MONITOR:** denotes a system or component needing further investigation or monitoring in order to determine if repairs are necessary. It may also denote items that are reaching their normal life expectancy or show indications that they may require repair or replacement some time in the near future.

We recommend that licensed professionals be used for repairs of any defects that are not cosmetic in nature. This is especially important for the roofing, electrical, HVAC and plumbing systems. While some homeowners are very capable, it has been our experience that much work performed by non-professionals is poorly done and can even represent a safety concern.

## Roofing

### **SLOPED ROOFING \ Asphalt shingles**

**Condition:** • The shingles are in generally good condition but are nearing the end of their service life. Asphalt shingles typically last 20-25 years depending on the quality of the shingle, the installation and exposure. In this case the shingles are nearing the end of their expected service life. When re-roofing, I recommend the removal of the existing shingles, replacement of all flashings and the installation of a ridge vent (if appropriate).

**Location:** Detached Garage Roof

**Task:** Monitor

**Time:** Be prepared for replacement in near future

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**Condition:** • Damaged or missing shingle(s) were noted.

**Location:** Left Rear Edge Detached Garage Roof

**Task:** Replace

**Time:** Priority Concern

**Condition:** • Damaged or missing shingle(s) were noted.

**Location:** Main House Roof Rear Right Bumpout Left Slope, Rear Left Corner (Lower Roof), Rear Right Main Upper Roof

**Task:** Replace

**Time:** Priority Concern

## Exterior

### WALLS \ Trim

**Condition:** • Rotted wood was noted. I recommend repairing or replacing the affected areas and keeping the trim well caulked and painted to prevent further deterioration.

**Location:** Front Porch Front Left Apron, Rear Right Kitchen Window, Right Side Gable Vent

**Task:** Repair or Replace

**Condition:** • The trim is in good condition (unless otherwise noted), but is in need of painting. I recommend scraping, sanding, caulking and painting the trim within the next year.

**Location:** Throughout

**Task:** Repair

### WALLS \ Fiber cement siding

**Condition:** • The asbestos cement siding is a durable long term siding. It is relatively brittle and may be subject to physical damage. If removal of this siding is anticipated, special precautions may be necessary when handling and disposing of the material as it contains asbestos.

**Location:** Dormers and Sides

**Task:** Further Evaluation

### PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

**Condition:** • Settlement and rot was noted at the front and side porch at the rear left corner, front right corner, and front center. Repair would involve the removal of the top porch boards.

**Location:** Rear Left Corner Front Porch

**Task:** Repair or Replace

### PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

**Condition:** • The railings are loose and should be better secured.

**Location:** Front Porch Front Stairs

**Task:** Repair

**Time:** Safety Concern

### LANDSCAPING \ Walkway

**Condition:** • A trip hazard was noted where the walkway has settled. I recommend repairing the sunken section for

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improved safety.

**Location:** Rear Stone Walkway

**Task:** Repair or Replace

**Time:** Safety Concern

## Structure

### FLOORS \ Columns or piers

**Condition:** • [Settled](#)

The rear left corner of the porch and column have settled. Minor foundation cracks were observed in this area and the column has shifted. The downspout for the entire rear gutter discharges directly in this corner. The downspout should be extended away from this area. The settlement is likely storm water related. I recommend patching the foundation cracks and monitoring for additional movement.

**Location:** Rear Left Corner Front Porch

**Task:** Repair

**Condition:** • The columns in the basement are not secured to the beam. Each steel column should be either bolted, strapped or tack welded (for steel beams) to the beam.

**Location:** Rear Left Corner Basement Beam

**Task:** Repair

### FLOORS \ Beams

**Condition:** • [Notches or holes](#)

The main beams in the basement and crawl space are notched or cut in a several areas. This condition could result in the failure of the beam, cracking or excessive deflection (although none was noted). This should be monitored.

**Location:** All Beams

**Task:** Monitor

### FLOORS \ Joists

**Condition:** • A cut joist was noted at the center of the basement (front of the center beam). The repair to the joist is insufficient. The joist should be properly repaired/supported.

**Location:** Front Center of Basement Beam

**Task:** Repair

**Condition:** • A cracked floor joist was noted. Cracked joists are repaired by replacement, sistering joists along side, or additional support. I recommend having the joist(s) evaluated by a qualified carpenter and repaired.

**Location:** Left Basement at Bottom of Stairs, Left Side of Basement Center Beam

**Task:** Repair

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## Electrical

### RECOMMENDATIONS \ Overview

**Condition:** • Expandable spray foam was noted inside the kitchen electric boxes (outlets and switches). All of the outlet and switch boxes should be replaced.

**Location:** Kitchen

**Task:** Replace

**Time:** Safety Concern

### SERVICE DROP AND SEC \ Drop, Mast, SEC and Meter

**Condition:** • The service wires (the wires bringing power to the house from the utility pole) should form a drip loop where they meet the service mast on the exterior of the home. This ensures that water will drip off the wires, rather than run into the service mast. This connection is normally the responsibility of the Utility Company, but this should be verified.

**Location:** Rear Right Corner

**Task:** Repair

### MAIN PANEL \ Breakers and Wiring

**Condition:** • Double tapped circuit breakers (a breaker with more than one wire ) within a distribution panel should be corrected. Each circuit should be served by a separate breaker.

**Location:** Main Panel Breaker #23; Second Floor Sub-Panel Breaker #1

**Task:** Repair

**Time:** Safety Concern

**Condition:** • A circuit breaker in the distribution panel is oversized and should be replaced. The breaker can allow too much current to flow through the wire it protects. A properly sized breaker should be installed.

**Location:** Breaker #26/28 (40 Amp with 10 awg Wire); Breaker #21b (20 Amp with 14 awg Wire)

**Task:** Repair or Replace

**Time:** Safety Concern

### WIRING \ Knob-and-tube

**Condition:** • Knob and tube wiring was noted in some parts of the house. Knob and tube wiring is generally considered obsolete, and in my opinion the wiring should be updated. The electric panel and some wiring may have been updated, but it should be assumed (unless it can be demonstrated otherwise) that some or all of the wiring in the walls is older knob and tube. While I did not see any immediate areas of concern, the wiring in the walls is not visible for evaluation. I recommend inquiring of the current owner about the extent of any upgrades; replacement can be a significant expense. During the course of any renovating, it is recommended that old wiring be replaced.

**Location:** Above Left Side of Center Basement Beam

**Task:** Further Evaluation/Replace

**Time:** Safety Concern

### WIRING \ Installation

**Condition:** • Bare wire ends on hot or even abandoned wires can represent a potential shock hazard.

**Location:** Left Center Basement, Front of Basement Stairs

**Task:** Repair or Replace

**Time:** Safety Concern

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## WIRING \ Outlets

**Condition:** • A ground fault circuit interrupter (GFCI) outlet is inoperative. This outlet should be replaced.

**Location:** Left Primary Bathroom (Front Right Outlet)

**Task:** Replace

**Time:** Safety Concern

**Condition:** • Improperly wired outlet(s) (e.g. reversed polarity or ungrounded) should be investigated by a qualified electrician and repaired as necessary.

**Location:** Den Rear Wall, Primary Bedroom (All)

**Task:** Repair or Replace

**Time:** Safety Concern

**Condition:** • [An outlet is inoperative and should be repaired or replaced.](#)

**Location:** Front Right Corner Exterior

**Task:** Further Evaluation/Repair

## WIRING \ Switches

**Condition:** • All stairways should have a switch at the top and bottom to operate the stair light. I recommend installing a light and/or switches as necessary.

**Location:** Second Floor Stairway

**Task:** Install

**Time:** Safety Concern

**Condition:** • A switch is damaged, inoperative, or performed intermittently.

**Location:** Foyer (Exterior Light Switch)

**Task:** Replace

**Time:** Safety Concern

## WIRING \ Lights and Fans

**Condition:** • The missing light should be replaced.

**Location:** Left Primary Bedroom

**Task:** Install

## WIRING \ Smoke alarms

**Condition:** • [Be advised that a 2018 MD law requires the replacement of battery-only smoke alarms with 10-year sealed-battery alarms.](#) The law also requires the replacement of any alarms that are greater than 10-years old. The required location of the alarms varies depending on the age of the home. The date of most alarms can only be determined by removing them, which is beyond the scope of a home inspection. Our recommendation is to make your home as safe as possible by installing new, hardwired smoke detectors with a sealed-battery backup on each level and in each bedroom. If your home has fossil fuel burning appliances such as fireplaces, gas ranges, furnaces, etc., we recommend using combination smoke and carbon monoxide detectors.

**Task:** Replace

**Time:** Safety Concern

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## Cooling & Heat Pump

### HEAT PUMP AND AC \ Outdoor Unit

**Condition:** • The size of the breaker protecting the outdoor unit is improper. I recommend replacing the breaker to conform to the requirements specified on the data plate. This is not a safety concern, but an improperly sized breaker or fuse will likely void the 5 year warranty on newer compressors.

**Location:** Both Systems

**Task:** Repair

### HEAT PUMP \ Backup heat

**Condition:** • The electric components for the backup heater of the attic heat pump air handler is exposed and should be properly covered. This is a safety concern.

**Location:** Attic Air Handler

**Task:** Repair

**Time:** Safety Concern

## Plumbing

### SUPPLY PLUMBING \ Water supply piping in building

**Condition:** • The supply piping in the house is old steel piping which is subject to corrosion on the interior of the pipe. It is considered to be at the end of its expected service life. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated. I recommend replacing any exposed piping in conjunction with remodeling. The concern is based on the age of the piping and the need for eventual replacement.

**Location:** First Floor Bathroom Bathtub Supply

**Task:** Further Evaluation

**Time:** Be prepared for replacement in the near future

### GAS SUPPLY \ Gas piping

**Condition:** • No gas isolation valve was found for an appliance. If there is no isolation valve, one should be installed by a licensed plumber. If there is a valve that is hidden it should be made accessible.

**Location:** Kitchen Cooktop

**Task:** Install

**Time:** Safety Concern

### WATER HEATER - GAS BURNER AND VENTING \ Venting system

**Condition:** • The water heater vent pipe is corroded and holes were noted in the crawl space. This is a significant safety concern that should be addressed promptly.

**Task:** Replace

**Time:** Safety Concern

**Condition:** • The metal chimney for the water heater does not appear to be sufficiently clear from combustible materials. This condition should be repaired for fire safety. Clearance requirements vary with the material of the chimney.

**Location:** Basement and Crawl Space

**Task:** Repair

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**Time:** Safety Concern

**Condition:** • Be advised that the water heater is what is referred to as orphaned. This means that the water heater alone is now using the flue up to the roof which was originally sized for both the furnace and water heater. The water heater alone, may not generate enough heat to properly discharge the combustion exhaust. If improper venting is suspected, a smaller vent would be installed inside the larger one by a chimney specialist.

The length of the vent pipe to to masonry chimney is longer than standard.

**Task:** Repair

**Time:** Safety Concern

## WASTE PLUMBING \ Drain piping - performance

**Condition:** • The cast iron waste pipe in the center of the basement is split and should be replaced.

**Location:** Center Basement

**Task:** Replace

**Condition:** • The main drain line leading from the house to the city sewer or septic tank cannot be evaluated during the inspection. Although no drain problems were evident at the time of the inspection, it must be assumed that the drain line is original unless there is documentation to show otherwise. The drain line may be near the end of its useful life. Given the age of the drain line, I recommend having it's condition evaluated by scope (a camera inspection) by a licensed plumber.

**Task:** Further Evaluation

**Time:** Be prepared for the need for replacement in the near future

**Condition:** • Some or all of the old cast iron piping is significantly corroded and blistering was noted in some locations (from pin hole leaks). Given the age and condition of this piping, it should be considered to be at the end of its service life. I recommend having it evaluated for replacement by a licensed plumber.

**Location:** Center Basement

**Task:** Replace

## WASTE PLUMBING \ Traps - performance

**Condition:** • A fixture trap is leaking. This leak should be repaired or the trap replaced.

**Location:** Second Floor Hall Bathroom Right Sink

**Task:** Replace

**Time:** Priority Concern

## FIXTURES AND FAUCETS \ Faucet

**Condition:** • Low flow was noted at a fixture indicating a possible problem with the valve, the fixture, or associated piping. I recommend having this repaired by a licensed plumber.

**Location:** First Floor Bathroom Sink Cold Water

**Task:** Repair

**Condition:** • A faucet is leaking. This leak should be corrected or the faucet replaced.

**Location:** Left Sink Left Primary Bathroom

**Task:** Repair or Replace

## FIXTURES AND FAUCETS \ Toilet

**Condition:** • The toilet is loose. It is possible that the toilet can simply be secured. However, a loose toilet can result in a

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distorted wax ring. For that reason, I recommend removing the toilet, checking for and repairing any damaged wood subfloor (if the toilet is not on concrete) resulting from leakage, replacing the wax ring and resealing the toilet.

**Location:** Primary Bathroom

**Task:** Repair or Replace

**Time:** Priority Concern

**Condition:** • The toilet runs on after flushing. I recommend replacement or adjustment of the flush valve assembly to eliminate the leakage.

**Location:** Left Primary Bathroom

**Task:** Repair or Replace

**Time:** Priority Concern

## Interior

### RECOMMENDATIONS \ Overview

**Condition:** • Asbestos insulation: Insulation on the old metal duct above the center basement beam may contain asbestos. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if friable (damaged, crumbling, or in any state that allows the release of fibers). If removal of the asbestos is performed, an asbestos removal specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should also be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). There may be other materials within the home that contain asbestos but are not identified by this inspection report.

**Task:** Further Evaluation

### FLOORS \ General notes

**Condition:** • Evidence of water damage to the floor was observed. Further evaluation will be needed to determine the extent of damage and scope of any needed repair.

**Location:** First Floor Bathroom at Bathtub

**Task:** Further Evaluation/Repair

**Condition:** • Floors in one or more areas were not level. This can be caused by foundation settlement or movement of the foundation, posts and/or beams. This may not indicate a performance issue, but if you are concerned about this, significant repairs may be needed to make floors level. A qualified contractor and/or engineer should be consulted to evaluate further. Repairs should be performed by a qualified contractor.

**Location:** Various Throughout First and Second Floor

**Task:** Monitor/Further Evaluation

### WINDOWS \ General notes

**Condition:** • Hardware (e.g. sash cord, sash spring, lock, tilt latch, etc.) for a window is damaged, broken or missing. As a result the window does not work properly. I recommend repairing or replacing the hardware, so that the window shuts, opens, locks and seals properly.

**Location:** Rear Kitchen (Several)

**Task:** Repair or Replace

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**Condition:** • Hardware (e.g. sash cord, sash spring, lock, tilt latch, etc.) for a window is damaged, broken or missing. As a result the window does not work properly. I recommend repairing or replacing the hardware, so that the window shuts, opens, locks and seals properly.

**Location:** Left Primary Bathroom Rear Right Window

**Task:** Repair or Replace

## WINDOWS \ Glass (glazing)

**Condition:** • A window is cracked. I recommend replacement.

**Location:** Right Window Right Primary Bedroom, Front Left Bedroom, Rear Left Window Left Primary Bedroom

**Task:** Repair or Replace

**Time:** Safety Concern

## STAIRS \ Handrails and guards

**Condition:** • Several damaged balusters were noted at the second floor stairway railing.

**Task:** Repair or Replace

**Time:** Safety Concern

## EXHAUST FANS \ General notes

**Condition:** • The exhaust fan discharges into the attic space. This can result in an excessive amount of moisture in the attic which in turn can result in mold growth on the roof sheathing. I recommend extending the discharge up to a ridge vent, gable vent or out to the soffit as necessary to get the air out of the attic.

**Location:** Rear Left Attic

**Task:** Repair

## Fireplaces / Wood Stoves

### RECOMMENDATIONS \ General

**Condition:** • Level 2 inspections: The National Fire Protection Association (NFPA) recommends, in its latest publication (NFPA 211), that a Level 2 inspection be conducted upon the sale or transfer of a property. A Level 2 inspection is a more thorough inspection than we were able to conduct and includes a visual inspection by video scanning or other means in order to examine the internal surfaces and joints of all flue liners incorporated within the chimney. Given the limitations of our inspection, and the inherent risks associated with any fireplace and chimney, we recommend that a Level 2 inspection be conducted by a CSIA certified inspector in addition to any other recommendations that may be included in this report.

**Task:** Further Evaluation

### FIREPLACE \ Chimney

**Condition:** • The masonry chimney needs re-pointing (replacing the mortar between the brick or stone) to avoid water damage. I recommend having the chimney mortar joints repointed. The entire flue should be checked by a qualified chimney sweep in conjunction with repairs.

**Location:** Both Chimneys

**Task:** Repair

**Condition:** • One or more sections of flue liner for the masonry chimney are cracked. I recommend having the broken section(s) evaluated for replacement. The entire flue should be checked by a qualified chimney sweep in conjunction

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with repairs.

**Location:** Water Heater Flue

**Task:** Further Evaluation

**Time:** Safety Concern

**Condition:** • The concrete crown for the masonry chimney is in poor condition and should be replaced. This the mortar on the top of the chimney that sheds water. It is worn out, cracked and broken in several places and is allowing water to enter the top of the chimney. Installation of a new concrete crown is recommended.

**Location:** Front Center Chimney

**Task:** Repair or Replace

## **FIREPLACE \ Firebox**

**Condition:** • The hearth outside the fireplace is not large enough to reduce the risk of fire, should hot embers manage to escape from the fireplace. Hearth insufficient: The hearth should extend at least 16 inches beyond the opening of the firebox or insert. This situation should be altered for improved safety.

**Task:** Further Evaluation

**Time:** Safety Concern

## THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI Standards of Practice are inspected, except as may be noted in the Limitations of Inspection sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. The Annotated Code of Maryland requires the following disclosure:

An inspection is intended to assist in the evaluation of the overall condition of a building. The inspection is based on observation of the visible and apparent condition of the building and its components on the date of the inspection;

The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist, and no warranty or guaranty is expressed or implied;

If your home inspector is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to structural integrity of a building or the condition of its components or systems, you may wish to seek the professional opinion of a licensed structural engineer or other professional regarding any possible defects or other observations set forth in this report;

Only home inspections performed by Maryland licensed home inspectors will be recognized by the buyer as a valid home inspection under a real estate contract.

The licensee shall give the person or the person's representative the report by the date set in a written agreement by the parties to the home inspection; or within 7 business days after the home inspection was performed, if no date was set in a written agreement by the parties to the home inspection.

# OVERVIEW

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Any limitation of the liability of the licensee for any damages resulting from the report on the home inspection shall be agreed to in writing by the parties to the home inspection prior to the performance of the home inspection.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Maryland Law also requires the following disclosure: AN INSPECTION IS INTENDED TO ASSIST IN EVALUATION OF THE OVERALL CONDITION OF A BUILDING. THE INSPECTION IS BASED ON OBSERVATION OF THE VISIBLE AND APPARENT CONDITION OF THE BUILDING AND ITS COMPONENTS ON THE DATE OF INSPECTION. THE RESULTS OF THIS HOME INSPECTION ARE NOT INTENDED TO MAKE ANY REPRESENTATION REGARDING LATENT OR CONCEALED DEFECTS THAT MAY EXIST, AND NO WARRANTY OR GUARANTY IS EXPRESSED OR IMPLIED. IF YOUR HOME INSPECTOR IS NOT A LICENSED STRUCTURAL ENGINEER OR OTHER PROFESSIONAL WHOSE LICENSE AUTHORIZES THE RENDERING OF AN OPINION AS TO THE STRUCTURAL INTEGRITY OF A BUILDING OR ITS OTHER COMPONENT PARTS, YOU MAY BE ADVISED TO SEEK A PROFESSIONAL OPINION AS TO ANY DEFECTS OR CONCERNS MENTIONED IN THIS REPORT.

[ASHI Standards of Practice](#)

# ROOFING

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## Description

### Sloped roofing material:

- [Asphalt shingles](#)



### Sloped roof flashing material: • Metal

**Approximate age:** • 10-15 years

**Typical life expectancy:** • 25-30 years

## Limitations

**Roof inspection limited/prevented by:** • As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

Not all of the underside of the roof sheathing is inspected for evidence of leaks.

Evidence of prior leaks may be disguised by interior finishes.

Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.

Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.

Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

**Inspection performed:** • By walking on roof

**Not included as part of a building inspection:** • Antennas • Not readily accessible interiors of vent systems, flues, and chimneys

# ROOFING

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## Recommendations

### SLOPED ROOFING \ Asphalt shingles

**1. Condition:** • The shingles are in generally good condition but are nearing the end of their service life. Asphalt shingles typically last 20-25 years depending on the quality of the shingle, the installation and exposure. In this case the shingles are nearing the end of their expected service life. When re-roofing, I recommend the removal of the existing shingles, replacement of all flashings and the installation of a ridge vent (if appropriate).

**Location:** Detached Garage Roof

**Task:** Monitor

**Time:** Be prepared for replacement in near future



**2. Condition:** • Damaged or missing shingle(s) were noted.

**Location:** Main House Roof Rear Right Bumpout Left Slope, Rear Left Corner (Lower Roof), Rear Right Main Upper Roof

**Task:** Replace

**Time:** Priority Concern



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**3. Condition:** • Damaged or missing shingle(s) were noted.

**Location:** Left Rear Edge Detached Garage Roof

**Task:** Replace

**Time:** Priority Concern



**4. Condition:** • Evidence of shingle repair was noted. The repair appears to be satisfactorily undertaken and no evidence of leakage was observed. I recommend inquiring about the history of the repair.

**Location:** Detached Garage Roof

**Task:** Monitor

# ROOFING

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## Description

- Gutter & downspout material:** • [Aluminum](#)
- Gutter & downspout discharge:** • [Above grade](#)
- Trim - doors, windows, soffits and fascias:** • [Wood](#)
- Wall surfaces:** • [Asbestos cement](#)
- Wall surfaces - wood:** • Cedar
- Driveway:** • Asphalt
- Walkway:** • Patio stones

## Limitations

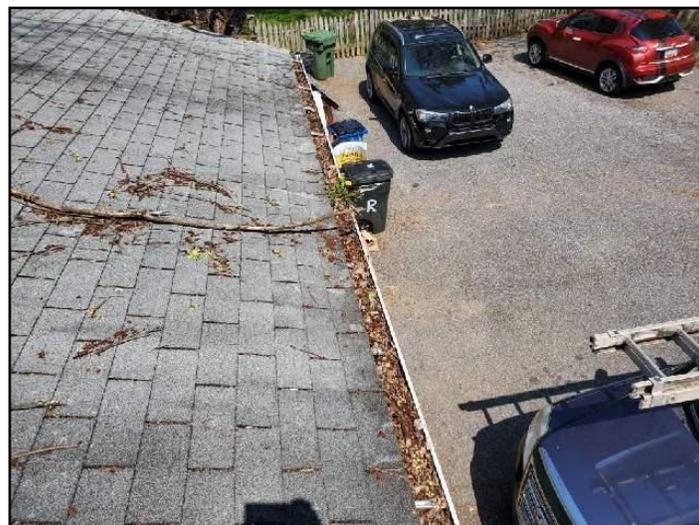
**General:** • As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:  
A representative sample of exterior components was inspected rather than every occurrence of components.  
The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.  
Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

## Recommendations

### ROOF DRAINAGE \ Gutters

- 5. Condition:** • The gutters and downspouts require cleaning.
- Location:** Detached Garage
- Task:** Improve



# EXTERIOR

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## ROOF DRAINAGE \ Downspouts

**6. Condition:** • The downspouts should be improved to discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge. Foundation leakage adjacent to a downspout is an indication of poor drainage from the downspout.

**Location:** Right Front and Left Rear

**Task:** Improve



## WALLS \ Trim

**7. Condition:** • Rotted wood was noted. I recommend repairing or replacing the affected areas and keeping the trim well caulked and painted to prevent further deterioration.

**Location:** Front Porch Front Left Apron, Rear Right Kitchen Window, Right Side Gable Vent

**Task:** Repair or Replace



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**8. Condition:** • The trim is in good condition (unless otherwise noted), but is in need of painting. I recommend scraping, sanding, caulking and painting the trim within the next year.

**Location:** Throughout

**Task:** Repair



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## WALLS \ Flashings and caulking

**9. Condition:** • All exterior penetrations should be kept well sealed to prevent vermin, air, and water infiltration. Vulnerable areas include the main electric wire, the sump pump discharge, hose bibs and cable/telephone wires.

**Location:** Rear Right Corner at Attic

**Task:** Improve



## WALLS \ Fiber cement siding

**10. Condition:** • The asbestos cement siding is a durable long term siding. It is relatively brittle and may be subject to physical damage. If removal of this siding is anticipated, special precautions may be necessary when handling and disposing of the material as it contains asbestos.

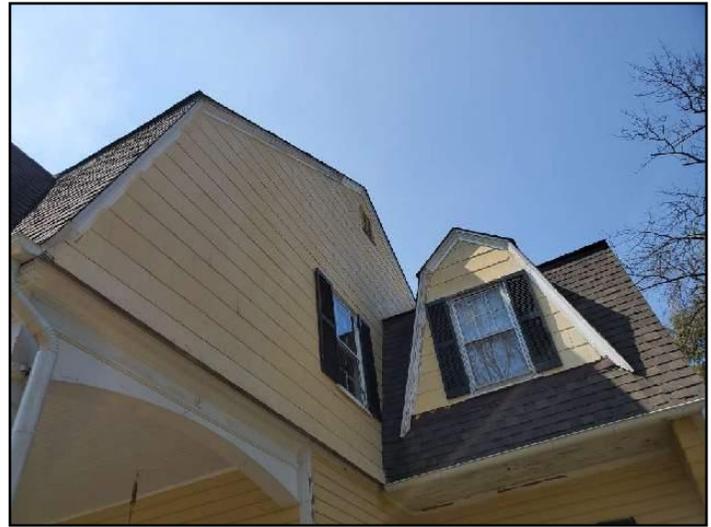
**Location:** Dormers and Sides

**Task:** Further Evaluation

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## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ General notes

**11. Condition:** • Settlement and rot was noted at the front and side porch at the rear left corner, front right corner, and front center. Repair would involve the removal of the top porch boards.

**Location:** Rear Left Corner Front Porch

**Task:** Repair or Replace



## PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

**12. Condition:** • The railings are loose and should be better secured.

**Location:** Front Porch Front Stairs

**Task:** Repair

**Time:** Safety Concern

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## LANDSCAPING \ Lot grading

**13. Condition:** • Improve grading: The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition or removal of soil. The ground should slope away from the house at a rate of one inch per foot for at least the first several feet. Ideally, eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

**Location:** Throughout

**Task:** Improve

## LANDSCAPING \ Walkway

**14. Condition:** • A trip hazard was noted where the walkway has settled. I recommend repairing the sunken section for improved safety.

**Location:** Rear Stone Walkway

**Task:** Repair or Replace

**Time:** Safety Concern



# EXTERIOR

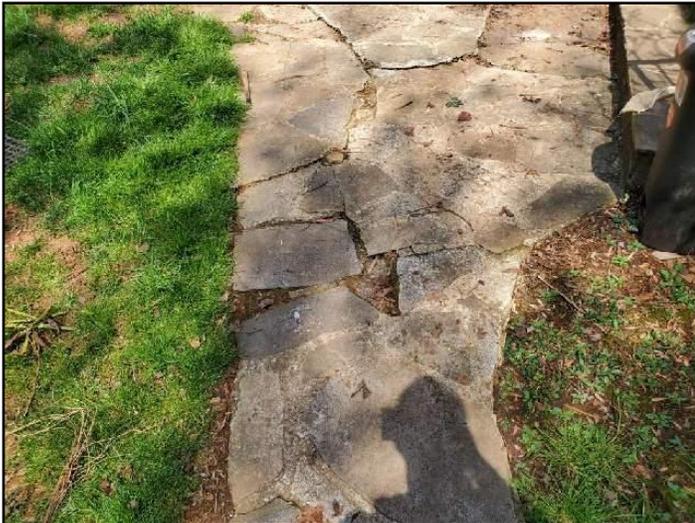
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**15. Condition:** • Deteriorated mortar joints (cracks in the mortar or missing mortar) were noted. Re-pointing (replacement of the mortar is recommended).

**Location:** Front and Rear Walkways, Rear Stoop

**Task:** Improve



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## Description

**Configuration:** • [Basement](#) • [Crawlspace](#)

**Foundation material:** • [Stone](#)

**Floor construction:** • [Joists](#)

**Exterior wall construction:** • [Wood frame](#)

**Roof and ceiling framing:** • [Rafters/roof joists](#) • [Plank sheathing](#) • [Plywood sheathing](#)

## Limitations

**General:** • As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

Structural components concealed behind finished surfaces could not be inspected.

Only a representative sampling of visible structural components were inspected.

Furniture and/or storage restricted access to some structural components.

Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

WE RECOMMEND THAT ALL NON-COSMETIC REPAIRS BE PERFORMED BY A LICENSED CONTRACTOR

### Inspection limited/prevented by:

- Significant amounts of storage in the basement prohibited access to some parts of the unfinished areas. It would be good to have these areas inspected once the storage has been removed.
- Significant amounts of storage in the garage prohibited access to most of the perimeter. It would be good to have the garage inspected once the storage has been removed.



- Significant amounts of belongings in the house prohibited access to some areas. Examples of storage limiting access include some outlets, windows, heat registers, etc. It would be good to have these areas inspected once the storage has been removed.

# STRUCTURE

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**Attic/roof space:** • Entered Attic

## Recommendations

### RECOMMENDATIONS \ Overview

**16. Condition:** • The floor structure shows common sagging and movement. This is usually the result of the age and framing design of the building. There was not evidence of need for immediate, costly repair.

**Task:** Monitor

**17. Condition:** • Settlement and floor sag was noted the most in the front left bedroom. Settlement and sagging is common for a house of this age, but a significant amount of heavy equipment and belongings is stored in this room. The weight of the belongings is likely contributing to the sagging/settlement.

**Location:** Front Left Bedroom

**Task:** Improve



### FLOORS \ Columns or piers

**18. Condition:** • [Settled](#)

The rear left corner of the porch and column have settled. Minor foundation cracks were observed in this area and the column has shifted. The downspout for the entire rear gutter discharges directly in this corner. The downspout should be extended away from this area. The settlement is likely storm water related. I recommend patching the foundation cracks and monitoring for additional movement.

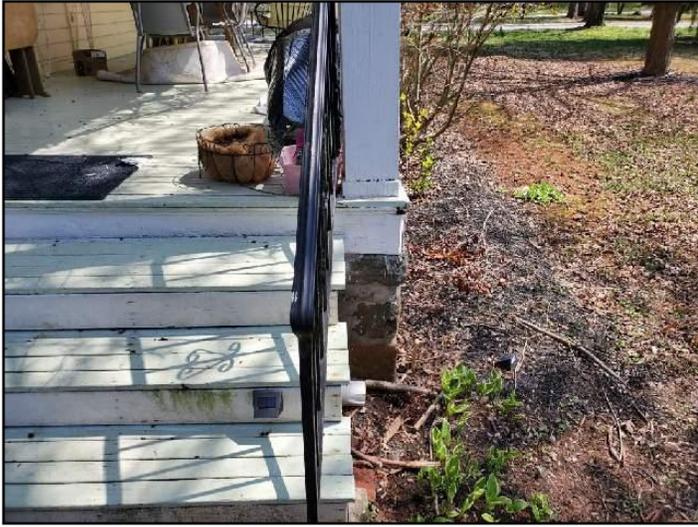
**Location:** Rear Left Corner Front Porch

**Task:** Repair

# STRUCTURE

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# STRUCTURE

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**19. Condition:** • The columns in the basement are not secured to the beam. Each steel column should be either bolted, strapped or tack welded (for steel beams) to the beam.

**Location:** Rear Left Corner Basement Beam

**Task:** Repair



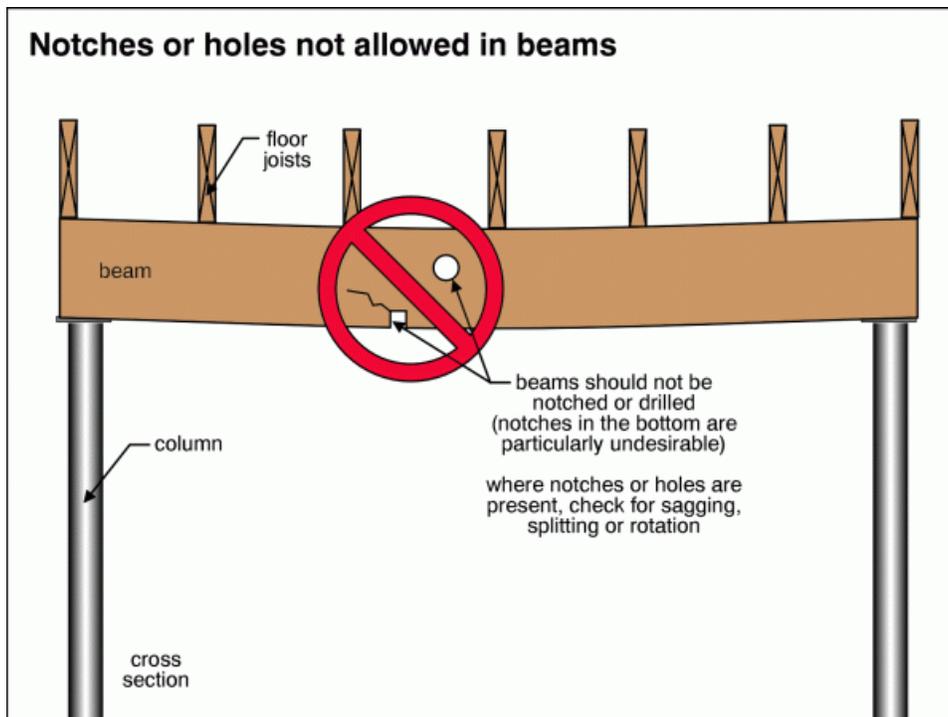
## FLOORS \ Beams

**20. Condition:** • [Notches or holes](#)

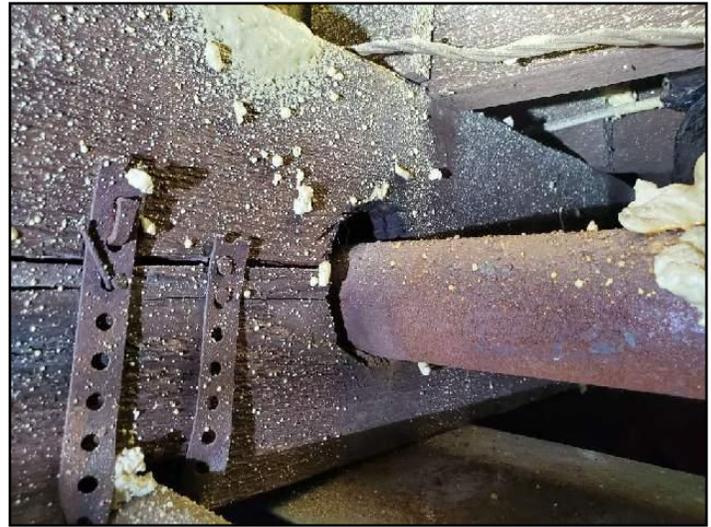
The main beams in the basement and crawl space are notched or cut in a several areas. This condition could result in the failure of the beam, cracking or excessive deflection (although none was noted). This should be monitored.

**Location:** All Beams

**Task:** Monitor



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## FLOORS \ Joists

**21. Condition:** • A cracked floor joist was noted. Cracked joists are repaired by replacement, sistering joists along side, or additional support. I recommend having the joist(s) evaluated by a qualified carpenter and repaired.

**Location:** Left Basement at Bottom of Stairs, Left Side of Basement Center Beam

**Task:** Repair



# STRUCTURE

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**22. Condition:** • A cut joist was noted at the center of the basement (front of the center beam). The repair to the joist is insufficient. The joist should be properly repaired/supported.

**Location:** Front Center of Basement Beam

**Task:** Repair



## Description

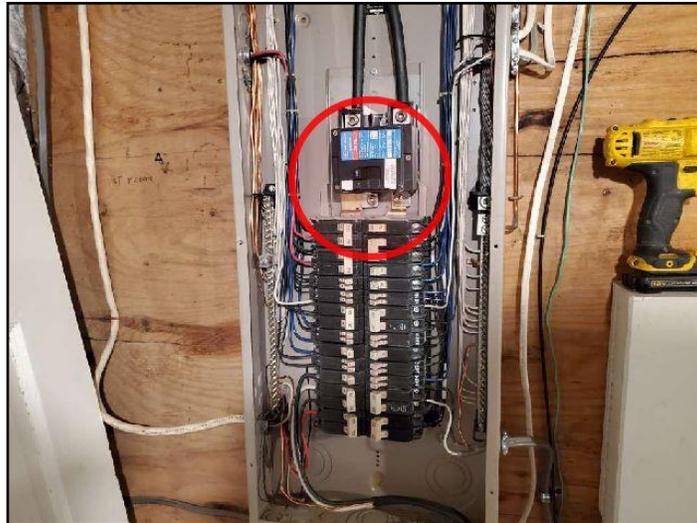
**Service entrance cable:** • [Overhead aluminum](#)

**Service size:** • [200 Amps \(240 Volts\)](#)

**Main disconnect size:** • [200 Amps](#)

**Main disconnect type and location:**

- Breakers - Basement



**System grounding material and type:** • Copper - Termination not visible

**Distribution panel type and location:** • Breakers - Basement

**Auxiliary panel type and location:**

- Breakers  
Second Floor Linen Closet



**Auxiliary panel rating:** • [60 Amps](#)

**Distribution wire material and type:** • [Copper - non-metallic sheathed](#)

**Type and number of outlets (receptacles):** • [Grounded - typical](#)

**Circuit interrupters: GFCI's and AFCI's:** • GFCI - Present

**Smoke alarms:** • [Present](#)

**Carbon monoxide (CO) alarms:** • Present

## Limitations

**General:** • As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

Electrical components concealed behind finished surfaces are not inspected.

Only a representative sampling of outlets and light fixtures were tested.

Furniture and/or storage restricted access to some electrical components which may not be inspected.

The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

WE RECOMMEND THAT ALL NON-COSMETIC REPAIRS BE PERFORMED BY A LICENSED ELECTRICIAN.

## Recommendations

### **RECOMMENDATIONS \ Overview**

**23. Condition:** • Expandable spray foam was noted inside the kitchen electric boxes (outlets and switches). All of the outlet and switch boxes should be replaced.

**Location:** Kitchen

**Task:** Replace

**Time:** Safety Concern



**SERVICE DROP AND SEC \ Drop, Mast, SEC and Meter**

**24. Condition:** • The service wires (the wires bringing power to the house from the utility pole) should form a drip loop where they meet the service mast on the exterior of the home. This ensures that water will drip off the wires, rather than run into the service mast. This connection is normally the responsibility of the Utility Company, but this should be verified.

**Location:** Rear Right Corner

**Task:** Repair



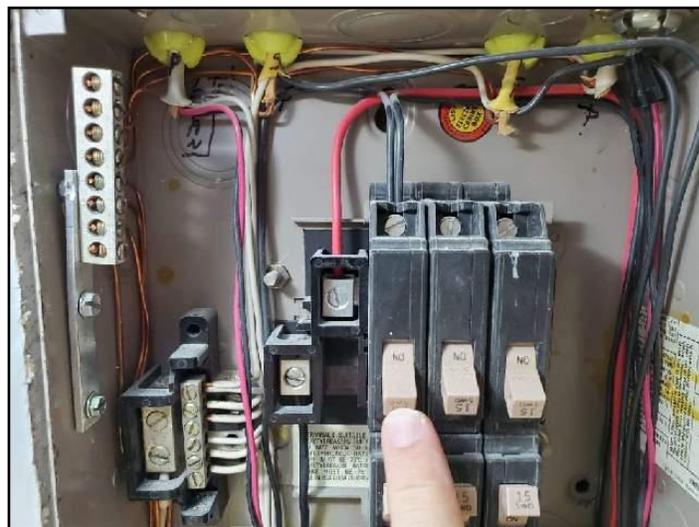
### MAIN PANEL \ Breakers and Wiring

**25. Condition:** • Double tapped circuit breakers (a breaker with more than one wire ) within a distribution panel should be corrected. Each circuit should be served by a separate breaker.

**Location:** Main Panel Breaker #23; Second Floor Sub-Panel Breaker #1

**Task:** Repair

**Time:** Safety Concern

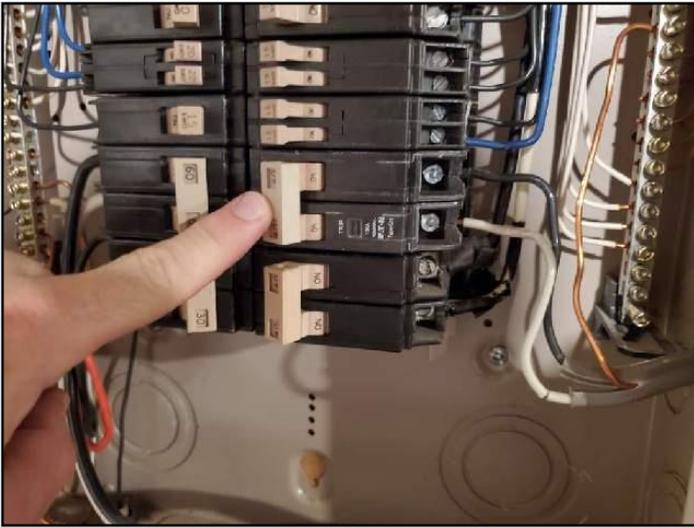


**26. Condition:** • A circuit breaker in the distribution panel is oversized and should be replaced. The breaker can allow too much current to flow through the wire it protects. A properly sized breaker should be installed.

**Location:** Breaker #26/28 (40 Amp with 10 awg Wire); Breaker #21b (20 Amp with 14 awg Wire)

**Task:** Repair or Replace

**Time:** Safety Concern



### WIRING \ Knob-and-tube

**27. Condition:** • Knob and tube wiring was noted in some parts of the house. Knob and tube wiring is generally considered obsolete, and in my opinion the wiring should be updated. The electric panel and some wiring may have been updated, but it should be assumed (unless it can be demonstrated otherwise) that some or all of the wiring in the walls is older knob and tube. While I did not see any immediate areas of concern, the wiring in the walls is not visible for evaluation. I recommend inquiring of the current owner about the extent of any upgrades; replacement can be a significant expense. During the course of any renovating, it is recommended that old wiring be replaced.

**Location:** Above Left Side of Center Basement Beam

**Task:** Further Evaluation/Replace

**Time:** Safety Concern



### WIRING \ Installation

**28. Condition:** • Bare wire ends on hot or even abandoned wires can represent a potential shock hazard.

**Location:** Left Center Basement, Front of Basement Stairs

**Task:** Repair or Replace

**Time:** Safety Concern



### WIRING \ Outlets

**29. Condition:** • A ground fault circuit interrupter (GFCI) outlet is inoperative. This outlet should be replaced.

**Location:** Left Primary Bathroom (Front Right Outlet)

**Task:** Replace

**Time:** Safety Concern



**30. Condition:** • Improperly wired outlet(s) (e.g. reversed polarity or ungrounded) should be investigated by a qualified electrician and repaired as necessary.

**Location:** Den Rear Wall, Primary Bedroom (All)

**Task:** Repair or Replace

**Time:** Safety Concern

# ELECTRICAL

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**31. Condition:** • [An outlet is inoperative and should be repaired or replaced.](#)

**Location:** Front Right Corner Exterior

**Task:** Further Evaluation/Repair



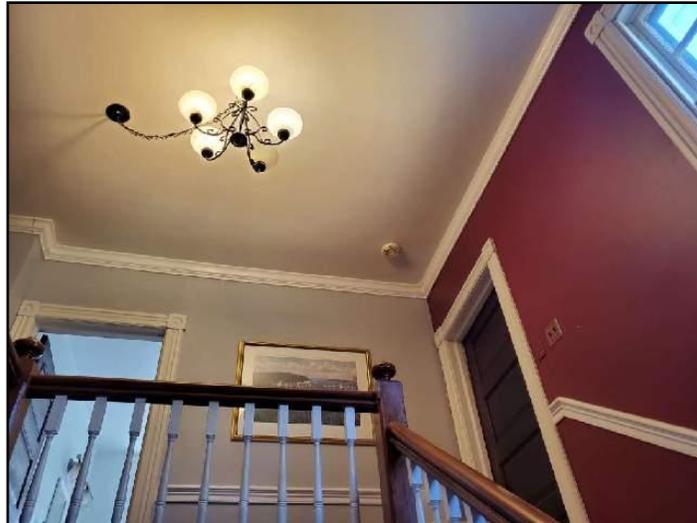
**32. Condition:** • GFCI (ground fault circuit interrupter) and AFCI (arc fault circuit interrupter) devices make electrical circuits safer and have been added as required components in recent construction. Houses lacking GFCI and/or AFCI protection can benefit from these safety devices as upgrades to the existing system. GFCI and/or AFCI protection devices could be added by a qualified electrician where recommended. While there is no requirement to update an older electrical system to contemporary standards, it would be wise to consider the addition of available safety upgrades.

## **WIRING \ Switches**

**33. Condition:** • All stairways should have a switch at the top and bottom to operate the stair light. I recommend installing a light and/or switches as necessary.

**Location:** Second Floor Stairway

**Task:** Install  
**Time:** Safety Concern



**34. Condition:** • A switch is damaged, inoperative, or performed intermittently.

**Location:** Foyer (Exterior Light Switch)

**Task:** Replace

**Time:** Safety Concern



**WIRING \ Lights and Fans**

**35. Condition:** • The missing light should be replaced.

**Location:** Left Primary Bedroom

**Task:** Install



### WIRING \ Smoke alarms

**36. Condition:** • [Be advised that a 2018 MD law requires the replacement of battery-only smoke alarms with 10-year sealed-battery alarms.](#) The law also requires the replacement of any alarms that are greater than 10-years old. The required location of the alarms varies depending on the age of the home. The date of most alarms can only be determined by removing them, which is beyond the scope of a home inspection. Our recommendation is to make your home as safe as possible by installing new, hardwired smoke detectors with a sealed-battery backup on each level and in each bedroom. If your home has fossil fuel burning appliances such as fireplaces, gas ranges, furnaces, etc., we recommend using combination smoke and carbon monoxide detectors.

**Task:** Replace

**Time:** Safety Concern

## Description

### Heat pump type:

- Air Cooled (Basement)



- Air Cooled (Attic)



### Cooling capacity:

- [4 Tons](#)
- Each

Compressor approximate age: • 4 years • 5 years

Temperature difference: • 18° • 19° • Acceptable temperature difference: 14° to 22°

Refrigerant type: • R-410A

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## Limitations

**General:** • As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

Window mounted air conditioning units are not inspected.

The cooling supply adequacy or distribution balance are not inspected.

The air conditioning system may not have been tested if the outdoor temperature was below 60 degrees F.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

WE RECOMMEND THAT ALL NON-COSMETIC REPAIRS BE PERFORMED BY A LICENSED HVAC CONTRACTOR

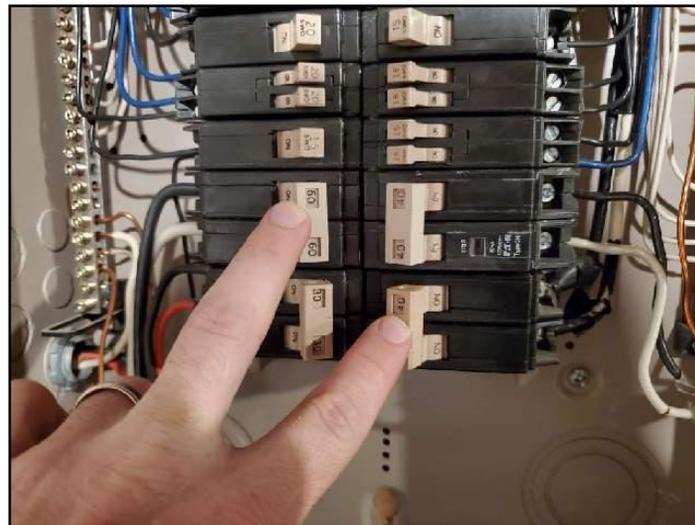
## Recommendations

### HEAT PUMP AND AC \ Outdoor Unit

**37. Condition:** • The size of the breaker protecting the outdoor unit is improper. I recommend replacing the breaker to conform to the requirements specified on the data plate. This is not a safety concern, but an improperly sized breaker or fuse will likely void the 5 year warranty on newer compressors.

**Location:** Both Systems

**Task:** Repair



### HEAT PUMP \ Backup heat

**38. Condition:** • The electric components for the backup heater of the attic heat pump air handler is exposed and should be properly covered. This is a safety concern.

**Location:** Attic Air Handler

**Task:** Repair

**Time:** Safety Concern

# COOLING & HEAT PUMP

Report No. 16256

708 Cliveden Rd W, Baltimore, MD April 8, 2021

OVERVIEW	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	COOLING	INSULATION	PLUMBING	INTERIOR	APPLIANCES
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## Description

**Attic/roof insulation material:** • [Glass fiber](#)

**Attic/roof insulation amount/value:** • R-11 • R-19

**Attic/roof air/vapor barrier:** • [Not visible](#)

**Attic/roof ventilation:** • [Ridge vent](#)

**Wall insulation material:** • Not determined

**Wall insulation amount/value:** • Not determined

**Foundation wall insulation material:** • None

**Floor above basement/crawlspace insulation material:** • Rigid Foam

## Limitations

**General:** • As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.

Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.

An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.

Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

## Recommendations

### **RECOMMENDATIONS \ Overview**

**39. Condition:** • [If your home was not built within the past 2-3 years, then the insulation package is likely not up to the latest industry standards.](#) Improving the insulation and air sealing in your home is a great way to save money, but it is important to make improvements correctly. Incorrect applications of insulation and vapor barriers can create moisture problems. I recommend consulting a qualified contractor to advise on the most cost effective improvements for your home.

**Task:** Improve

**Time:** Discretionary

## Description

Water supply source (based on observed evidence): • Public

Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#) • [Galvanized steel](#)

Main water shut off valve at the:

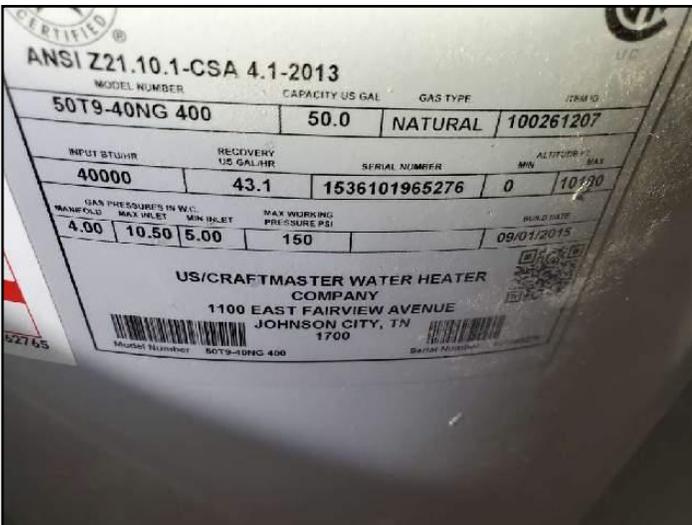
- Basement



Water flow and pressure: • [Functional](#)

Water heater type:

- Tank



Water heater fuel/energy source: • [Gas](#)

Water heater tank capacity: • 50 gallons

**Water heater approximate age:** • 5 years

**Waste disposal system:** • Not determined

**Waste and vent piping in building:** • [PVC plastic](#) • [ABS plastic](#) • [Cast iron](#) • [Galvanized steel](#)

**Gas piping:** • Steel

**Main fuel shut off valve at the:** • Gas meter

## Limitations

**General:** • As we have discussed and as described in your inspection contract, this is a visual inspection limited to the components and operation of the fixtures that are normally used on a daily basis. The scope is limited by (but not restricted to) the following conditions: portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected. Additionally, the following are not tested: water volume and quality, interiors of flues or chimneys which are not readily accessible, water conditioning systems, solar water heaters, fire and lawn sprinkler systems, hot tubs, exterior water features, pools, and private waste disposal systems, the operation of isolation valves, relief valves, the main shut-off valve, bathtub and sink overflows, the performance of floor drains or drains for washing machine overflow pan. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

WE RECOMMEND THAT ALL NON-COSMETIC REPAIRS BE PERFORMED BY A LICENSED PLUMBER

## Recommendations

### **SUPPLY PLUMBING \ Water supply piping in building**

**40. Condition:** • The supply piping in the house is old steel piping which is subject to corrosion on the interior of the pipe. It is considered to be at the end of its expected service life. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated. I recommend replacing any exposed piping in conjunction with remodeling. The concern is based on the age of the piping and the need for eventual replacement.

**Location:** First Floor Bathroom Bathtub Supply

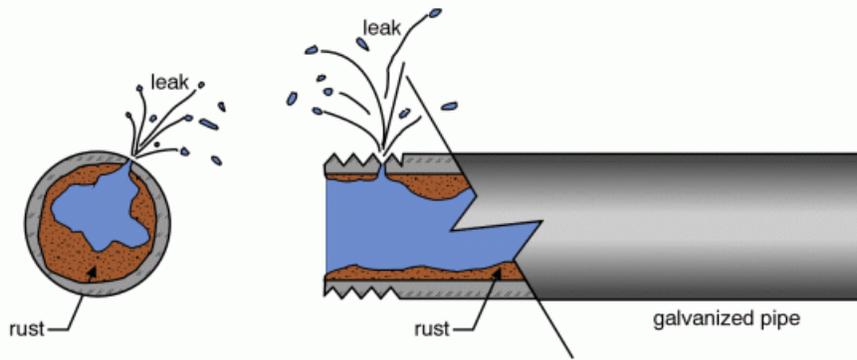
**Task:** Further Evaluation

**Time:** Be prepared for replacement in the near future

## Galvanized steel pipe

rusting of galvanized pipe can greatly reduce water pressure and will eventually cause leaks as rust creates holes in the pipe walls

problems are likely to occur soonest on pipes carrying hot water, horizontal pipes and at threaded (thinner) sections



cross section



**41. Condition:** • I recommend capping any open plumbing supply pipes to reduce the risk of leakage if the valve does not remain closed completely.

**Location:** Front Basement

**Task:** Improve



### **GAS SUPPLY \ Gas piping**

**42. Condition:** • [Galvanized piping was used for gas lines in some locations. Galvanized piping is not suitable for gas](#) because the zinc coating from the galvanization process can dislodge and clog gas burner orifices. Unless specified elsewhere, there was no indication of an active problem, but it would be good to replace any galvanized piping in conjunction with other plumbing work or appliance replacements.

**Location:** Basement

**Task:** Monitor



**43. Condition:** • No gas isolation valve was found for an appliance. If there is no isolation valve, one should be installed by a licensed plumber. If there is a valve that is hidden it should be made accessible.

**Location:** Kitchen Cooktop

**Task:** Install

**Time:** Safety Concern



### WATER HEATER \ Temperature/pressure relief (TPR) valve

**44. Condition:** • The Temperature and Pressure Relief (TPR) discharge piping could be improved for increased safety. New standards require that it terminate not more than 6 inches above and not less than two times the discharge pipe diameter above the floor or the rim of a pan under the unit. The pipe should also be a properly rated material. The TPR Valve is an important safety device that must be installed in accordance with the manufacturer's installation requirements.

**Task:** Improve



### WATER HEATER - GAS BURNER AND VENTING \ Venting system

**45. Condition:** • The metal chimney for the water heater does not appear to be sufficiently clear from combustible materials. This condition should be repaired for fire safety. Clearance requirements vary with the material of the chimney.

**Location:** Basement and Crawl Space

**Task:** Repair

**Time:** Safety Concern



**46. Condition:** • Be advised that the water heater is what is referred to as orphaned. This means that the water heater alone is now using the flue up to the roof which was originally sized for both the furnace and water heater. The water heater alone, may not generate enough heat to properly discharge the combustion exhaust. If improper venting is suspected, a smaller vent would be installed inside the larger one by a chimney specialist. The length of the vent pipe to to masonry chimney is longer than standard.

**Task:** Repair

**Time:** Safety Concern



**47. Condition:** • The water heater vent pipe is corroded and holes were noted in the crawl space. This is a significant safety concern that should be addressed promptly.

**Task:** Replace

**Time:** Safety Concern



## **WASTE PLUMBING \ Drain piping - performance**

**48. Condition:** • The main drain line leading from the house to the city sewer or septic tank cannot be evaluated during the inspection. Although no drain problems were evident at the time of the inspection, it must be assumed that the drain line is original unless there is documentation to show otherwise. The drain line may be near the end of its useful life. Given the age of the drain line, I recommend having it's condition evaluated by scope (a camera inspection) by a licensed plumber.

**Task:** Further Evaluation

**Time:** Be prepared for the need for replacement in the near future

**49. Condition:** • Some or all of the old cast iron piping is significantly corroded and blistering was noted in some locations (from pin hole leaks). Given the age and condition of this piping, it should be considered to be at the end of its service life. I recommend having it evaluated for replacement by a licensed plumber.

**Location:** Center Basement

**Task:** Replace

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**50. Condition:** • The cast iron waste pipe in the center of the basement is split and should be replaced.

**Location:** Center Basement

**Task:** Replace



### WASTE PLUMBING \ Traps - performance

**51. Condition:** • A fixture trap is leaking. This leak should be repaired or the trap replaced.

**Location:** Second Floor Hall Bathroom Right Sink

**Task:** Replace

**Time:** Priority Concern



### WASTE PLUMBING \ Venting system

**52. Condition:** • [The venting for a plumbing fixture appears to be inadequate based on the sucking sound when it drained.](#) I recommend having this investigated by a qualified plumber to ensure that the fixture is properly vented. A local air admittance valve could be installed to provide better venting if necessary.

**Location:** First Floor Bathroom Sink

**Task:** Improve

### FIXTURES AND FAUCETS \ Faucet

**53. Condition:** • Low flow was noted at a fixture indicating a possible problem with the valve, the fixture, or associated

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pipng. I recommend having this repaired by a licensed plumber.

**Location:** First Floor Bathroom Sink Cold Water

**Task:** Repair



**54. Condition:** • A faucet is leaking. This leak should be corrected or the faucet replaced.

**Location:** Left Sink Left Primary Bathroom

**Task:** Repair or Replace



## **FIXTURES AND FAUCETS \ Bathtub**

**55. Condition:** • The tub and/or enclosure should be re-grouted and/or caulked where needed. It is important to keep the grout and caulk in good condition to prevent water infiltration behind the fixtures or surround.

**Location:** First Floor Bathroom

**Task:** Improve



### **FIXTURES AND FAUCETS \ Toilet**

**56. Condition:** • The toilet is loose. It is possible that the toilet can simply be secured. However, a loose toilet can result in a distorted wax ring. For that reason, I recommend removing the toilet, checking for and repairing any damaged wood subfloor (if the toilet is not on concrete) resulting from leakage, replacing the wax ring and resecuring the toilet.

**Location:** Primary Bathroom

**Task:** Repair or Replace

**Time:** Priority Concern



**57. Condition:** • The toilet runs on after flushing. I recommend replacement or adjustment of the flush valve assembly to eliminate the leakage.

**Location:** Left Primary Bathroom

**Task:** Repair or Replace

**Time:** Priority Concern

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## Description

**Major floor finishes:** • [Hardwood](#) • [Ceramic](#) • Vinyl

**Major wall and ceiling finishes:** • [Plaster/drywall](#)

**Windows:** • [Single/double hung](#) • [Casement](#)

**Glazing:** • [Double](#) • [Primary plus storm](#)

**Exterior doors - type/material:** • Hinged

**Evidence of basement leakage:** • None Noted

## Limitations

**General:** • As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.

Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

## Recommendations

### RECOMMENDATIONS \ Overview

**58. Condition:** • Given the age of the building, lead in the paint and other materials (such as solder for the plumbing) is a possibility. The evaluation of lead, asbestos and other hazardous materials is beyond the scope of a basic home inspection and requires additional testing. Please see the Supplementary section of the Reference Library at the end of the report for information on these and other health-related issues.

**Task:** Further Evaluation

**59. Condition:** • Asbestos insulation: Insulation on the old metal duct above the center basement beam may contain asbestos. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if friable (damaged, crumbling, or in any state that allows the release of fibers). If removal of the asbestos is performed, an asbestos removal specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should also be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). There may be other materials within the home that contain asbestos but are not identified by this inspection report.

**Task:** Further Evaluation

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### FLOORS \ General notes

**60. Condition:** • Evidence of water damage to the floor was observed. Further evaluation will be needed to determine the extent of damage and scope of any needed repair.

**Location:** First Floor Bathroom at Bathtub

**Task:** Further Evaluation/Repair



**61. Condition:** • Floors in one or more areas were not level. This can be caused by foundation settlement or movement of the foundation, posts and/or beams. This may not indicate a performance issue, but if you are concerned about this, significant repairs may be needed to make floors level. A qualified contractor and/or engineer should be consulted to evaluate further. Repairs should be performed by a qualified contractor.

**Location:** Various Throughout First and Second Floor

**Task:** Monitor/Further Evaluation

### WINDOWS \ General notes

**62. Condition:** • Hardware (e.g. sash cord, sash spring, lock, tilt latch, etc.) for a window is damaged, broken or missing.

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As a result the window does not work properly. I recommend repairing or replacing the hardware, so that the window shuts, opens, locks and seals properly.

**Location:** Rear Kitchen (Several)

**Task:** Repair or Replace



**63. Condition:** • Hardware (e.g. sash cord, sash spring, lock, tilt latch, etc.) for a window is damaged, broken or missing. As a result the window does not work properly. I recommend repairing or replacing the hardware, so that the window shuts, opens, locks and seals properly.

**Location:** Left Primary Bathroom Rear Right Window

**Task:** Repair or Replace



## WINDOWS \ Glass (glazing)

**64. Condition:** • A window is cracked. I recommend replacement.

**Location:** Right Window Right Primary Bedroom, Front Left Bedroom, Rear Left Window Left Primary Bedroom

**Task:** Repair or Replace

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**Time:** Safety Concern



## **STAIRS \ Handrails and guards**

**65. Condition:** • Several damaged balusters were noted at the second floor stairway railing.

**Task:** Repair or Replace

**Time:** Safety Concern

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## **EXHAUST FANS \ General notes**

**66. Condition:** • The exhaust fan discharges into the attic space. This can result in an excessive amount of moisture in the attic which in turn can result in mold growth on the roof sheathing. I recommend extending the discharge up to a ridge vent, gable vent or out to the soffit as necessary to get the air out of the attic.

**Location:** Rear Left Attic

**Task:** Repair

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**67. Condition:** • When this house was built, the window satisfied the venting requirements for the bathroom. However, I recommend considering the installation of an exhaust fan in each of the full bathrooms (where one does not already exist) that discharges to the exterior to reduce the buildup of moisture in the house and attic.

**Location:** First Floor Bathroom

**Task:** Improve



### **BASEMENT \ Leakage**

**68. Condition:** • No evidence of moisture penetration was visible in the basement at the time of the inspection. It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. If the basement was finished, accessibility for inspection in those areas would be impacted. If the inspection was conducted during a period of dry weather, active leakage issues may not have been present. The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information. In the event that

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basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary.

**Task:** Monitor

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## Description

**General:** • Unless otherwise noted, we operated the appliances that were in working order during the inspection. Be advised that our ability to assess the performance of any appliance is very limited since most only operate with the door closed and have long operational cycles. We recommend verifying proper operation of the appliances during the pre-settlement walkthrough and the purchase of a homeowner's warranty to cover the cost of repair or replacement.

**Cooktop:** • Gas

**Oven:** • Wall oven

**Refrigerator:** • Present

**Dishwasher:** • Built-in

**Waste disposal:** • Tested

**Washer and dryer:** • Front-loading washer • Dryer vented to exterior

## Limitations

**General:** • As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

Thermostats, timers and other specialized features and controls are not tested.

The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

## Recommendations

### CLOTHES DRYER \ General

**69. Condition:** • [I recommend having the dryer vent cleaned by a licensed contractor and verified to be venting properly.](#)

All joints should be verified to be sealed and not leaking. A dirty or improperly installed and sealed dryer vent represents a potentially significant safety concern and can cause damage to the structure of the home. Click on the blue link in the first sentence for more helpful information.

**Task:** Service

**Time:** Routine Maintenance

## Description

**Fireplaces:** • Masonry firebox

**Vents, Flues, Chimneys:** • Masonry

## Limitations

**General:** • As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

The interiors of flues or chimneys are not inspected.

Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.

The inspection does not involve igniting or extinguishing fires nor the determination of draft.

Fireplace inserts, stoves, or firebox contents are not moved.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

## Recommendations

### **RECOMMENDATIONS \ General**

**70. Condition:** • Level 2 inspections: The National Fire Protection Association (NFPA) recommends, in its latest publication (NFPA 211), that a Level 2 inspection be conducted upon the sale or transfer of a property. A Level 2 inspection is a more thorough inspection than we were able to conduct and includes a visual inspection by video scanning or other means in order to examine the internal surfaces and joints of all flue liners incorporated within the chimney. Given the limitations of our inspection, and the inherent risks associated with any fireplace and chimney, we recommend that a Level 2 inspection be conducted by a CSIA certified inspector in addition to any other recommendations that may be included in this report.

**Task:** Further Evaluation

### **FIREPLACE \ Chimney**

**71. Condition:** • The masonry chimney needs re-pointing (replacing the mortar between the brick or stone) to avoid water damage. I recommend having the chimney mortar joints repointed. The entire flue should be checked by a qualified chimney sweep in conjunction with repairs.

**Location:** Both Chimneys

**Task:** Repair

# FIREPLACES / WOOD STOVES

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**72. Condition:** • One or more sections of flue liner for the masonry chimney are cracked. I recommend having the broken section(s) evaluated for replacement. The entire flue should be checked by a qualified chimney sweep in conjunction with repairs.

**Location:** Water Heater Flue

**Task:** Further Evaluation

**Time:** Safety Concern

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**73. Condition:** • The concrete crown for the masonry chimney is in poor condition and should be replaced. This the mortar on the top of the chimney that sheds water. It is worn out, cracked and broken in several places and is allowing water to enter the top of the chimney. Installation of a new concrete crown is recommended.

**Location:** Front Center Chimney

**Task:** Repair or Replace



## **FIREPLACE \ Firebox**

**74. Condition:** • The hearth outside the fireplace is not large enough to reduce the risk of fire, should hot embers manage to escape from the fireplace. Hearth insufficient: The hearth should extend at least 16 inches beyond the opening of the firebox or insert. This situation should be altered for improved safety.

**Task:** Further Evaluation

**Time:** Safety Concern

# FIREPLACES / WOOD STOVES

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**END OF REPORT**



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HOME INSPECTIONS, INC.

## Required Disclosures

Article 16-4A-01 of the Annotated Code of Maryland requires the following disclosure:

**“An inspection is intended to assist in evaluation of the overall condition of a building. The inspection is based on observation of the visible and apparent condition of the building and its components on the date of inspection. The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist, and no warranty or guaranty is expressed or implied. If your home inspector is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts, you may wish to seek the professional opinion of a licensed structural engineer or other professional regarding any possible defects or other observations set forth in the report; and only home inspections performed by Maryland licensed home inspectors will be recognized as a valid home inspection under a real estate contract.”**

The Annotated Code of Maryland requires the following disclosure regarding CSST gas piping:

**"MANUFACTURERS BELIEVE THAT YELLOW CORRUGATED STAINLESS-STEEL TUBING (CSST) IS SAFER IF PROPERLY BONDED AND GROUNDED AS REQUIRED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROPER BONDING AND GROUNDING OF CSST CAN BE DETERMINED ONLY BY A LICENSED MASTER ELECTRICIAN."**



**Highland**  
HOME INSPECTIONS, INC.

*Careful.* thorough. COMPLETE.

## To Closing and Beyond

### PRE-SETTLEMENT WALK-THROUGH CHECKLIST

Be sure to perform this final walk-through inspection even if you believe that the house has remained unoccupied since any previous inspection. We recommend you allow at least an hour to perform the pre-settlement walkthrough. If you have any questions call your inspector for guidance. Here's a procedure we recommend you follow during your pre-settlement walkthrough.

- Tour the exterior looking for missing shingles and loose or damaged siding.
- Operate the garage door openers and check the auto-reverse feature.
- Operate all of the kitchen and laundry equipment through full cycles.
- Run water in all of the bathroom fixtures and check for leaks in the cabinets and on the ceilings below the bathrooms.
- Check a representative number of lights.
- Turn on the heat and make sure it works.
- If it is above 60 degrees, run the air conditioner. Make sure the heater has been off for at least 10 minutes before switching between modes of operation.
- In the basement check for:
  - Evidence of water infiltration.
  - Tripped circuit breakers in the electric panel.
  - Evidence of leaking condensate from the air conditioner or furnace.
  - Evidence of leakage from the water heater.

### UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved safety.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of a fire.
- Locate the main shutoffs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you. If you cannot find them, call us.
- Turn off the circuit breaker to the water heater and check the temperature setting. Lower it to 125 degrees if necessary.

### EXPECTATIONS

A home inspection is an objective visual examination of the physical structure and systems of a home that summarizes the condition of the property at the time of the inspection. In a few hours, we check hundreds of items and make every effort to be as thorough as possible to provide you with information to help you make a sound decision on a home purchase. It's important to remember that the condition of the home will be different the day you close on it than it was on the day of inspection, and will continue to change every day. And sometimes remodeling or redecorating will reveal hidden defects that may not have been uncovered during visual inspection. That is the nature of home ownership. Rest assured, we do our very best to uncover all we can, and encourage you to ask questions at the time of inspection. We also welcome your questions during the pre-settlement walkthrough or after closing.



**Highland**  
HOME INSPECTIONS, INC.

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- ELECTRICAL
- COOLING
- INSULATION
- PLUMBING
- INTERIOR
- APPLIANCES
- FIREPLACES
- APPENDIX
- REFERENCE**

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

