

INSPECTION REPORT



For the Property at:
4126 BALFERN AVE
BALTIMORE, MD 21213

Prepared for: KATEARA JOHNSON
Inspection Date: Friday, January 9, 2026
Prepared by: Charles Dobry, 32337



A Clearview Home Inspection
P.O. Box 403
Nottingham, MD 21236
410-303-3655

<https://www.facebook.com/aclearview4you>
aclearview4you@gmail.com

A professional and thorough report is what "A Clearview can do for YOU!"



January 9, 2026

Dear Kateara Johnson,

RE: Report No. 1428
4126 Balfern Ave
Baltimore, MD
21213

Thanks very much for choosing "A Clearview" to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

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

Sincerely,

Charles Dobry
on behalf of
A Clearview Home Inspection

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INVOICE

January 9, 2026

Client: Kateara Johnson

Report No. 1428
For inspection at:
4126 Balfern Ave
Baltimore, MD
21213
on: Friday, January 9, 2026

Home Inspection	\$400.00
Radon Testing	\$200.00
Packaged Discount	(\$50.00)
Total	<u>\$550.00</u>

PAID IN FULL - THANK YOU!

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AGREEMENT

4126 Balfern Ave, Baltimore, MD January 9, 2026

Report No. 1428

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PARTIES TO THE AGREEMENT

Company

A Clearview Home Inspection
P.O. Box 403
Nottingham, MD 21236

Client

Kateara Johnson

Total Fee: \$550.00

This is an agreement between Kateara Johnson and A Clearview Home Inspection.

THIS CONTRACT LIMITS THE LIABILITY OF THE HOME INSPECTION COMPANY.
PLEASE READ CAREFULLY BEFORE SIGNING.

In addition to the limitations in the Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the Standards of Practice of our national association.

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

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Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

7) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

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8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

10) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

The liability of the Home Inspector and the Home Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

I, Kateara Johnson (Signature)_____, (Date)_____, have read, understood and accepted the terms of this agreement.

SUMMARY

4126 Balfern Ave, Baltimore, MD January 9, 2026

Report No. 1428

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SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

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

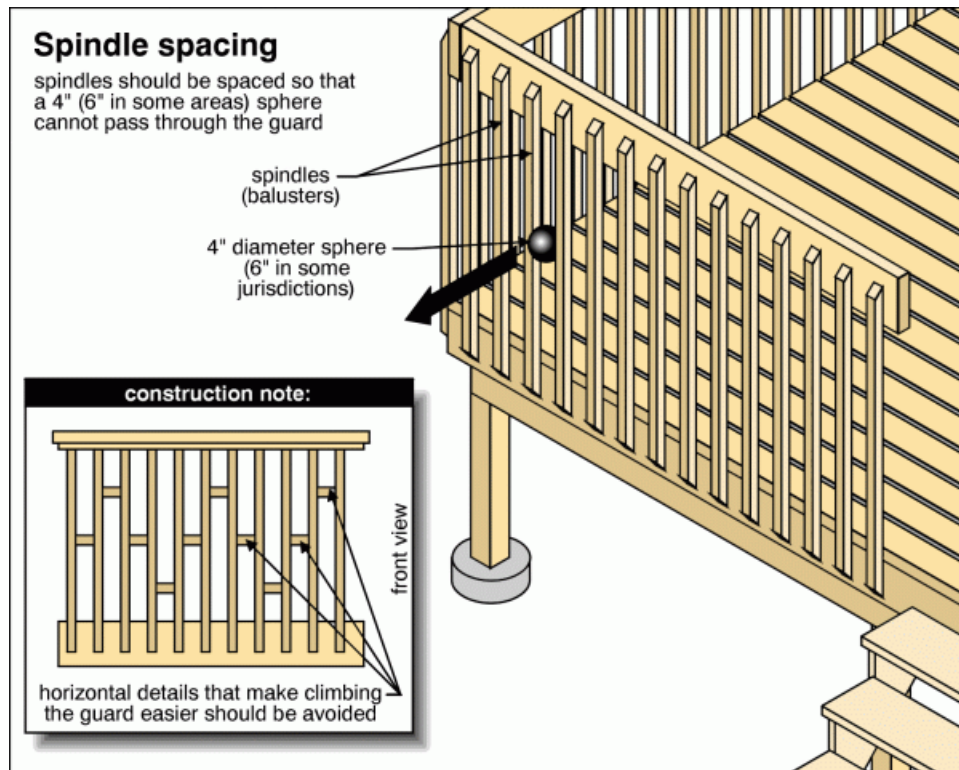
Condition: • [Spindles \(balusters\) too far apart](#)

Implication(s): Fall hazard

Location: Front Porch

Task: Repair or replace Further evaluation

Time: Immediate



Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [Open neutral](#)

Implication(s): Electric shock

Location: Second Floor Bedroom

Task: Repair or replace Further evaluation

Time: Immediate

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DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

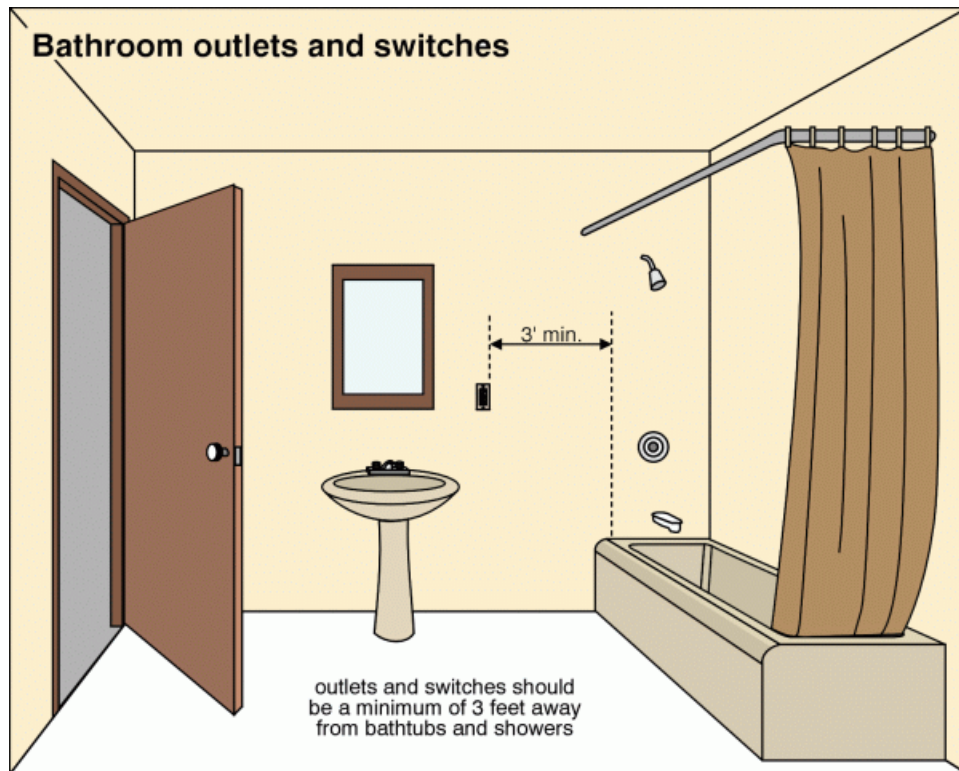
Condition: • [Too close to bathtub or shower](#)

Implication(s): Electric shock

Location: Basement

Task: Repair or replace Further evaluation Correct

Time: Immediate



Heating

CHIMNEY AND VENT \ Masonry chimney cap (crown)

Condition: • [Cracked](#)

Implication(s): Chance of water damage to structure, finishes and contents | Shortened life expectancy of material

Location: Roof

Task: Repair or replace Further evaluation

Time: Immediate

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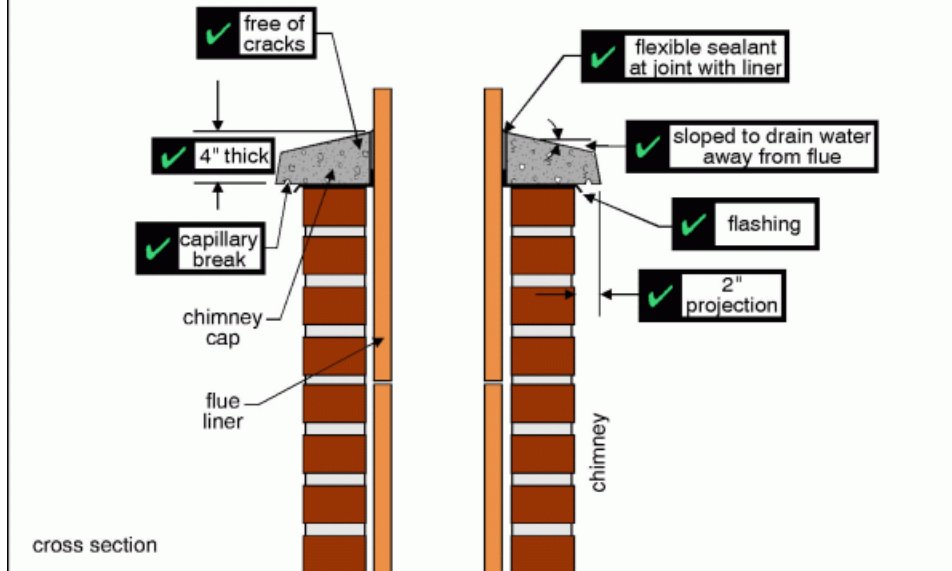
INSULATION

PLUMBING

INTERIOR

REFERENCE

What makes a good chimney cap?



Cooling & Heat Pump

AIR CONDITIONING \ Compressor

Condition: • [Out of level](#)

Implication(s): Reduced system life expectancy | Damage to equipment

Location: Rear Yard

Task: Further evaluation Correct

Time: Immediate

SUMMARY

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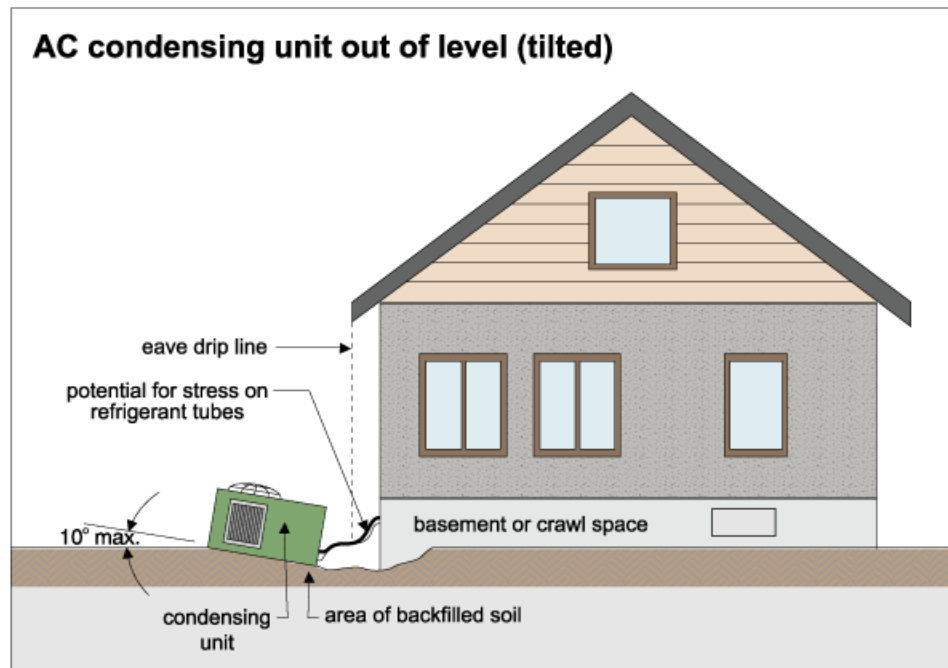
COOLING

INSULATION

PLUMBING

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REFERENCE



Insulation and Ventilation

ATTIC/ROOF \ Hatch/Door

Condition: • [Inaccessible](#)

Implication(s): Difficult access

Location: Second Floor Bedroom

Task: Repair or replace Further evaluation Correct

Time: Immediate

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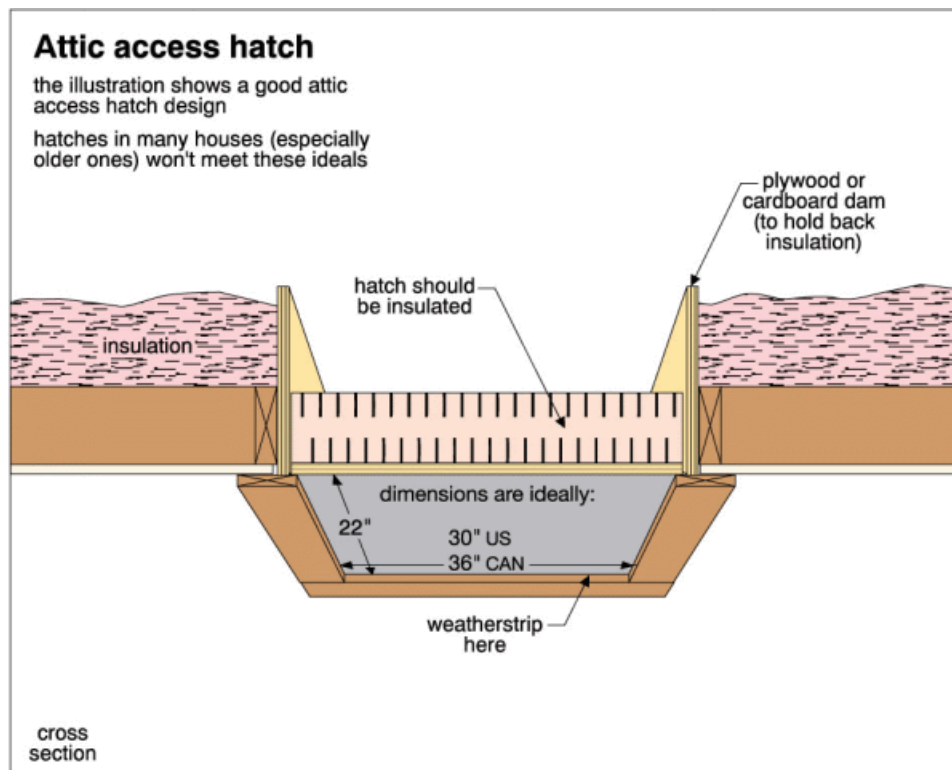
COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE



Interior

WINDOWS \ Hardware

Condition: • [Inoperative](#)

Implication(s): System inoperative or difficult to operate

Location: Second Floor Bathroom

Task: Repair or replace Further evaluation

Time: Immediate

APPLIANCES \ Dishwasher

Condition: • Leak

Implication(s): Chance of water damage to structure, finishes and contents

Location: First Floor Kitchen

Task: Repair or replace Further evaluation

Time: Immediate

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a

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pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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Description

Flat roofing material: • Single ply membrane • Unknown

Probability of leakage: • Low

Typical life expectancy: • 15-20 years

Limitations

Inspection performed: • By walking on roof

EXTERIOR

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Description

General: • Recommend having Licensed contractor properly replace damaged or missing screens as needed.



1. Damaged Screens

Gutter & downspout material: • [Aluminum](#)

Lot slope: • [Away from building](#)

Porch:

- Concrete

Recommend having Licensed contractor properly adjust spacing on balusters on front porch guardrails to 4 inches or less to meet current standards.

EXTERIOR

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2. Concrete

Recommendations

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

1. Condition: • [Spindles \(balusters\) too far apart](#)

Implication(s): Fall hazard

Location: Front Porch

Task: Repair or replace Further evaluation

Time: Immediate

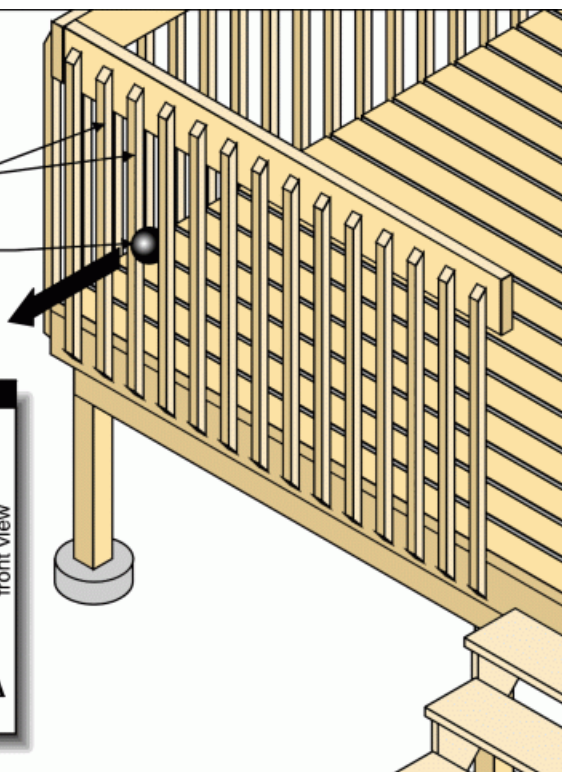
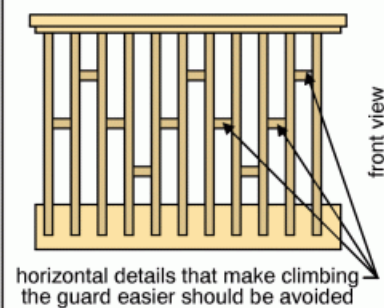
Spindle spacing

spindles should be spaced so that a 4" (6" in some areas) sphere cannot pass through the guard

spindles
(balusters)

4" diameter sphere
(6" in some jurisdictions)

construction note:



STRUCTURE

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Description

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#)

Exterior wall construction: • Not visible

Roof and ceiling framing: • Not visible

Description

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

Service size:

- [200 Amps \(240 Volts\)](#)



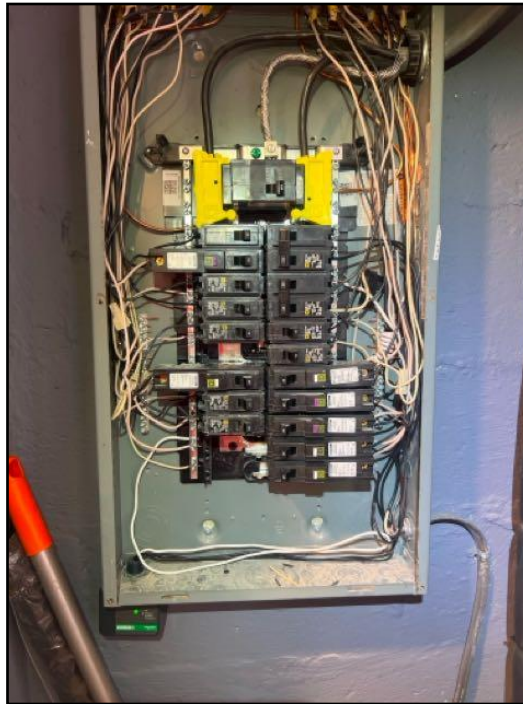
3. 200 Amps (240 Volts)

Main disconnect/service box type and location: • [Breakers - basement](#)

System grounding material and type: • [Copper - ground rods](#)

Distribution panel type and location:

- [Breakers - basement](#)



4. Breakers - basement

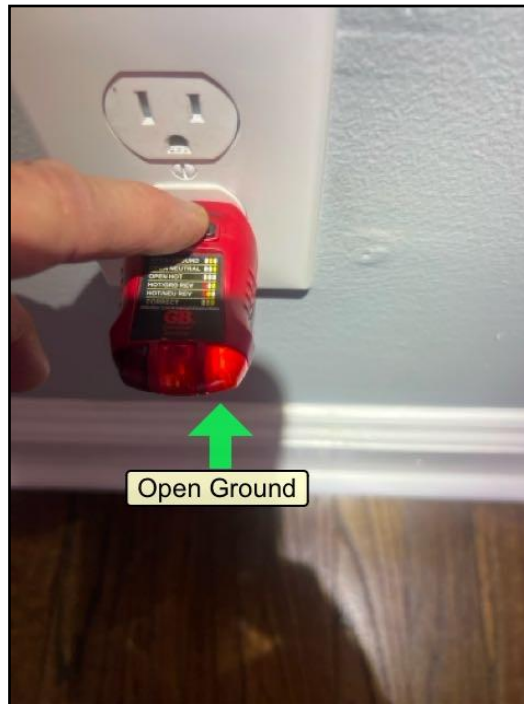
Distribution panel rating: • [100 Amps](#)

Electrical panel manufacturers: • Square D

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

Type and number of outlets (receptacles):

- Recommend having Licensed contractor correct any open ground receptacles as needed in home.



5. Recommend having Licensed contractor correc...

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):

• [GFCI - bathroom](#)

Recommend having Licensed contractor place electrical outlet at safe distance from shower to meet standards of at least 3 feet clearance.



6. GFCI - bathroom

Smoke alarms (detectors): • [Present](#)

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

Limitations

System ground: • Not accessible

Recommendations

DISTRIBUTION SYSTEM \ Outlets (receptacles)

2. Condition: • [Open neutral](#)

Implication(s): Electric shock

Location: Second Floor Bedroom

Task: Repair or replace Further evaluation

Time: Immediate

DISTRIBUTION SYSTEM \ Outlets (receptacles) - number or location

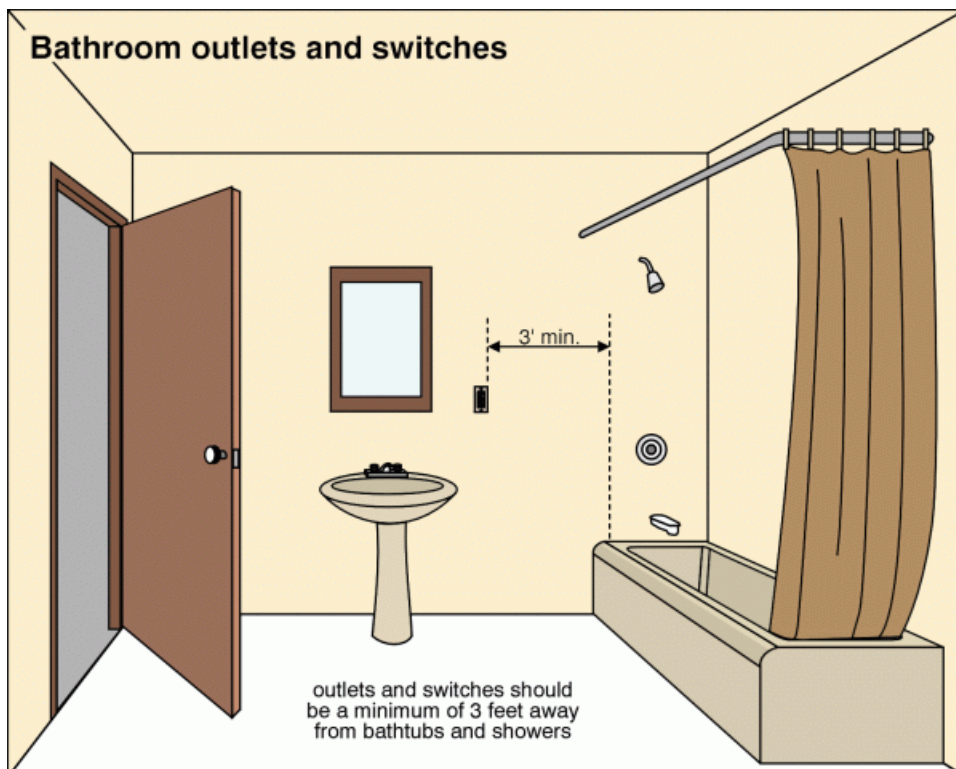
3. Condition: • [Too close to bathtub or shower](#)

Implication(s): Electric shock

Location: Basement

Task: Repair or replace Further evaluation Correct

Time: Immediate



HEATING

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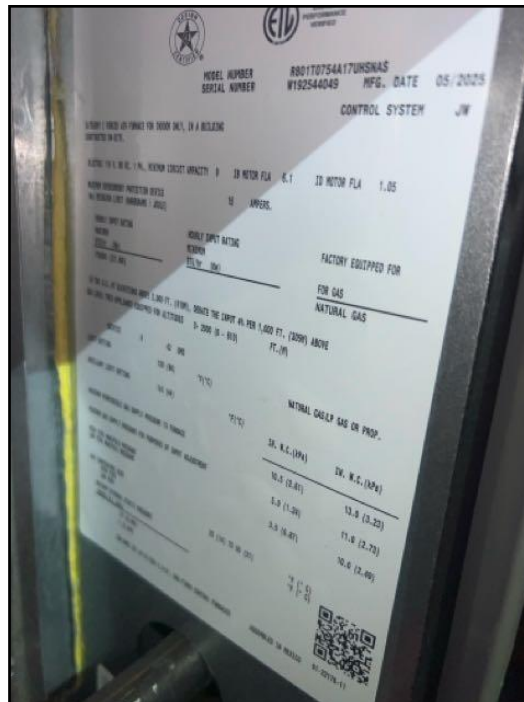
Description

Heating system type: • [Furnace](#)

Fuel/energy source: • [Gas](#)

Furnace manufacturer:

- Ruud



7. Ruud

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [60,000 BTU/hr](#)

Efficiency: • [Conventional](#)

Exhaust venting method: • [Natural draft](#)

Approximate age: • [1 year](#)

Main fuel shut off at:

- Meter

HEATING

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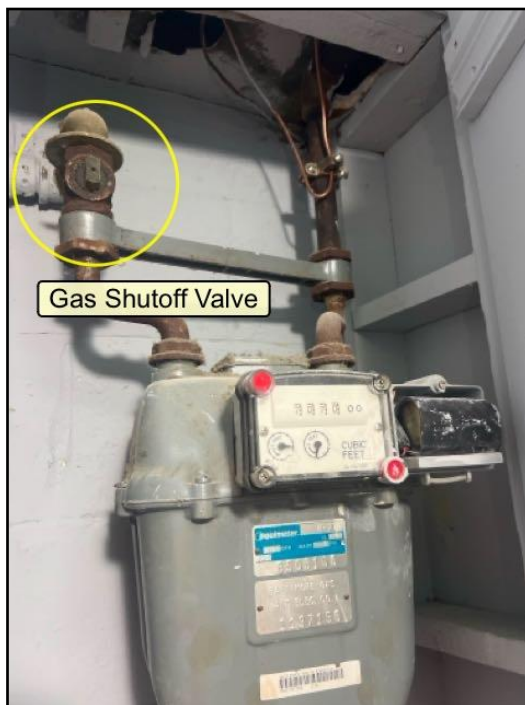
COOLING

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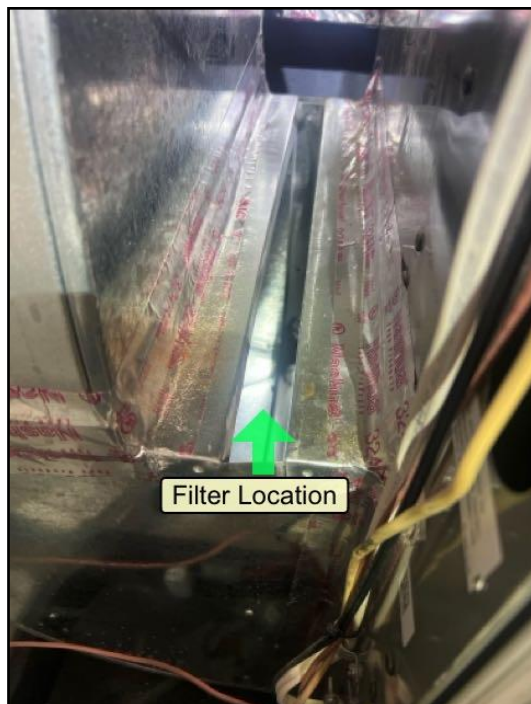


8. Meter

Air filter:

- 16" x 20"

Recommend having Licensed contractor properly replace dirty furnace filter.



9. 16" x 20"



10. 16" x 20"

HEATING

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Chimney/vent:

- Recommend having Licensed contractor properly repair deteriorated masonry Chimney.



11. Recommend having Licensed contractor...

Recommendations

CHIMNEY AND VENT \ Masonry chimney cap (crown)

4. Condition: • [Cracked](#)

Implication(s): Chance of water damage to structure, finishes and contents | Shortened life expectancy of material

Location: Roof

Task: Repair or replace Further evaluation

Time: Immediate

HEATING

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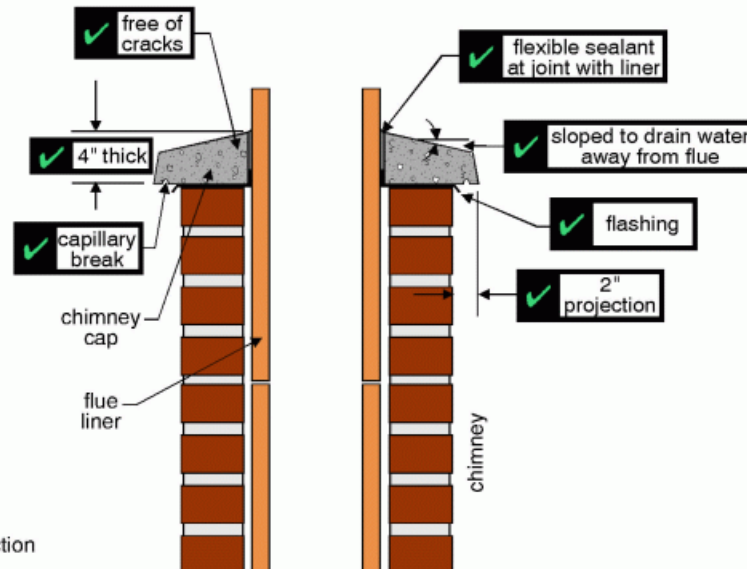
INSULATION

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What makes a good chimney cap?



COOLING & HEAT PUMP

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Description

Air conditioning type: • Electric

Manufacturer:

• Rheem



12. Rheem

Cooling capacity: • 2.5 Tons 030

Compressor type:

• Electric

COOLING & HEAT PUMP

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13. Electric



14. Electric

Compressor approximate age: • 1 year

Typical life expectancy: • 10 to 15 years

Failure probability: • [Low](#)

Limitations

Inspection limited/prevented by: • Low outdoor temperature

Recommendations

AIR CONDITIONING \ Compressor

5. Condition: • [Out of level](#)

Implication(s): Reduced system life expectancy | Damage to equipment

Location: Rear Yard

Task: Further evaluation Correct

Time: Immediate

COOLING & HEAT PUMP

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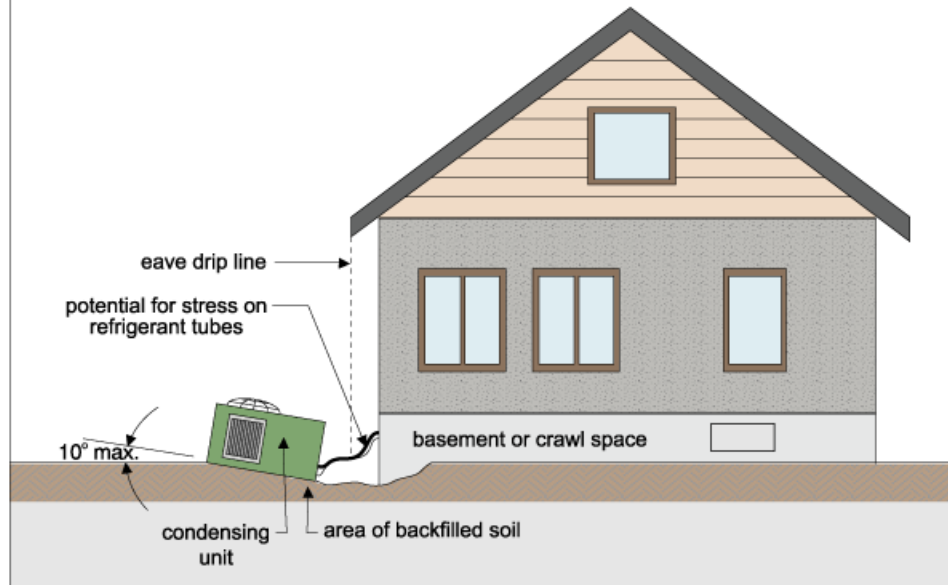
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AC condensing unit out of level (tilted)



INSULATION AND VENTILATION

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Description

Attic/roof insulation amount/value:

- [Not visible](#)

Unable to Access attics due ro access door being sealed shut. Thermal image shows areas of low temperature which would indicate lack of sufficient insulation. Recommend having attic evaluated for additional insulation.



15. Not visible

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

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

Limitations

Inspection limited/prevented by lack of access to: • Attic

Recommendations

ATTIC/ROOF \ Hatch/Door

6. Condition: • [Inaccessible](#)

Implication(s): Difficult access

Location: Second Floor Bedroom

Task: Repair or replace Further evaluation Correct

Time: Immediate

INSULATION AND VENTILATION

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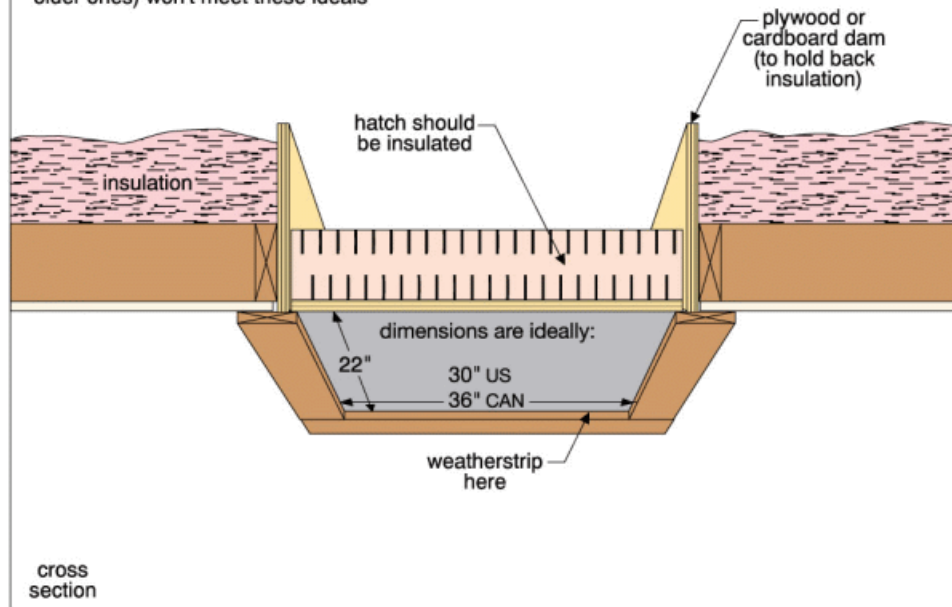
INTERIOR

REFERENCE

Attic access hatch

the illustration shows a good attic access hatch design

hatches in many houses (especially older ones) won't meet these ideals



Description

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

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

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

Main water shut off valve at the:

• Front of the basement

Main Water Shutoff



16. Front of the basement

Water heater type: • [Conventional](#)

Water heater location: • Basement

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

Water heater exhaust venting method: • Natural draft

Water heater manufacturer:

• Rheem

PLUMBING

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17. Rheem

Water heater tank capacity: • [40 gallons](#)

Water heater approximate age: • 5 years

Water heater typical life expectancy: • 8 to 12 years

Water heater failure probability: • [Low](#)

Waste and vent piping in building: • [Cast iron](#)

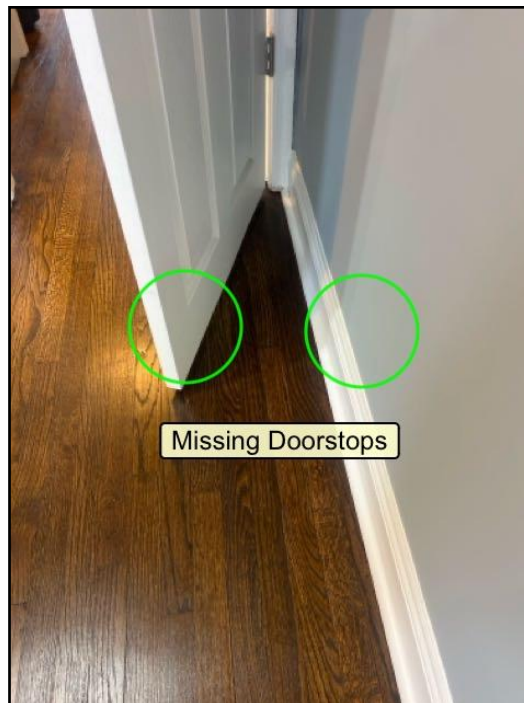
Sewer cleanout location: • Front yard

Exterior hose bibb (outdoor faucet): • Present

Description

General:

- Recommend having Licensed Contractor install door stops as needed to prevent damage to drywall.



18. Recommend having Licensed Contractor instal...

Major floor finishes: • [Hardwood](#) • Ceramic/porcelain • [Marble](#) • LVP Flooring

Major wall and ceiling finishes:

- [Plaster/drywall](#)

Recommend having Licensed contractor properly repair any cracks in drywall as needed.

INTERIOR

4126 Balfern Ave, Baltimore, MD January 9, 2026

Report No. 1428

<https://www.facebook.com/aclearview4you>

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

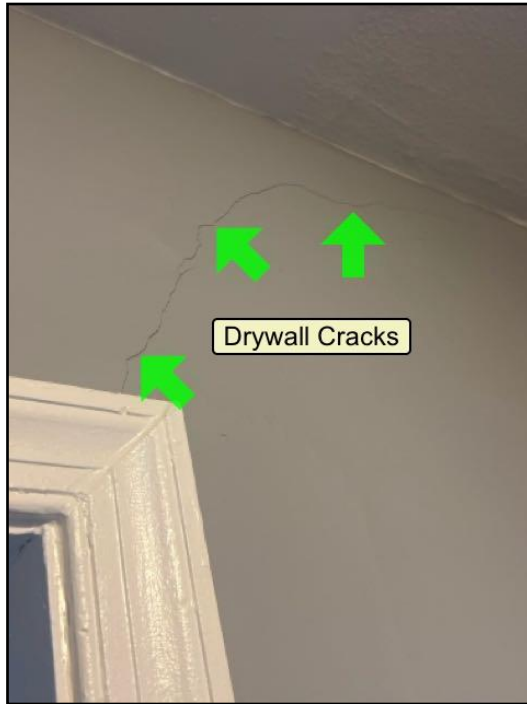
COOLING

INSULATION

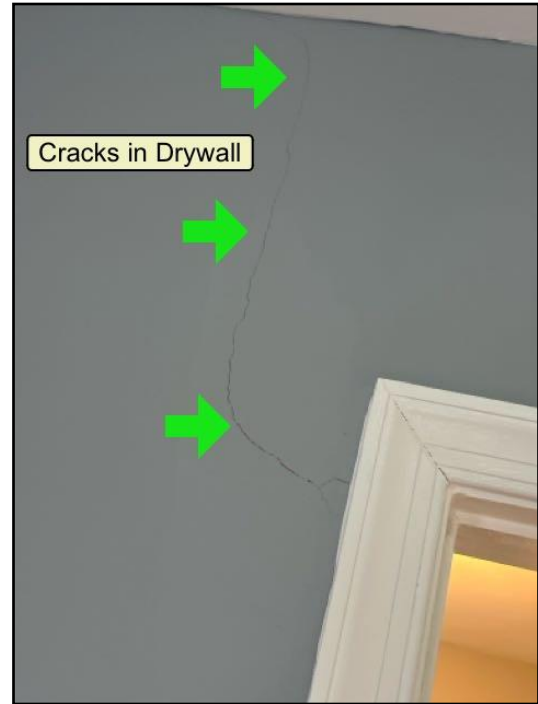
PLUMBING

INTERIOR

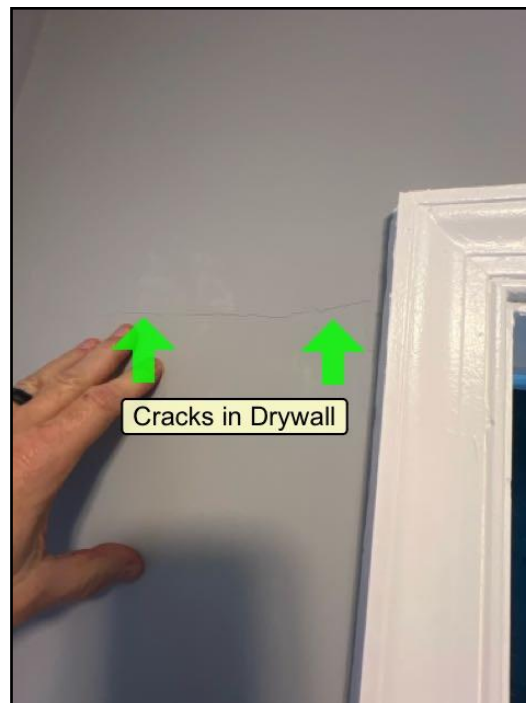
REFERENCE



19. Plaster/drywall



20. Plaster/drywall



21. Plaster/drywall

Windows:

- [Single/double hung](#)

Recommend having Licensed contractor repair or replace any non functioning hardware.

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22. Single/double hung

- [Casement](#)

Glazing: • [Double](#)

Exterior doors - type/material:

- Metal-clad

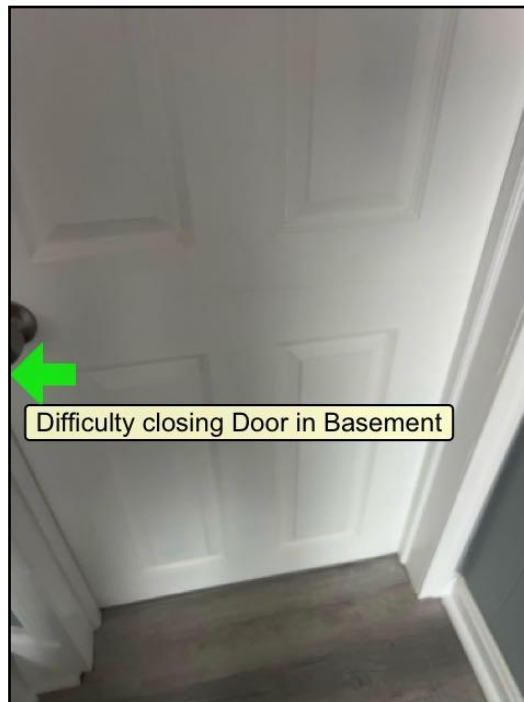
Recommend having a licensed contractor properly install missing strike plate.



23. Metal-clad

Doors:

- Recommend having Licensed contractor properly adjust interior doors that have difficulty closing.



24. Recommend having Licensed contractor...

Range fuel: • Gas

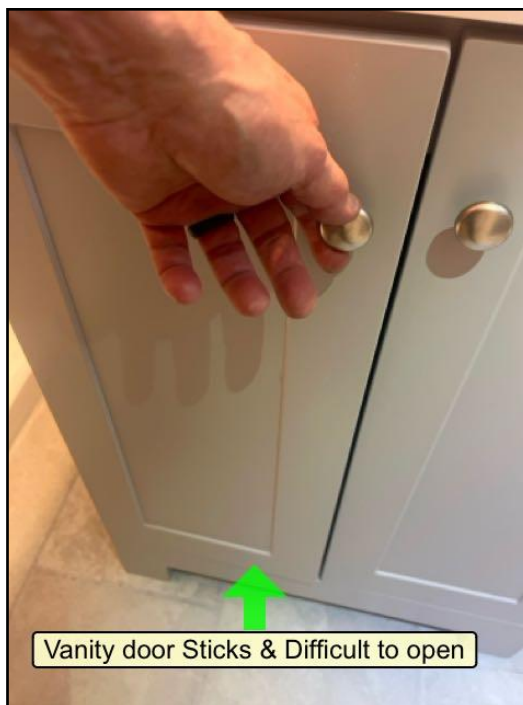
Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Counters and cabinets:

- Blank

Recommend having Licensed contractor properly adjust doors on basement bathroom vanity to allow for proper operation.



25. Blank

- Blank

Recommend having Licensed contractor properly adjust cabinet door that is rubbing against wall & partition.

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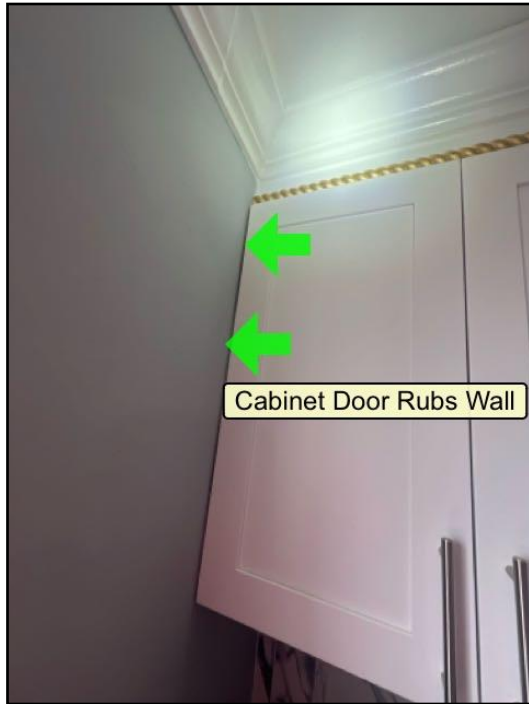
COOLING

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26. Blank

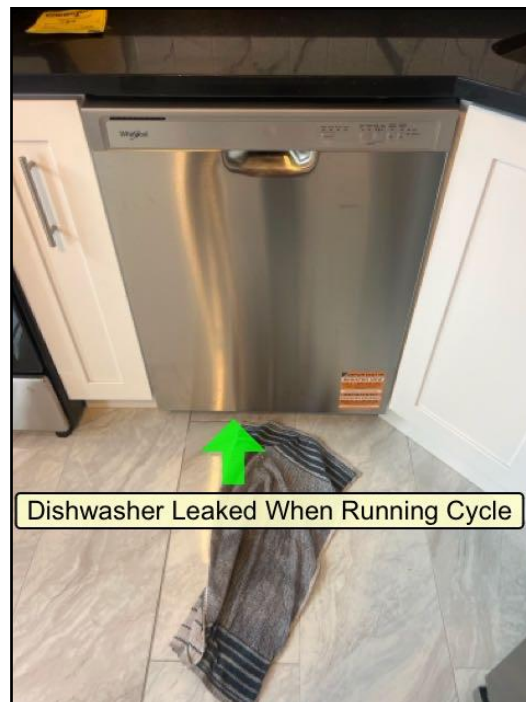


27. Blank

Inventory Dishwasher:

- Whirlpool

Recommend having Licensed contractor service leaking dishwasher.



28. Whirlpool

INTERIOR

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Recommendations

WINDOWS \ Hardware

7. Condition: • [Inoperative](#)

Implication(s): System inoperative or difficult to operate

Location: Second Floor Bathroom

Task: Repair or replace Further evaluation

Time: Immediate

APPLIANCES \ Dishwasher

8. Condition: • Leak

Implication(s): Chance of water damage to structure, finishes and contents

Location: First Floor Kitchen

Task: Repair or replace Further evaluation

Time: Immediate

END OF REPORT

REFERENCE LIBRARY

4126 Balfern Ave, Baltimore, MD January 9, 2026

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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