Inspection Report

Jeff Jetton

Property Address:
2932 Greenmount Ave
Baltimore MD 21218

MDHI.com Property Inspectors

Doug Bassett MD #32115, Certified Master Inspector (CMI) (PMI)
3520 Sugarloaf Pkwy
Unit #F03-63
Urbana, MD 21704

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Date: 4/1/2026	**Time:** 10:00:00 AM	**Report ID:** 040126DB2
Property: 2932 Greenmount Ave Baltimore MD 21218	**Customer:** Jeff Jetton	**Real Estate Professional:**

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Information (I) = This item is for your information, this could be suggestions for improvements to help make your home safer, information as to the location or other information to help you.

Maintenance (M) = Requires maintenance or proactive measures to insure proper function; corrective action is required to prevent deterioration or the need for more serious repairs in the near future.

This document is a home inspection report designed to assist a buyer, seller, or homeowner to evaluate the condition of a home, as well as its immediate surrounding areas, at a specific date and time.

The inspector conducts an evaluation of the home and permanently installed, readily accessible systems and components.

The inspection is limited in scope. The inspection is not intended to be an exhaustive evaluation of a home, system, or components. The inspector does not disassemble equipment, dismantle items, move furnishings or stored items, lift floor coverings, open walls, or disturb items which belong to the occupant(s). The inspector may not specifically address every component in the home, e.g., numerous items such as windows, electrical outlets and light fixtures may be randomly selected and evaluated. The inspector does not evaluate items that are inaccessible, concealed or underground. Therefore, the home or property may have issues that cannot be discovered by the inspector. For more information, please refer to Limitations and Exclusions in our Inspection Services Agreement.

The inspection addresses visible and apparent conditions which exist at the date and time of the inspection. The inspector endeavors to identify and accurately report on visible issues which affect the construction, general maintenance, and overall safety of the home and its immediate surrounding areas. Conditions may change, perhaps dramatically, between the date and time of the inspection and the date and time of settlement and/or move-in.

The inspection report reflects observations and opinions of the inspector. Subsequent inspections or evaluations performed by other parties may yield different, and in some cases, contradictory findings. There can be several reasons for discrepancies in findings, including the interval between inspections, differences in the objectives or scope of each inspection, and background, training, and subjective opinions and experiences of the individuals performing an inspection.

The inspection does not eliminate all risks involved in a real estate transaction. The inspection does not anticipate subsequent events or changes in the performance of the home due to changes in use or occupancy. We recommend that you obtain information, which is available about the home and property, including seller's disclosures, previous inspection reports, engineering reports, building permits, remodeling permits, and reports delivered for or by municipal inspection departments, lenders, relocation companies, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have occurred.

The inspection is not a code inspection. The inspection may address issues which refer to a particular code, but the inspector does not conduct a code compliance inspection or code safety inspection and does not verify compliance with manufacturer's installation instructions for any system or component. We are not authorized to regulate or enforce code

compliance and must instead operate under the reasonable presumption that the home is compliant with all code requirements. Please contact the relevant government authority or original equipment manufacturer for information related to construction, addition or remodeling permits, energy efficiency ratings, or other issues relating to code compliance.

MARYLAND STATE DISCLOSURES

Title 16, Business Occupation and Professions, Annotated Code of Maryland (COMAR) establishes licensing procedures for Home Inspectors and establishes the Maryland State Commission for Real Estate Appraisers and Home Inspectors. Section 16-4A-01, Business Occupations and Professions, states: (a) A licensed home inspector shall give to each person for whom the licensee performs a home inspection for compensation or to the person's representative, a written report that states:

1. The scope and exclusions of the inspection;

2. The conditions observed during the home inspection that are subject to the adopted standards of practice and code of ethics approved by the Commission;

3. The licensed number of the licensee; and

4. A discloser in 14-point bold type that includes the following statements:

i. An inspection is intended to assist in the evaluation of the overall condition of a building. This inspection is based on observations of the visible and apparent condition of the building and its components on the date of inspection.

ii. 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 express or implied.

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

iv. 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.

5. The licensee shall give the person or person(s) representative the report:

i. By the date set in a written agreement by the parties to the home inspection; or

ii. Within 7 business days after the home inspection was preformed if no date was set in a written agreement by the parties to the home inspection.

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

Each of our inspectors is a Certified Real Estate Thermographer, having completed rigorous training developed by a Level III Certified Thermographer consisting of 8 hours in the classroom, 8 hours in the field, a proctored exam, and continuing education. Our training is approved for continuing education credits by ASHI, InterNACHI and NACHI, the nation's largest professional inspector associations.

Standards of Practice:
InterNACHI Standards of Practice

Type of building:
Townhome

Approximate age of building:
Over 50 Years

Weather:
Clear

Temperature:
The temperature at the start of the inspection
76

Rain in last 3 days:
Yes

Ground/Soil surface condition:
Dry

Water Test:
No

LIMITATIONS:
Storage/personal items restrict access to various interior components; therefore, the inspection of such components is limited., Storge/personal items restrict access to various exterior components; therfore, the inspection of such components is limited., Some areas of the building are currently undergoing construction or renovation. A building inspection does not cover research on the property’s permitting history or on product warranties and documentation. It is important to check the municipal records for this property to ensure that all necessary permits were obtained and approved by municipal authorities after the work was completed. Additionally, ask the owner for any product or system documentation., The property has been vacant for an extended period. Extended periods without regular use cause some plumbing components to fail, e.g., seals and washers may dry out, valves may seize, and older sections of cast iron lines may corrode or crack. Operating condition of the main drain from the house cannot be fully assessed without regular use.

# of Additional Structures:
0

Property:
Vacant

Parties Present at Start of Inspection:
Buyer, Buyer's Realtor

1. Exterior

INFORMATION: Wood trim is subject to deterioration and requires periodic maintenance, including cleaning. Keep trim material sealed with caulking and painted or stained to protect it form moisture penetration and insects.

EXTERIOR WALK - Most local municipalities require property owners to maintain the adjacent city sidewalks. That includes snow removal in the wintery months and reporting any tripping concerns to the proper authority. We recommend that you check with municipal authorities to determine repair and maintenance responsibilities.

EXTERIOR WALK - Use of rock salt in the wintery months can deteriorate the concrete surface leaving it rough. We recommend using Ice Melting agents or chemicals noted to be “concrete safe”.

Styles & Materials

Driveway:
MATERIAL: Concrete

Siding(s):
MATERIAL: Brick

Doors Exterior Entry:
MATERIAL: Metal

Stairs/Steps:
MATERIAL: Stone

Patio:
LIMITATIONS: Vegetation/leaves limits the inspection of the patio.
LIMITATION: Storage/personal items restrict access to the patio. Therefore, the inspection is limited.
TYPE: Open

Chimney Materil(s) (exterior):
LIMITATION: The chimney has been abandoned.
LIMITATION: Visibility of, and accessibility to, the chimney interior is limited, therefore, the inspection is limited.
MATERIAL: Brick
MATERIAL: Covered by roofing material.

Gutters and Downspouts Type & Material:
Type: Conventional
Material: Aluminum

Grading:
Type: Neutral

Window Wells:
Type: None

		IN	NI	NP	RR	M	I
1.0	Driveway	•		•			
1.1	Walks	•					
1.2	Siding (1)	•					
1.3	Trim, Eaves, Soffits, and Fascias	•			•		
1.4	Chimney	•			•		
1.5	Doors (Exterior)	•			•		
1.6	Windows	•			•		
1.7	Stairs/Steps	•			•		
1.8	Porch			•			
1.10	Patio	•			•		
1.12	Vegetation, Trees, and Shrubs	•			•		
1.13	Gutter/Downspouts	•			•		
1.14	Drain			•			
1.15	Grading	•					
1.16	Window Well			•			
		IN	NI	NP	RR	M	I

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Comments:

1.3 (1) The trim is either loose allowing birds to nest.

Location: Front

Recommendation: Repair or replace the trim and fix any damage revealed.

1.3 Item 1(Picture)

1.3 Item 2(Picture)

1.3 (2) The trim is bare (no paint or stain). Unprotected trim will deteriorate much more rapidly than painted or stained trim.

LOCATION: Rear

RECOMMENDATION: Paint or stain the trim.

1.3 Item 3(Picture)

1.4 The chimney has been abandoned and no longer vents any appliance or fixture. As it is no longer serving a functional purpose, the structure provides no active utility and may continue to deteriorate if not properly maintained or sealed.

Location: In multiple locations.

Recommendation: Do not use the chimney. Have a qualified contractor evaluate its condition and make any necessary repairs, including sealing, stabilizing, or modifying the structure as appropriate.

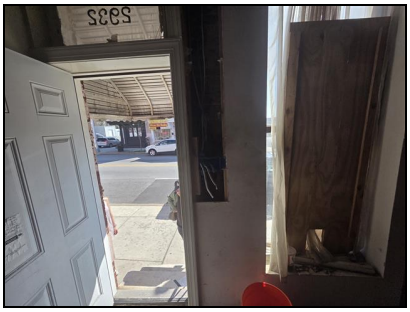
1.4 Item 1(Picture)

1.5 The door is not installed square to the structure.

LOCATION: Front

RECOMMENDATION: Repair or replace the door.

1.5 Item 1(Picture)



1.5 Item 2(Picture)

1.6 The windows are bordered up, damaged, have broken glass or do not function.

Location: Multiple locations

Recommendation: Repair or replace the windows as needed.

1.6 Item 1(Picture)

1.6 Item 2(Picture)

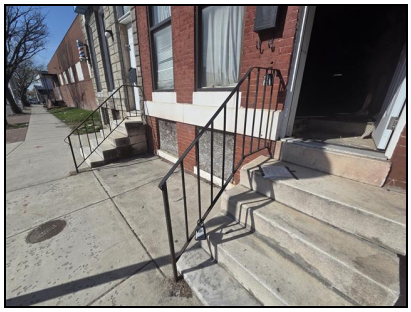
1.6 Item 3(Picture)

1.6 Item 4(Picture)

1.7 (1) The handrail is loose, this is a safety concern.

Location: Front

Recommendation: Secure the handrail as needed.



1.7 Item 1(Picture)

1.7 (2) The stair stones have shifted creating gaps.

LOCATION: Front

RECOMMENDATION: Repair the steps as needed.

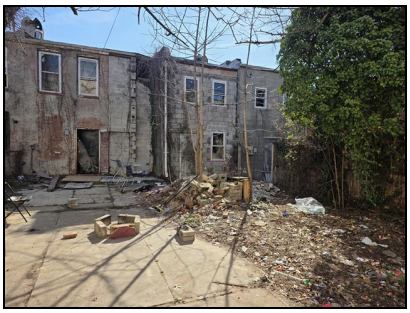

1.7 Item 2(Picture)


1.7 Item 3(Picture)

1.10 There is deterioration at the patio deteriorated.

Location: Rear

Recommendation: Repair or replace the patio.


1.10 Item 1(Picture)


1.10 Item 2(Picture)


1.10 Item 3(Picture)

1.12 **Issue:** Vines and ivy are growing up the building.

Impact: This will draw moisture into the structure and cause deterioration. In some cases, the vegetation will grow into the home, causing mold-conducive conditions and damage.

Location: Observed in multiple locations.

Recommendation: Remove the vines/ivy and repair any damage that may be revealed.


1.12 Item 1(Picture)


1.12 Item 2(Picture)


1.12 Item 3(Picture)

1.13 Issue: The downspout extensions are either missing or inadequate.

Impact: These extensions are essential for directing roof runoff water away from the foundation. Water sitting near or at the properties foundation can have a negative impact, allowing water to seep into the foundation. This is know as efflorescence, in cases were there are penetrations through the foundation or cracks water can enter causing mold conducive conditions.

Location: Rear.

Recommendation: Upgrade or replace the downspout extensions as needed to ensure optimal drainage.

1.13 Item 1(Picture)

2. Roofing / Roof Penetrations / Flashing / Skylight

There are different roof types and materials and different methods of installing them, but all have limited warranties and most eventually leak. Every roof is only as good as its waterproof membrane, which is concealed and cannot be examined without removing the material, and this is true of almost every type of roof, therefore the inspection is limited to a visual observation and not a guarantee against future failures.

Styles & Materials

ROOF INFORMATION:
LOCATION:
Main Structure
TYPE/STYLE: Flat (Low Slope)
VENTILATION:
None Found
VIEWED FROM:
Drone
INFORMATION: Estimated age based on visual clues and condition, exact age not determined.

Roof Covering Materil(s):
Built-up (BUR)

Age of roof covering (Aprox):
12 to 16 Years

Estimated Useful Life When New (Years):
10-15

INFORMATION:
INFORMATION: A flat roof will need periodic maintenance, inspect annually for failing seams and temporary tar or calking.
INFORMATION: Estimated age based on visual clues and condition, exact age not determined.

LIMITATION::
What prevent walking the entire roof:
Design/Slope

		IN	NI	NP	RR	M	I
2.0	Roof Coverings	•			•		
2.1	Flashings / Roof Penetrations	•			•		
		IN	NI	NP	RR	M	I

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Comments:

2.0 The roof covering is older and approaching the end of its service life. While it may continue to perform for a few more years, aging materials are more prone to deterioration, and localized leaks may develop, requiring temporary patching or tar repairs.

LOCATION: Main Structure

RECOMMENDATION: Hire a qualified roofing contractor to evaluate the roof and perform repairs or replacement as needed. Proactive assessment will help address emerging leaks, reduce the risk of moisture intrusion, and plan for full replacement in the near future.


2.0 Item 1(Picture)


2.0 Item 2(Picture)


2.0 Item 3(Picture)


2.0 Item 4(Picture)


2.0 Item 5(Picture)

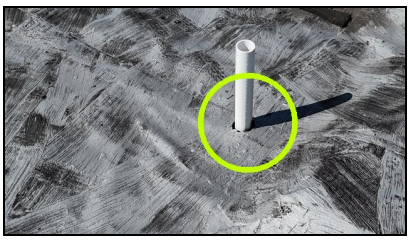
2.1 Flashing is missing in this area of the roof. Missing flashing creates a direct pathway for water penetration and can lead to concealed damage within the roof assembly or adjacent structural components.

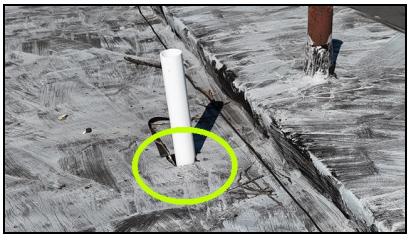
LOCATION:plumbing vent pipe(s)

RECOMMENDATION: Have a qualified roofing contractor install proper flashing and repair any moisture-related damage uncovered during the work. Correct installation is important to prevent ongoing water intrusion and deterioration.


2.1 Item 1(Picture)


2.1 Item 2(Picture)


2.1 Item 3(Picture)


2.1 Item 4(Picture)

4. Structural Components

LIMITATION FINISHED AREAS: Finished areas limit the inspection. The inspector does not inspect behind walls, above ceilings, or other obstructions which obstruct the inspector's view.

Styles & Materials

Foundation:
Type: Basement
Material: Brick
Material: Concrete Block (CMU)

% of Foundation Visible:
60%

Floor:
Type: Conventional Framing
Material: Dimensional Lumber

Wall Structure:
Type: Wood Framing

Attic Access:
Method: No access

% of attic visible:
0%

Roof Sheathing:
Material: Unable to Determine

Roof Structure:
Type: Unable to determine.

		IN	NI	NP	RR	M	I
4.0	Foundations, Basements and Crawlspaces	•			•		
4.1	Beams	•					
4.2	Post/Piers or Columns	•					
4.3	Floors (Structural)	•			•		
4.4	Walls (Structural)	•			•		
4.5	Roof Structure and Attic	•			•		
4.6	Roof Sheathing		•				
4.7	Ceilings (Structural)	•					
4.8	Attic Access			•			
		IN	NI	NP	RR	M	I

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Comments:

4.0 (1) Vertical cracks are present in the foundation. Vertical cracking often indicates settlement or ongoing movement and should be evaluated to determine the extent and whether structural concerns are developing.

LOCATION: Basement

RECOMMENDATION: Hire a qualified contractor to evaluate the foundation cracks and make any necessary repairs to prevent further movement and maintain structural stability.

4.0 Item 1(Picture)

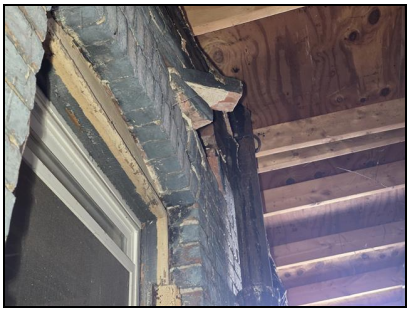
4.0 (2) Mortar in the foundation wall is missing or deteriorated. Gaps or weakened mortar joints can allow moisture penetration and may lead to further deterioration of the wall over time.

LOCATION: Multiple Locations

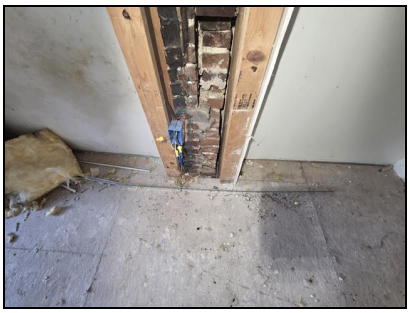
RECOMMENDATION: Have a qualified contractor repair or repoint the deteriorated mortar to restore proper protection and prevent additional moisture-related damage.


4.0 Item 2(Picture)


4.0 Item 3(Picture)


4.0 Item 4(Picture)


4.0 Item 5(Picture)


4.0 Item 6(Picture)


4.0 Item 7(Picture)

4.3 (1) There is evidence of fire damage in the property. The full extent of the damage and the scope of any past repairs cannot be determined during a visual inspection. Fire-related damage may affect structural components, electrical systems, and other concealed areas.

LOCATION: Multiple Locations

RECOMMENDATION: Ask the property owner for details regarding the fire event and any repairs performed. Records of the incident can typically be obtained from the local fire department, and documentation of repairs—along with any required permits or approvals—can usually be obtained from the municipal building department. Further evaluation by qualified professionals may be necessary depending on the findings.


4.3 Item 1(Picture)


4.3 Item 2(Picture)


4.3 Item 3(Picture)


4.3 Item 4(Picture)


4.3 Item 5(Picture)

4.3 (2) A floor joist is deteriorated. This deterioration can reduce the joist's load-bearing capacity and may indicate an underlying moisture or pest-related issue. The cause of the deterioration should be identified to determine whether additional structural components are affected.

LOCATION: Front Basement

RECOMMENDATION: Hire a qualified contractor to evaluate the deteriorated joist, determine the cause of the damage, and repair or replace the affected structural members as needed.


4.3 Item 6(Picture)


4.3 Item 7(Picture)

4.4 (1) There is visible cracking and movement in the retaining wall. Because this wall is supporting soil along the crawlspace, any displacement can compromise stability and may worsen over time. The underlying cause of the cracking and movement should be identified to prevent further structural concerns.

Location: Rear

Recommendation: Hire a qualified contractor to evaluate the retaining wall, determine the cause of the cracking and movement, and make any necessary repairs or replacements to ensure the wall remains stable and capable of supporting the adjacent soil.


4.4 Item 1(Picture)

4.4 (2) The are no fire stops at the walls. Fire stops at walls adjacent to stairways are essential.

Fire can spread through walls and other openings, and fire stops help to prevent this by sealing gaps and openings.

Fire stops protect the strength of stairways, ensuring they remain strong during a fire, which is crucial for safe egress.

Ensure safety during a fire: By preventing the spread of fire and smoke, fire stops contribute to the overall safety of the building and its occupants.

Location: Multiple Locations

Recommendation: Compliance with building codes: Many building codes require fire stops at certain locations, such as around vents, pipes, ducts, cables, and wires at ceiling and floor level.

It is important to consult with a qualified fire safety professional to ensure that fire stops are installed correctly and in compliance with local building codes.

4.4 Item 2(Picture)

4.4 Item 3(Picture)

4.4 (3) The wall and ceiling do not appear to have appropriate load-bearing supports. When an opening is created in a load-bearing wall, the structural load must be properly transferred down to the foundation or basement through an adequate support system. There is no visible evidence of such a load path in this area.

This condition can lead to structural settlement, deformation, or eventual failure if not corrected.

Location: Rear addition

Recommendation: Hire a licensed structural engineer to evaluate the structure and provide detailed recommendations for proper corrective measures. After engineering guidance is obtained, have a qualified contractor perform all required repairs to ensure the load is properly supported.

4.4 Item 4(Picture)

4.4 Item 5(Picture)

4.4 Item 6(Picture)

4.5 The roof rafters are exposed to the elements, and some rafters are missing. Structural wood that is not designed for exterior exposure is vulnerable to deterioration when left unprotected. Prolonged exposure can lead to decay, moisture damage, and increased susceptibility to pests.

Location: left rear corner of the property.

Recommendation: Have a qualified contractor evaluate the affected area and make all necessary repairs, including replacing missing rafters and properly protecting any exposed structural wood to prevent further deterioration.

4.5 Item 1(Picture)

6. Insulation and Ventilation

Styles & Materials

Attic Insulation Depth in ":
Not Visible

Crawl Space Insulation:
Material: None

		IN	NI	NP	RR	M	I
6.0	Attic Insulation & Ventilation	•			•		
6.1	Basement Insulation & Ventilation	•					
6.2	Crawl Space Insulation & Ventilation	•			•		
6.3	Ventilation & Insulation	•					
6.4	Humidity Control - Insulation & Ventilation	•			•		
6.6	Bath & Kitchen Ventailation	•					
		IN	**NI**	**NP**	**RR**	**M**	**I**

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Comments:

6.0 There is no insulation.

Location: Attic

Recommendation: Install additional insulation in accordance with local guidelines. By increasing your attic's insulation, you'll not only improve energy efficiency but also create a more comfortable environment.


6.0 Item 1(Picture)


6.0 Item 2(Picture)


6.0 Item 3(Picture)

6.2 Insulation is absent in the crawl space. Missing insulation can reduce energy efficiency and contribute to heat loss, moisture concerns, and overall comfort issues within the property.

Location: Crawl space

Recommendation: Install appropriate insulation in accordance with local building guidelines and best practices to improve energy efficiency and help maintain proper thermal performance


6.2 Item 1(Picture)


6.2 Item 2(Picture)

6.4 There is no vapor retarder installed in the crawlspace. Without a proper ground moisture barrier, humidity levels can rise and contribute to condensation, wood deterioration, mold growth, and other moisture-related issues.

Location: Crawlspace

Recommendation: Install a continuous vapor retarder across all exposed soil areas in accordance with current standards to help control moisture and protect building components.


6.4 Item 1(Picture)

7. Interior

Fireplace inspections are limited, we do not certify the condition of the fireplace, damper, chimney or the interior of any of the components. We look at the exterior hearth and brick and interior of the firebox for noticeable damage. A class II inspection is recommended to determine the condition of the fireplace any of its components and chimney by a qualified chimney sweep.

Styles & Materials

Sump Pump:
Type: None

Ceiling Materials:
Material: Drywall

Flooring:
Type: Sub floor only

Steps/Stairs:
Type: Conventional
Type: Spiral
Information: The staircase headroom is less than the 6'8" required by modern construction standards. Construction of the staircase predates such requirments. Be cautious when using the staircase.
Information: The staircase is more narrow than the 36" required by modern construction standards. Construction of the staircase predates such requirments.
Information: The staircase has steeper than normal rise between steps, with treds that are shallow. Such construction is often designed to conserve interior space but can be a tripping hazard.

Walls:
Material: Drywall

Window:
Type: Double-hung
Type: Fixed
Type: Hopper
Material: Wood
Material: Vinyl
INFORMATION: The windows are near or at the end of their useful life. We reocmmend establishing a budget tot replace the windows.
INFORMATION: We do not inspect window screens as this is a common routine maintenance item.

		IN	NI	NP	RR	M	I
7.1	Floors	•			•		
7.2	Walls	•					
7.3	Ceilings	•			•		
7.4	Steps, Stairways, Balconies and Railings	•			•		
7.5	Cabinets	•					
7.6	Countertops	•					
7.7	Doors (Representative number)	•					
7.8	Windows (Representative number)	•			•		
		IN	NI	NP	RR	M	I

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Comments:

7.1 (1) The floor has a cutout for a HVAC register with no duct work.

LOCATION: Front room 2nd floor

RECOMMENDATION: Repair the floor or install the ductwork and register.

7.1 Item 1(Picture)

7.1 (2) The flooring slopes/un-level, there are several possible causes. An evaluation is needed to determine the cause.

LOCATION: Rear

RECOMMENDATION: Hire a contractor to determine the cause and make any needed repairs.

7.1 Item 2(Picture)

7.3 The ceiling is water-stained or damaged. Moisture meter testing showed high moisture content at the time of inspection, indicating active moisture intrusion. Hidden damage within the ceiling or surrounding materials is possible.

LOCATION: Multiple locations

RECOMMENDATION: Have a qualified contractor evaluate the affected area to determine the source of moisture and make all necessary repairs, including addressing any concealed damage uncovered during the work.

7.3 Item 1(Picture)

7.4 (1) The stairs are installed in a manner that does not align with current building standards. The connection between the stringer end and the floor is vulnerable to failure. While this installation method may have been acceptable at the time of construction, modern practices offer more secure and reliable techniques for stair anchoring.

Location: 1st to 2nd floor and Basement

Recommendation: Hire a qualified contractor to assess the stair installation and perform necessary upgrades to meet today's safety and structural standards.


7.4 Item 1(Picture)

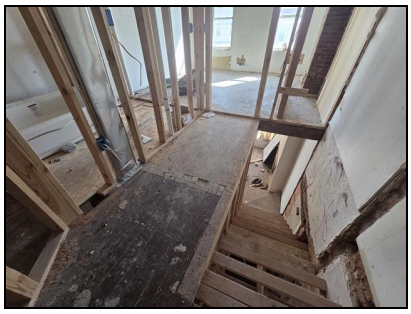

7.4 Item 2(Picture)


7.4 Item 3(Picture)

7.4 (2) A handrail is missing at this location. The absence of a proper handrail creates a safety hazard, increasing the risk of slips, trips, or falls when using the stairs or elevated walking surface.

LOCATION: 2nd floor

RECOMMENDATION: Have a qualified contractor install a compliant handrail to restore safe use of the area and meet current safety standards.


7.4 Item 4(Picture)

7.8 The window is damaged or inoperative, which affects its ability to function as designed. Depending on the nature of the damage, operation, security, and weather-resistance may be compromised.

LOCATION: Basement

RECOMMENDATION: Repair or replace the window to restore proper operation and ensure it functions safely and effectively.


7.8 Item 1(Picture)


7.8 Item 2(Picture)

8. Electrical System

As of 1 January, 2018 the State of Maryland requires battery operated smoke detectors to be a combination of smoke and carbon monoxide detectors and have a 10-year lithium ion battery. All hard-wired smoke detectors cannot be more than 10 years old. Even in an all-electric house fireplaces and attached garages can be a source of carbon monoxide.

- Verify or replace all smoke detectors to be in accordance with Maryland guidelines.

The state of Maryland requires all properties with fossil fuel and/or wood burning appliances have a carbon monoxide detector installed on level.

The two most commonly recognized smoke detection technologies are ionization smoke detection and photoelectric smoke detection. https://www.nfpa.org/public-education/by-topic/smoke-alarms/ionization-vs-photoelectric

Styles & Materials

Electrical Service Conductors:
TYPE: Overhead service
MATERIAL: Aluminum
LIMITATIONS: Electrical service is off, which limits the inspection of systems which require electricity. Therefore, the inspection is limited.
INFORMATION: The electrical system may need to be upgraded if more or higher-demand electrical appliances will be used. Consult with a licensed electrican if demand increases.

Meter:
AMPERAGE: 200
VOLTAGE: 120/240
LOCATION: Basement

Main Disconnect Location:
LOCATION: At the main electrical panel in the basement.

Panel:
AMPERAGE: 200
VOLTAGE: 120/240
TYPE: Breakers
LOCATION: Basement

Grounding / Bonding:
TYPE: Unable to Determine

Branch Circuits:
TYPE: Romex (Non-metallic Sheathed Cable)
MATERIAL: Copper
INFORMATION: Not all branch wiring is accessible, therefore the inspection is limited.

Information:
Test GFCI devices regulary to ensure proper working order. Most GFCI manufacturers recommend monthly testing.

Solar Panel & System:
NONE

		IN	NI	NP	RR	M	I
8.0	Service Entrance	•			•		
8.1	Panel	•			•		
8.3	Branch Circuits	•					
8.4	Grounding / Bonding			•			
8.5	Receptacales	•					
8.6	Switches	•					
8.7	Fixtures	•			•		
		IN	**NI**	**NP**	**RR**	**M**	**I**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, M= Maintenance (M) =, I= Information

Comments:

8.0 The entrance cable is in contact with tree limbs. This is a safety hazard.

LOCATION: Rear

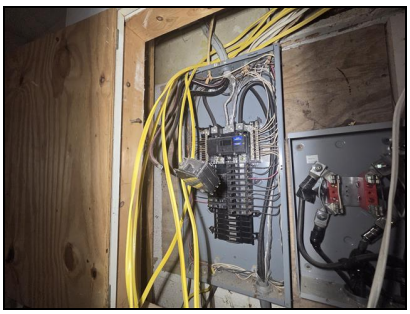
RECOMMENDATION: Hire a contractor to remove the tree limbs.

8.0 Item 1(Picture)

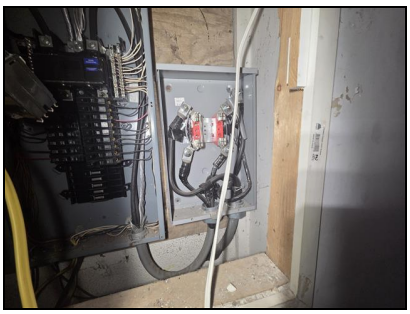
8.1 The electrical panel is currently in the process of being wired. Several conductors are not yet connected, and the panel is not energized at this time.

Location: Basement

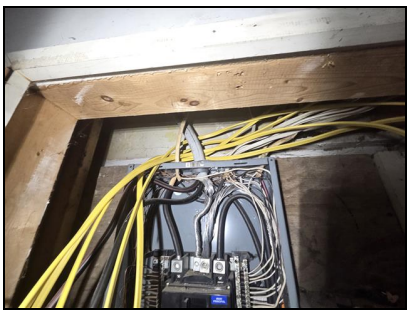
Recommendation: Hire a licensed electrician to complete the installation and ensure all wiring is properly connected, safely terminated, and compliant with current electrical standards and manufacturer requirements.



8.1 Item 1(Picture)



8.1 Item 2(Picture)

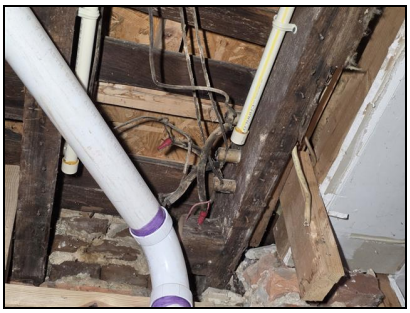


8.1 Item 3(Picture)

8.3 Knob-and-tube wiring is present. This older wiring method cannot be grounded and often has brittle, deteriorated, or damaged insulation. These conditions can create safety concerns and may not meet modern electrical standards.

LOCATION: Multiple Locations

RECOMMENDATION: Hire a licensed electrician to evaluate the condition of the knob-and-tube wiring and make any necessary repairs or replacements to ensure the system is safe and compliant with current electrical requirements.



8.3 Item 1(Picture)

8.3 Item 2(Picture)

8.3 Item 3(Picture)

8.7 Some light fixtures appear to require a junction box for proper installation. Several fixtures are installed in areas where a junction box may be missing or where the fixture may not be rated for direct contact with insulation.

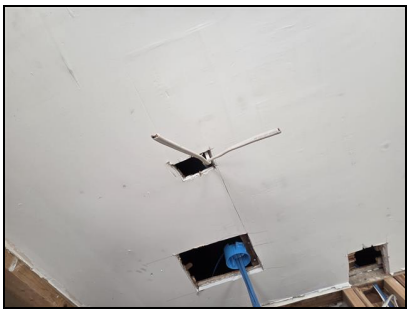
LOCATION: Multiple locations throughout the property.

RECOMMENDATION: Have a qualified electrician verify that each fixture is properly installed with an approved junction box where required. Confirm that all lighting is rated for the installation conditions, including proximity to insulation (IC rated where applicable) and compliance with manufacturer specifications.

8.7 Item 1(Picture)

8.7 Item 2(Picture)

8.7 Item 3(Picture)



8.7 Item 4(Picture)

9. HVAC

Styles & Materials

Heating System:
FUEL TYPE: Natural Gas
LOCATION: Basement
SYSTEM TYPE: Furnace
Information: The heating system is past its expected life; we recommend replacing it.

Number of Heating Systems:
One

Distribution:
DISTRIBUTION TYPE: Ductwork
FILTER TYPE: Disposable
INFORMATION: Not all the rooms have dedicated vents. This is not uncommon when an HVAC system is added to older home.

A/C Equipment:
TYPE: None found

Outside A/C Unit Manufacturer:
NONE

Number of A/C Systems:
None

Thermostat:
LOCATION: Unknown

		IN	NI	NP	RR	M	I
9.0	Heating Equipment	•			•		
9.1	Cooling, Air Handler Equipment & Compressor	•					
9.2	Condensation System	•					
9.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•					
9.4	Automatic Safety Controls	•					
9.5	Themostat / Normal Operating Controls	•					
9.6	Humidifier / Dehumidifier			•			
9.9	Humidifer			•			
		IN	**NI**	**NP**	**RR**	**M**	**I**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, M= Maintenance (M) =, I= Information

Comments:

9.0 The furnace is old and was not connected at time of inspection. The unit should be replaced.

Location: Basement

Recommendation: Replace the HVAC unit and complete the installation of all the duck work.

9.0 Item 1(Picture)

10. Plumbing System

INFORMATION: A video drain line inspection can reveal hidden problems, including issues in the main drain that connects to the municipal sewer. Considering a video drain line inspection.

The shower pan is inaccessible, which prevents detailed inspection. Shower pans tend to leak/fail without notice and typically cannot be repaired.Evaluation of condition of shower pans is based on visible evidence of leakage, such as visible stains or dampness at adjacent floors and walls.

Check drainage at all plumbing fixtures and associated appliances during pre-settlement walk-through. Recommended hot water temperature is approximately 120° or lower.

The main water shutoff valve.

Pressure regulator sometimes referred to as a pressure reducing valve.

Styles & Materials

Water Source:
Type: Public
Material: Galvanized Steel

Main Water Shut-off:
LOCATION: Front of Basement

Plumbing Water Distribution (inside):
Limitations: Restrictied access limits the inspection of plumbing piping and fixtures.

Water Pressure (PSI):
Limitation: The inspector is un able to measure the plumbing systems water pressure. No appropriate connections are available, or the hose spigots are winterized.

Plumbing Waste Line:
TYPE: Public
LIMITATION: Not all waste lines are visible.
INFORAMTION: A video drain line inspection can reveal hidden problems, including issues in the main drain that connects to the municipal sewer. Considering a vido drain line inspection

		IN	NI	NP	RR	M	I
10.0	Service	•			•		
10.1	Main Water Shut-off Device (Describe location)	•					
10.2	Plumbing Water Supply Pipes	•					
10.3	Plumbing Drain, Waste and Vent Systems	•			•		
10.4	Toilet			•			
10.5	Tub/Shower			•			
10.6	Sink			•			
		IN	**NI**	**NP**	**RR**	**M**	**I**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, M= Maintenance (M) =, I= Information

Comments:

10.0 Galvanized piping is present at the main water line into the property. This material was commonly used in the early 20th century as a replacement for cast iron and lead. Over time, galvanized pipes typically corrode from the inside out, causing internal plaque buildup that can reduce water pressure, introduce discoloration or metallic-tasting water, and eventually lead to pipe failure. Longevity varies based on water quality, electrical grounding conditions, and the thickness of the original zinc coating.

Location: Basement

Recommendation: Hire a licensed plumber to evaluate the condition of the galvanized piping and repair or replace sections as needed to ensure proper function and reduce the risk of future leaks or failures.

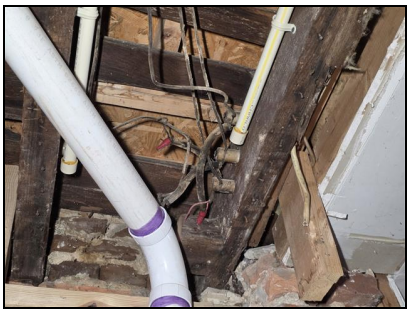
10.0 Item 1(Picture)

10.3 The plumbing is not completed, limited areas are roughed in.

Location: Multiple locations

Recommendation: Hire a contractor to complete the plumbing installation according to today's standards.

10.3 Item 1(Picture)



10.3 Item 2(Picture)

10.3 Item 3(Picture)

11. Fuel Services

Gas meter

Styles & Materials

Limitations:

The gas service to the property is currently turned off. As a result, the operation of gas-fueled components could not be tested, and their condition or performance could not be fully evaluated during the inspection.

Gas Meter:

LOCATION: Basement

		IN	NI	NP	RR	M	I
11.0	Fuels Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, valves, leaks)	•					
11.1	Main Fuel Shut-off (Describe Location)	•					
11.2	Other	•			•		
11.3	Meter	•					
		IN	**NI**	**NP**	**RR**	**M**	**I**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, M= Maintenance (M) =, I= Information

Comments:

11.2 The gas service to the property is currently turned off. As a result, the operation of gas-fueled components could not be tested, and their condition or performance could not be fully evaluated during the inspection.

Location: Whole property (gas systems)

Recommendation: Once gas service is restored, have all gas appliances, fixtures, and supply components inspected and tested by a qualified professional to confirm proper operation and check for any leaks or safety concerns.

12. Enviornmental

		IN	NI	NP	RR	M	I
12.5	Rodents	•			•		
		IN	**NI**	**NP**	**RR**	**M**	**I**

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace, M= Maintenance (M) =, I= Information

Comments:

12.5 There is evidence of rodent activity within the property. Rodent presence is a health and safety concern, as it can lead to contamination, damage to building materials, and potential entry points that may worsen over time.

LOCATION: Basement

RECOMMENDATION: Hire a qualified pest control specialist to evaluate the extent of the activity, address entry points, and perform any necessary treatment or repairs to prevent further intrusion.

12.5 Item 1(Picture)

12.5 Item 2(Picture)

General Summary

MDHI.com Property Inspectors

3520 Sugarloaf Pkwy
Unit #F03-63
Urbana, MD 21704

Customer
Jeff Jetton

Address
2932 Greenmount Ave
Baltimore MD 21218

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Exterior

1.3 Trim, Eaves, Soffits, and Fascias

Inspected, Repair or Replace

(1) The trim is either loose allowing birds to nest.

Location: Front

Recommendation: Repair or replace the trim and fix any damage revealed.

(2) The trim is bare (no paint or stain). Unprotected trim will deteriorate much more rapidly than painted or stained trim.

LOCATION: Rear

RECOMMENDATION: Paint or stain the trim.

1.4 Chimney

Inspected, Repair or Replace

The chimney has been abandoned and no longer vents any appliance or fixture. As it is no longer serving a functional purpose, the structure provides no active utility and may continue to deteriorate if not properly maintained or sealed.

Location: In multiple locations.

Recommendation: Do not use the chimney. Have a qualified contractor evaluate its condition and make any necessary repairs, including sealing, stabilizing, or modifying the structure as appropriate.

1.5 Doors (Exterior)

Inspected, Repair or Replace

The door is not installed square to the structure.

LOCATION: Front

RECOMMENDATION: Repair or replace the door.

1.6 Windows

Inspected, Repair or Replace
The windows are bordered up, damaged, have broken glass or do not function.

Location: Multiple locations

Recommendation: Repair or replace the windows as needed.

1.7 Stairs/Steps

Inspected, Repair or Replace
(1) The handrail is loose, this is a safety concern.

Location: Front

Recommendation: Secure the handrail as needed.

(2) The stair stones have shifted creating gaps.

LOCATION: Front

RECOMMENDATION: Repair the steps as needed.

1.10 Patio

Inspected, Repair or Replace
There is deterioration at the patio deteriorated.

Location: Rear

Recommendation: Repair or replace the patio.

1.12 Vegetation, Trees, and Shrubs

Inspected, Repair or Replace
Issue: Vines and ivy are growing up the building.

Impact: This will draw moisture into the structure and cause deterioration. In some cases, the vegetation will grow into the home, causing mold-conducive conditions and damage.

Location: Observed in multiple locations.

Recommendation: Remove the vines/ivy and repair any damage that may be revealed.

1.13 Gutter/Downspouts

Inspected, Repair or Replace
Issue: The downspout extensions are either missing or inadequate.

Impact: These extensions are essential for directing roof runoff water away from the foundation. Water sitting near or at the properties foundation can have a negative impact, allowing water to seep into the foundation. This is know as efflorescence, in cases were there are penetrations through the foundation or cracks water can enter causing mold conducive conditions.

Location: Rear.

Recommendation: Upgrade or replace the downspout extensions as needed to ensure optimal drainage.

2. Roofing / Roof Penetrations / Flashing / Skylight

2.0 Roof Coverings

Inspected, Repair or Replace

The roof covering is older and approaching the end of its service life. While it may continue to perform for a few more years, aging materials are more prone to deterioration, and localized leaks may develop, requiring temporary patching or tar repairs.

LOCATION: Main Structure

RECOMMENDATION: Hire a qualified roofing contractor to evaluate the roof and perform repairs or replacement as needed. Proactive assessment will help address emerging leaks, reduce the risk of moisture intrusion, and plan for full replacement in the near future.

2.1 Flashings / Roof Penetrations

Inspected, Repair or Replace

Flashing is missing in this area of the roof. Missing flashing creates a direct pathway for water penetration and can lead to concealed damage within the roof assembly or adjacent structural components.

LOCATION:plumbing vent pipe(s)

RECOMMENDATION: Have a qualified roofing contractor install proper flashing and repair any moisture-related damage uncovered during the work. Correct installation is important to prevent ongoing water intrusion and deterioration.

4. Structural Components

4.0 Foundations, Basements and Crawlspaces

Inspected, Repair or Replace

(1) Vertical cracks are present in the foundation. Vertical cracking often indicates settlement or ongoing movement and should be evaluated to determine the extent and whether structural concerns are developing.

LOCATION: Basement

RECOMMENDATION: Hire a qualified contractor to evaluate the foundation cracks and make any necessary repairs to prevent further movement and maintain structural stability.

(2) Mortar in the foundation wall is missing or deteriorated. Gaps or weakened mortar joints can allow moisture penetration and may lead to further deterioration of the wall over time.

LOCATION: Multiple Locations

RECOMMENDATION: Have a qualified contractor repair or repoint the deteriorated mortar to restore proper protection and prevent additional moisture-related damage.

4.3 Floors (Structural)

Inspected, Repair or Replace

(1) There is evidence of fire damage in the property. The full extent of the damage and the scope of any past repairs cannot be determined during a visual inspection. Fire-related damage may affect structural components, electrical systems, and other concealed areas.

LOCATION: Multiple Locations

RECOMMENDATION: Ask the property owner for details regarding the fire event and any repairs performed. Records of the incident can typically be obtained from the local fire department, and documentation of repairs—along with any required permits or approvals—can usually be obtained from the municipal building department. Further evaluation by qualified professionals may be necessary depending on the findings.

(2) A floor joist is deteriorated. This deterioration can reduce the joist's load-bearing capacity and may indicate an underlying moisture or pest-related issue. The cause of the deterioration should be identified to determine whether additional structural components are affected.

LOCATION: Front Basement

RECOMMENDATION: Hire a qualified contractor to evaluate the deteriorated joist, determine the cause of the damage, and repair or replace the affected structural members as needed.

4.4 Walls (Structural)

Inspected, Repair or Replace

(1) There is visible cracking and movement in the retaining wall. Because this wall is supporting soil along the crawlspace, any displacement can compromise stability and may worsen over time. The underlying cause of the cracking and movement should be identified to prevent further structural concerns.

Location: Rear

Recommendation: Hire a qualified contractor to evaluate the retaining wall, determine the cause of the cracking and movement, and make any necessary repairs or replacements to ensure the wall remains stable and capable of supporting the adjacent soil.

(2) The are no fire stops at the walls. Fire stops at walls adjacent to stairways are essential.

Fire can spread through walls and other openings, and fire stops help to prevent this by sealing gaps and openings.

Fire stops protect the strength of stairways, ensuring they remain strong during a fire, which is crucial for safe egress.

Ensure safety during a fire: By preventing the spread of fire and smoke, fire stops contribute to the overall safety of the building and its occupants.

Location: Multiple Locations

Recommendation: Compliance with building codes: Many building codes require fire stops at certain locations, such as around vents, pipes, ducts, cables, and wires at ceiling and floor level.

It is important to consult with a qualified fire safety professional to ensure that fire stops are installed correctly and in compliance with local building codes.

(3) The wall and ceiling do not appear to have appropriate load-bearing supports. When an opening is created in a load-bearing wall, the structural load must be properly transferred down to the foundation or basement through an adequate support system. There is no visible evidence of such a load path in this area.

This condition can lead to structural settlement, deformation, or eventual failure if not corrected.

Location: Rear addition

Recommendation: Hire a licensed structural engineer to evaluate the structure and provide detailed recommendations for proper corrective measures. After engineering guidance is obtained, have a qualified contractor perform all required repairs to ensure the load is properly supported.

4.5 Roof Structure and Attic

Inspected, Repair or Replace

The roof rafters are exposed to the elements, and some rafters are missing. Structural wood that is not designed for exterior exposure is vulnerable to deterioration when left unprotected. Prolonged exposure can lead to decay, moisture damage, and increased susceptibility to pests.

Location: left rear corner of the property.

Recommendation: Have a qualified contractor evaluate the affected area and make all necessary repairs, including replacing missing rafters and properly protecting any exposed structural wood to prevent further deterioration.

6. Insulation and Ventilation

6.0 Attic Insulation & Ventilation

Inspected, Repair or Replace

There is no insulation.

Location: Attic

Recommendation: Install additional insulation in accordance with local guidelines. By increasing your attic's insulation, you'll not only improve energy efficiency but also create a more comfortable environment.

6.2 Crawl Space Insulation & Ventilation

Inspected, Repair or Replace

Insulation is absent in the crawl space. Missing insulation can reduce energy efficiency and contribute to heat loss, moisture concerns, and overall comfort issues within the property.

Location: Crawl space

Recommendation: Install appropriate insulation in accordance with local building guidelines and best practices to improve energy efficiency and help maintain proper thermal performance

6.4 Humidity Control - Insulation & Ventilation

Inspected, Repair or Replace

There is no vapor retarder installed in the crawlspace. Without a proper ground moisture barrier, humidity levels can rise and contribute to condensation, wood deterioration, mold growth, and other moisture-related issues.

Location: Crawlspace

Recommendation: Install a continuous vapor retarder across all exposed soil areas in accordance with current standards to help control moisture and protect building components.

7. Interior

7.1 Floors

Inspected, Repair or Replace

(1) The floor has a cutout for a HVAC register with no duct work.

LOCATION: Front room 2nd floor

RECOMMENDATION: Repair the floor or install the ductwork and register.

(2) The flooring slopes/un-level, there are several possible causes. An evaluation is needed to determine the cause.

LOCATION: Rear

RECOMMENDATION: Hire a contractor to determine the cause and make any needed repairs.

7.3 Ceilings

Inspected, Repair or Replace

The ceiling is water-stained or damaged. Moisture meter testing showed high moisture content at the time of inspection, indicating active moisture intrusion. Hidden damage within the ceiling or surrounding materials is possible.

LOCATION: Multiple locations

RECOMMENDATION: Have a qualified contractor evaluate the affected area to determine the source of moisture and make all necessary repairs, including addressing any concealed damage uncovered during the work.

7.4 Steps, Stairways, Balconies and Railings

Inspected, Repair or Replace

(1) The stairs are installed in a manner that does not align with current building standards. The connection between the stringer end and the floor is vulnerable to failure. While this installation method may have been acceptable at the time of construction, modern practices offer more secure and reliable techniques for stair anchoring.

Location: 1st to 2nd floor and Basement

Recommendation: Hire a qualified contractor to assess the stair installation and perform necessary upgrades to meet today's safety and structural standards.

(2) A handrail is missing at this location. The absence of a proper handrail creates a safety hazard, increasing the risk of slips, trips, or falls when using the stairs or elevated walking surface.

LOCATION: 2nd floor

RECOMMENDATION: Have a qualified contractor install a compliant handrail to restore safe use of the area and meet current safety standards.

7.8 Windows (Representative number)

Inspected, Repair or Replace

The window is damaged or inoperative, which affects its ability to function as designed. Depending on the nature of the damage, operation, security, and weather-resistance may be compromised.

LOCATION: Basement

RECOMMENDATION: Repair or replace the window to restore proper operation and ensure it functions safely and effectively.

8. Electrical System

8.0 Service Entrance

Inspected, Repair or Replace

The entrance cable is in contact with tree limbs. This is a safety hazard.

LOCATION: Rear

RECOMMENDATION: Hire a contractor to remove the tree limbs.

8.1 Panel

Inspected, Repair or Replace

The electrical panel is currently in the process of being wired. Several conductors are not yet connected, and the panel is not energized at this time.

Location: Basement

Recommendation: Hire a licensed electrician to complete the installation and ensure all wiring is properly connected, safely terminated, and compliant with current electrical standards and manufacturer requirements.

8.3 Branch Circuits

Inspected

Knob-and-tube wiring is present. This older wiring method cannot be grounded and often has brittle, deteriorated, or damaged insulation. These conditions can create safety concerns and may not meet modern electrical standards.

LOCATION: Multiple Locations

RECOMMENDATION: Hire a licensed electrician to evaluate the condition of the knob-and-tube wiring and make any necessary repairs or replacements to ensure the system is safe and compliant with current electrical requirements.

8.7 Fixtures

Inspected, Repair or Replace

Some light fixtures appear to require a junction box for proper installation. Several fixtures are installed in areas where a junction box may be missing or where the fixture may not be rated for direct contact with insulation.

LOCATION: Multiple locations throughout the property.

RECOMMENDATION: Have a qualified electrician verify that each fixture is properly installed with an approved junction box where required. Confirm that all lighting is rated for the installation conditions, including proximity to insulation (IC rated where applicable) and compliance with manufacturer specifications.

9. HVAC

9.0 Heating Equipment

Inspected, Repair or Replace

The furnace is old and was not connected at time of inspection. The unit should be replaced.

Location: Basement

Recommendation: Replace the HVAC unit and complete the installation of all the duck work.

10. Plumbing System

10.0 Service

Inspected, Repair or Replace

Galvanized piping is present at the main water line into the property. This material was commonly used in the early 20th century as a replacement for cast iron and lead. Over time, galvanized pipes typically corrode from the inside out, causing internal plaque buildup that can reduce water pressure, introduce discoloration or metallic-tasting water, and eventually lead to pipe failure. Longevity varies based on water quality, electrical grounding conditions, and the thickness of the original zinc coating.

Location: Basement

Recommendation: Hire a licensed plumber to evaluate the condition of the galvanized piping and repair or replace sections as needed to ensure proper function and reduce the risk of future leaks or failures.

10.3 Plumbing Drain, Waste and Vent Systems

Inspected, Repair or Replace

The plumbing is not completed, limited areas are roughed in.

Location: Multiple locations

Recommendation: Hire a contractor to complete the plumbing installation according to today's standards.

11. Fuel Services

11.2 Other

Inspected, Repair or Replace

The gas service to the property is currently turned off. As a result, the operation of gas-fueled components could not be tested, and their condition or performance could not be fully evaluated during the inspection.

Location: Whole property (gas systems)

Recommendation: Once gas service is restored, have all gas appliances, fixtures, and supply components inspected and tested by a qualified professional to confirm proper operation and check for any leaks or safety concerns.

12. Enviornmental

12.5 Rodents

Inspected, Repair or Replace

There is evidence of rodent activity within the property. Rodent presence is a health and safety concern, as it can lead to contamination, damage to building materials, and potential entry points that may worsen over time.

LOCATION: Basement

RECOMMENDATION: Hire a qualified pest control specialist to evaluate the extent of the activity, address entry points, and perform any necessary treatment or repairs to prevent further intrusion.
