



Inspection Report

Jeff Jetton

Property Address:
2607- 2609 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

A handwritten signature in black ink, appearing to be 'Doug Bassett'.

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Date: 4/16/2026	Time: 10:00:00 AM	Report ID: 041626DB1-2
Property: 2607- 2609 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:

Commercial Inspection

Type of building:

Commercial

Approximate age of building:

Built in 1920

Weather:

Clear

Rain in last 3 days:

Yes

Water Test:

No

LIMITATIONS:

Storage/personal items restrict access to various interior components; therefore, the inspection of such components is limited.,
Storage/personal items restrict access to various exterior components; therefore, the inspection of such components is limited.

of Additional Structures:

0

Parties Present at Start of Inspection:

Buyer

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 from 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: Steel

Stairs/Steps:

MATERIAL: Concrete

Chimney Material(s) (exterior):

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

Drain:

TYPE: None found

		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)	•					
1.7	Stairs/Steps	•					
1.8	Porch			•			
1.12	Vegetation, Trees, and Shrubs	•			•		
1.13	Gutter/Downspouts	•					
1.14	Drain			•			
1.15	Grading	•					
1.20	Fire Escape	•			•		
		IN	NI	NP	RR	M	I

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Comments:

1.1 (1) The walk has cracked and settled/heaved. Cracks permit moisture to enter, which can cause further damage. Uneven walking surfaces are trip hazard.

LOCATION: Front

RECOMMENDATION: Repair the walk.



1.1 Item 1(Picture)



1.1 Item 2(Picture)

1.1 (2) There is a gap at the walk near the building. This may permit water to penetrate the foundation.

LOCATION: Front

RECOMMENDATION: Fill and seal the gap.



1.1 Item 3(Picture)

1.2 (1) There are deteriorated mortar joints in the siding. This permits moisture penetration and will cause further damage.

LOCATION: Front

RECOMMENDATION: Repair the mortar joints.



1.2 Item 1(Picture)



1.2 Item 2(Picture)



1.2 Item 3(Picture)

1.2 (2) There are gaps or unsealed areas side of the building and the pilasters. This will allow moisture into the structure and can lead to preventable deterioration.

Location: Left side

Recommendation: Hire a contractor to repair the gap as needed.



1.2 Item 4(Picture)



1.2 Item 5(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: 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)

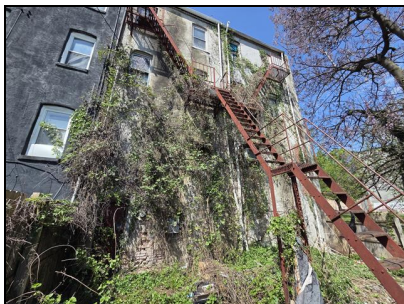


1.12 Item 3(Picture)

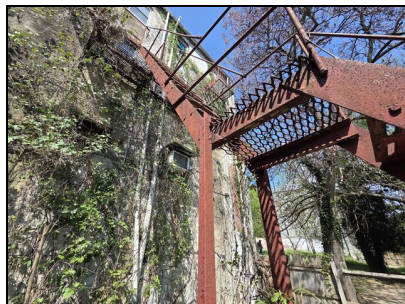
1.20 Vegetation and organic growth are covering portions of the fire escape, limiting visibility and restricting a full inspection. Several welds are visibly failed or deteriorated, rendering the fire escape unsafe for use. A compromised fire escape poses a serious life-safety hazard.

Location: Rear

Recommendation: Have a qualified contractor or structural steel specialist evaluate the entire fire escape system, remove obstructing growth, and perform all necessary repairs or replacements to restore safe, functional, and code-compliant emergency egress.



1.20 Item 1(Picture)



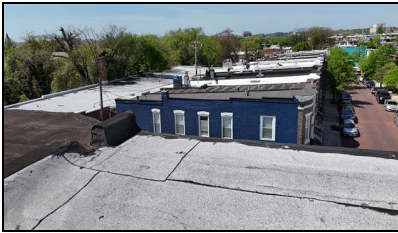
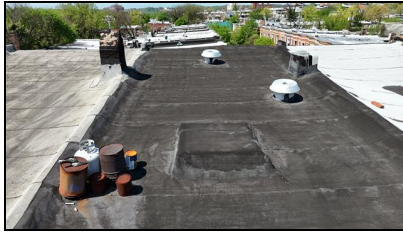
1.20 Item 2(Picture)



1.20 Item 3(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):

6 to 10 Years

10 to 14 Years

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

Height

		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 (1) There is debris on the roof. This can damage roofing and permit water penetration.

LOCATION: In multiple locations.

RECOMMENDATION: Clean the debris off the roof.



2.0 Item 1(Picture)



2.0 Item 2(Picture)

2.0 (2) Repairs have been made to the roof covering in the rear area. The original cause and full extent of the prior damage could not be determined based on visible conditions. At the time of inspection, no active leaks were observed.

Location: Left Side

Recommendation: Continue to monitor the repaired area for signs of deterioration or water intrusion. Perform maintenance as needed to preserve roof integrity and prevent future issues.



2.0 Item 3(Picture)



2.0 Item 4(Picture)

2.1 The cap is damaged or missing and some areas are covered with rolled roofing material. This should be capped with metal flashing/cap. This can allow interior leaking and damage.

LOCATION: In multiple locations.

RECOMMENDATION: Replace with metal flashing and repair any damage which may be revealed.



2.1 Item 1(Picture)



2.1 Item 2(Picture)



2.1 Item 3(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)

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

% of Foundation Visible:

40%

Beams:

Material: Wood

LIMITATION: Some areas are inaccessible and/or not visible due to design, finished surfaces, and materials. Therefore the inspection is limited.

Columns Piers or Posts:

Material: Brick

Material: Masonry (CMU)

Limitation: Finished areas restrict access to columns, piers and posts. Therefore, the inspection is limited.

Floor:

Type: Conventional Framing

Material: Dimensional Lumber

INFORMATION: There are squeaks in the floor framing. Squeaks typically are the result of loose nails or other fasteners pulling in or out of the floor wood frame members, or joist.

INFORMATION: The floors have settled in multiple locations, this settlement is typical in an older home. There is no visible evidence of structural deficiencies that would cause the sloping. Monitor the area and if the sloping becomes more noticeable hire a contractor to evaluate the structure and repair as needed.

Wall Structure:

Type: Wood Framing

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

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

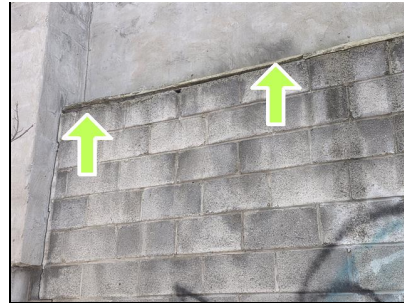
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Comments:

4.0 (1) The mortar at the top of the foundation wall is deteriorated. Gaps or weakened mortar joints can allow moisture penetration and may lead to further deterioration of the wall over time.

LOCATION: Left side

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



4.0 Item 1(Picture)

4.0 (2) There are step cracks in the foundation wall. Step cracks indicate that the foundation has settled or is settling.

LOCATION: Left side

RECOMMENDATION: Hire a contractor to evaluate the cracks and provide repairs as needed.



4.0 Item 2(Picture)



4.0 Item 3(Picture)



4.0 Item 4(Picture)

4.0 (3) 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: Basement

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



4.0 Item 5(Picture)



4.0 Item 6(Picture)

4.2 (1) The support column beams are 4 X 4's and 2 x 4's, this is not recommend for load bearing support of a building. Although your property is older and predates current standards. This may pose an issue with settlement.

LOCATION: Basement Multiple Locations

RECOMMENDATION: Hire a contractor to evaluate the columns and beam connection and make any repairs needed.



4.2 Item 1(Picture)



4.2 Item 2(Picture)



4.2 Item 3(Picture)



4.2 Item 4(Picture)

4.2 (2) The pier does not have a footing that extends below the frost line. This can affect its load carrying ability. Surface block are not adequate.

LOCATION: Basement

RECOMMENDATION: Hire a contractor to evaluate and repair or replace as needed.

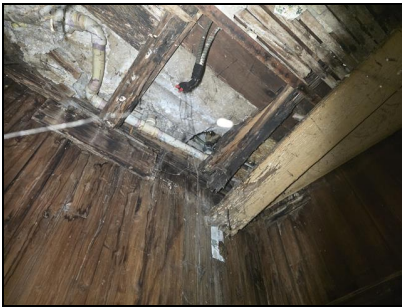


4.2 Item 5(Picture)

4.3 (1) The sub-floor is deteriorated from moisture penetration. This weakens the floor structure.

LOCATION: 2nd floor

RECOMMENDATION: Hire a contractor to evaluate and repair or replace as needed.



4.3 Item 1(Picture)



4.3 Item 2(Picture)

4.3 (2) Moisture staining is present on the joists or subfloor. A moisture meter was used during the inspection, and the affected areas showed low (dry) moisture levels, indicating that the leak was from a prior event and has since been repaired. No active moisture was detected at the time of the inspection.

LOCATION: Multiple locations throughout the property. Basement

RECOMMENDATION: Ensure all plumbing fixtures, appliances, and other water-related components remain in good working condition. If any new moisture or leakage is discovered in the future, hire a qualified contractor to identify and repair the source and complete any necessary repairs to the affected building materials promptly.



4.3 Item 3(Picture)

4.4 The bearing wall is bowing. This indicates a structural failure. The cause for this should be identified.

LOCATION: Rear

RECOMMENDATION: Hire a contractor for an evaluation and provide repairs as needed.



4.4 Item 1(Picture)



4.4 Item 2(Picture)

6. Insulation and Ventilation

Styles & Materials

Attic Insulation:

Material: Unable to Determine

Attic Insulation Depth in ":

Not Visible

Bathroom Vents:

Limitation: The point of discharge could not be identified; often, the vent discharges to the eave.

		IN	NI	NP	RR	M	I
6.0	Attic Insulation & Ventilation	•	•				
6.1	Basement Insulation & Ventilation	•					
6.3	Ventilation & Insulation	•					
6.6	Bath & Kitchen Ventailation	•					
		IN	NI	NP	RR	M	I

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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

Flooring:

Type: Carpeting

Type: Wood

Type: Tile

Limitation: Storage/Personal items restrict access to the floors. Therefore, the inspection is limited.

Walls:

Material: Drywall

Material: Plaster

Ceiling Materials:

Material: Drywall

Material: Plaster

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 requirements. 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 requirements.

Information: The staircase has steeper than normal rise between steps, with treads that are shallow. Such construction is often designed to conserve interior space but can be a tripping hazard.

Window:

Type: Double-hung

Type: Single-hung

Material: Wood

Material: Vinyl

INFORMATION: The windows are near or at the end of their useful life. We recommend establishing a budget to replace the windows.

INFORMATION: We do not inspect window screens as this is a common routine maintenance item.

		IN	NI	NP	RR	M	I
7.0	Sump Pump			•			
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 flooring is damaged.

LOCATION: Multiple locations throughout the property.

RECOMMENDATION: Repair or replace the flooring.



7.1 Item 1(Picture)



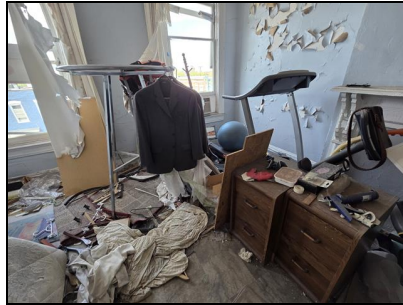
7.1 Item 2(Picture)



7.1 Item 3(Picture)



7.1 Item 4(Picture)



7.1 Item 5(Picture)

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

LOCATION: Multiple locations throughout the property.

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



7.1 Item 6(Picture)



7.1 Item 7(Picture)

7.1 (3) The flooring is water damaged. The source of moisture, and weather this is an ongoing problem, cannot be determined.

LOCATION: Multiple locations throughout the property.

RECOMMENDATION: Hire a contractor for an evaluation and make repairs as needed.



7.1 Item 8(Picture)

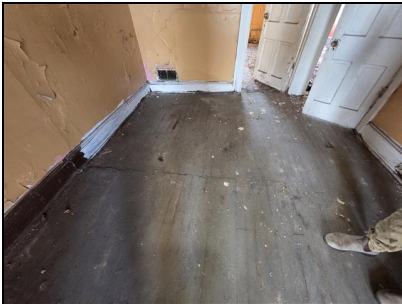


7.1 Item 9(Picture)

7.1 (4) The floor tiles are un-even. This can be a tripping hazard for some people. The variation is beyond the acceptable standards.

LOCATION: Multiple locations throughout the property.

RECOMMENDATION: Repair the floor as needed.



7.1 Item 10(Picture)



7.1 Item 11(Picture)

7.2 (1) The interior wall is water damaged. Testing with a moisture meter indicates low moisture content (dry) at the time of this inspection. This may be from a previous water issue, which has been resolved.

LOCATION: Multiple Locations

RECOMMENDATION: Hire a contractor for an evaluation and to make needed repairs.



7.2 Item 1(Picture)



7.2 Item 2(Picture)



7.2 Item 3(Picture)



7.2 Item 4(Picture)



7.2 Item 5(Picture)



7.2 Item 6(Picture)



7.2 Item 7(Picture)



7.2 Item 8(Picture)



7.2 Item 9(Picture)



7.2 Item 10(Picture)



7.2 Item 11(Picture)



7.2 Item 12(Picture)



7.2 Item 13(Picture)



7.2 Item 14(Picture)



7.2 Item 15(Picture)

7.2 (2) The wall is damaged or unfinished.

LOCATION: Multiple locations throughout the property.

RECOMMENDATION: Hire a contractor to make repairs as needed.



7.2 Item 16(Picture)



7.2 Item 17(Picture)

7.3 The ceiling is water damaged or in need of repair.

LOCATION: Multiple locations throughout the property.

RECOMMENDATION: Hire a contractor for an evaluation and to make repairs as needed.



7.3 Item 1(Picture)



7.3 Item 2(Picture)



7.3 Item 3(Picture)



7.3 Item 4(Picture)



7.3 Item 5(Picture)



7.3 Item 6(Picture)



7.3 Item 7(Picture)



7.3 Item 8(Picture)



7.3 Item 9(Picture)



7.3 Item 10(Picture)



7.3 Item 11(Picture)

7.4 The step(s) treads are loose or deteriorated. This is a safety concern.

LOCATION: Stairway

RECOMMENDATION: Hire a contractor to repair the stairs as needed.



7.4 Item 1(Picture)

7.7 The door rubs on the carpet or floor.

LOCATION: Store

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



7.7 Item 1(Picture)

7.8 The window is damaged or inoperative. This affects the proper function.

LOCATION: Multiple locations throughout the property.

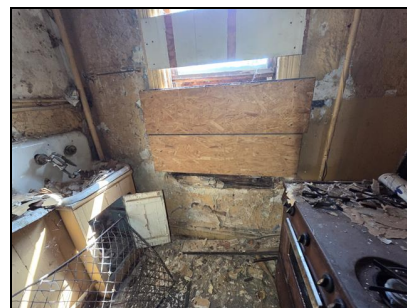
RECOMMENDATION: Repair or replace the window.



7.8 Item 1(Picture)



7.8 Item 2(Picture)



7.8 Item 3(Picture)



7.8 Item 4(Picture)



7.8 Item 5(Picture)



7.8 Item 6(Picture)



7.8 Item 7(Picture)



7.8 Item 8(Picture)



7.8 Item 9(Picture)



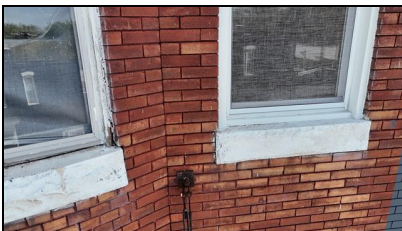
7.8 Item 10(Picture)



7.8 Item 11(Picture)



7.8 Item 12(Picture)



7.8 Item 13(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>



The electric meter located at the rear of the property in the basement.



Styles & Materials

Electrical Service Conductors:

TYPE: Overhead service

AMPERAGE: 100

MATERIAL: Aluminum

LIMITATIONS: Electrical service is off, which limits the inspection of systems which require electricity. Therefore, the inspection is limited.

Meter:

AMPERAGE: 200

VOLTAGE: 120/240

Main Disconnect Location:

LOCATION: At the main electrical panel in the basement.

Panel:

VOLTAGE: 120/240

TYPE: Breakers

Grounding / Bonding:

TYPE: Water Service Pipe

Branch Circuits:

TYPE: Romex (Non-metallic Sheathed Cable)

MATERIAL: Copper

Information:

Test GFCI devices regularly 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	Receptacles	•					
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 There is deteriorated insulation on the service entrance cable. This is a safety hazard.

LOCATION: Rear

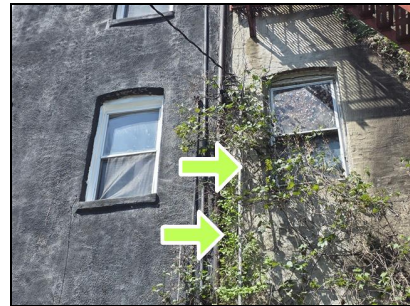
RECOMMENDATION: Hire an electrician to replace the insulation or the cable as needed.



8.0 Item 1(Picture)



8.0 Item 2(Picture)



8.0 Item 3(Picture)

8.1 The panel is not energized.



8.1 Item 1(Picture)

8.3 There is unprotected exposed wiring and branch circuit ends present. All wire terminations and splices should be enclosed in an approved junction box that remains permanently accessible and has a cover for safety. This situation poses a safety hazard.

Location: Basement

Recommendation: Hire an electrician to perform the necessary repairs.



8.3 Item 1(Picture)

9. HVAC



Styles & Materials

Heating System:

FUEL TYPE: Natural Gas

LOCATION: Closet

SYSTEM TYPE: Furnace

Heat System Manufacturer:

GOODMAN

TRANE

Number of Heating Systems:

Two

Distribution:

DISTRIBUTION TYPE: Ductwork

A/C Equipment:

TYPE: Window Unit, We do not inspect window/portable AC units.

		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	Thermostat / 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 heating system is inoperative.

Location: HVAC unit

Recommendation: Hire an HVAC contractor to evaluate the system and make required repairs.



9.0 Item 1(Picture)

10. Plumbing System

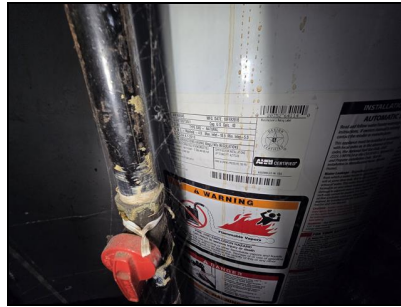
INFORMATION: A video drain line inspection can reveal hidden problems, including issues in the main drain that connects to the municipal sewer. Considering a video drain line inspection.

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.



Water heater



The water heater data plate, manufactured in 2016



The main water line and shutoff valve

Styles & Materials

Water Source:

Type: Public
Material: Copper

Main Water Shut-off:

LOCATION: Front of Basement

Plumbing Water Distribution (inside):

Material: Copper
Limitations: Restricted access limits the inspection of plumbing piping and fixtures.

Plumbing Waste Line:

TYPE: Public
Material: PVC
Material: Galvanized
LIMITATION: Not all waste lines are visible.

Water Heater:

Fuel Type: Natural Gas
Location: Basement
Type: Conventional Tank

Water Heater Capacity:

40 Gallon (1-2 people)

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

Water Heater Age:

10 Years

Water Filters:

None

		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	•			•		
10.7	Water Heater	•					
		IN	NI	NP	RR	M	I

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

Comments:

10.4 The toilets, sinks and tubs will need replacement and plumbing repairs throughout the property. They are in non working condition.



10.4 Item 1(Picture)

11. Fuel Services



Gas meter

Styles & Materials

Gas Meter:

LOCATION: Basement

Gas main shut off LOCATION::

At the gas meter

		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)	•					
11.3	Meter	•					
		IN	NI	NP	RR	M	I

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

12. Enviornmental

		IN	NI	NP	RR	M	I
12.7	Mold/Fungus	•			•		
12.9	PACM (Asbestos)	•			•		
		IN	NI	NP	RR	M	I

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

Comments:

12.7 Suspected mold or fungus buildup has been identified. This growth may lead to the deterioration of structural components and could pose health and safety risks.

LOCATION: Multiple locations throughout the property.

RECOMMENDATION: Hire an environmental specialist to assess the suspected mold and carry out any necessary repairs.



12.7 Item 1(Picture)

12.9 Materials are present which possibly contain asbestos. This is a potential health and safety hazard.

LOCATION: Bathroom

RECOMMENDATION: Asbestos content can be confirmed only by laboratory analysis higher and environmental specialist to evaluate the suspected asbestos and to make required repairs as needed.



12.9 Item 1(Picture)

General Summary



MDHI.com Property Inspectors

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

Customer
Jeff Jetton

Address
2607- 2609 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

1.1 Walks

Inspected, Repair or Replace

(1) The walk has cracked and settled/heaved. Cracks permit moisture to enter, which can cause further damage. Uneven walking surfaces are trip hazard.

LOCATION: Front

RECOMMENDATION: Repair the walk.

(2) There is a gap at the walk near the building. This may permit water to penetrate the foundation.

LOCATION: Front

RECOMMENDATION: Fill and seal the gap.

1.2 Siding (1)

Inspected, Repair or Replace

(1) There are deteriorated mortar joints in the siding. This permits moisture penetration and will cause further damage.

LOCATION: Front

RECOMMENDATION: Repair the mortar joints.

(2) There are gaps or unsealed areas side of the building and the pilasters. This will allow moisture into the structure and can lead to preventable deterioration.

Location: Left side

Recommendation: Hire a contractor to repair the gasp as needed.

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-conductive conditions and damage.

Location: Multiple Locations

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

1.20 Fire Escape

Inspected, Repair or Replace

Vegetation and organic growth are covering portions of the fire escape, limiting visibility and restricting a full inspection. Several welds are visibly failed or deteriorated, rendering the fire escape unsafe for use. A compromised fire escape poses a serious life-safety hazard.

Location: Rear

Recommendation: Have a qualified contractor or structural steel specialist evaluate the entire fire escape system, remove obstructing growth, and perform all necessary repairs or replacements to restore safe, functional, and code-compliant emergency egress.

2. Roofing / Roof Penetrations / Flashing / Skylight

2.0 Roof Coverings

Inspected, Repair or Replace

(1) There is debris on the roof. This can damage roofing and permit water penetration.

LOCATION: In multiple locations.

RECOMMENDATION: Clean the debris off the roof.

(2) Repairs have been made to the roof covering in the rear area. The original cause and full extent of the prior damage could not be determined based on visible conditions. At the time of inspection, no active leaks were observed.

Location: Left Side

Recommendation: Continue to monitor the repaired area for signs of deterioration or water intrusion. Perform maintenance as needed to preserve roof integrity and prevent future issues.

2.1 Flashings / Roof Penetrations

Inspected, Repair or Replace

The cap is damaged or missing and some areas are covered with rolled roofing material. This should be capped with metal flashing/cap. This can allow interior leaking and damage.

LOCATION: In multiple locations.

RECOMMENDATION: Replace with metal flashing and repair any damage which may be revealed.

4. Structural Components

4.0 Foundations, Basements and Crawlspace

Inspected, Maintenance (M) =

(1) The mortar at the top of the foundation wall is deteriorated. Gaps or weakened mortar joints can allow moisture penetration and may lead to further deterioration of the wall over time.

LOCATION: Left side

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

(2) There are step cracks in the foundation wall. Step cracks indicate that the foundation has settled or is settling.

LOCATION: Left side

RECOMMENDATION: Hire a contractor to evaluate the cracks and provide repairs as needed.

(3) 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: Basement

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

4.2 Post/Piers or Columns

Inspected, Repair or Replace

(1) The support column beams are 4 X 4's and 2 x 4's, this is not recommended for load bearing support of a building. Although your property is older and predates current standards. This may pose an issue with settlement.

LOCATION: Basement Multiple Locations

RECOMMENDATION: Hire a contractor to evaluate the columns and beam connection and make any repairs needed.

(2) The pier does not have a footing that extends below the frost line. This can affect its load carrying ability. Surface block are not adequate.

LOCATION: Basement

RECOMMENDATION: Hire a contractor to evaluate and repair or replace as needed.

4.3 Floors (Structural)

Inspected, Repair or Replace

(1) The sub-floor is deteriorated from moisture penetration. This weakens the floor structure.

LOCATION: 2nd floor

RECOMMENDATION: Hire a contractor to evaluate and repair or replace as needed.

(2) Moisture staining is present on the joists or subfloor. A moisture meter was used during the inspection, and the affected areas showed low (dry) moisture levels, indicating that the leak was from a prior event and has since been repaired. No active moisture was detected at the time of the inspection.

LOCATION: Multiple locations throughout the property. Basement

RECOMMENDATION: Ensure all plumbing fixtures, appliances, and other water-related components remain in good working condition. If any new moisture or leakage is discovered in the future, hire a qualified contractor to identify and repair the source and complete any necessary repairs to the affected building materials promptly.

4.4 Walls (Structural)

Inspected, Repair or Replace

The bearing wall is bowing. This indicates a structural failure. The cause for this should be identified.

LOCATION: Rear

RECOMMENDATION: Hire a contractor for an evaluation and provide repairs as needed.

7. Interior

7.1 Floors

Inspected, Repair or Replace

(1) The flooring is damaged.

LOCATION: Multiple locations throughout the property.

RECOMMENDATION: Repair or replace the flooring.

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

LOCATION: Multiple locations throughout the property.

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

(3) The flooring is water damaged. The source of moisture, and whether this is an ongoing problem, cannot be determined.

LOCATION: Multiple locations throughout the property.

RECOMMENDATION: Hire a contractor for an evaluation and make repairs as needed.

(4) The floor tiles are un-even. This can be a tripping hazard for some people. The variation is beyond the acceptable standards.

LOCATION: Multiple locations throughout the property.

RECOMMENDATION: Repair the floor as needed.

7.2 Walls

Inspected, Repair or Replace

(1) The interior wall is water damaged. Testing with a moisture meter indicates low moisture content (dry) at the time of this inspection. This may be from a previous water issue, which has been resolved.

LOCATION: Multiple Locations

RECOMMENDATION: Hire a contractor for an evaluation and to make needed repairs.

(2) The wall is damaged or unfinished.

LOCATION: Multiple locations throughout the property.

RECOMMENDATION: Hire a contractor to make repairs as needed.

7.3 Ceilings

Inspected, Repair or Replace

The ceiling is water damaged or in need of repair.

LOCATION: Multiple locations throughout the property.

RECOMMENDATION: Hire a contractor for an evaluation and to make repairs as needed.

7.4 Steps, Stairways, Balconies and Railings

Inspected, Repair or Replace

The step(s) treads are loose or deteriorated. This is a safety concern.

LOCATION: Stairway

RECOMMENDATION: Hire a contractor to repair the stairs as needed.

7.7 Doors (Representative number)

Inspected, Repair or Replace

The door rubs on the carpet or floor.

LOCATION: Store

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

7.8 Windows (Representative number)

Inspected, Repair or Replace

The window is damaged or inoperative. This affects the proper function.

LOCATION: Multiple locations throughout the property.

RECOMMENDATION: Repair or replace the window.

8. Electrical System

8.0 Service Entrance

Inspected, Repair or Replace

There is deteriorated insulation on the service entrance cable. This is a safety hazard.

LOCATION: Rear

RECOMMENDATION: Hire an electrician to replace the insulation or the cable as needed.

8.1 Panel

Inspected, Repair or Replace

The panel is not energized.

8.3 Branch Circuits

Inspected, Repair or Replace

There is unprotected exposed wiring and branch circuit ends present. All wire terminations and splices should be enclosed in an approved junction box that remains permanently accessible and has a cover for safety. This situation poses a safety hazard.

Location: Basement

Recommendation: Hire an electrician to perform the necessary repairs.

9. HVAC

9.0 Heating Equipment

Inspected, Repair or Replace

The heating system is inoperative.

Location: HVAC unit

Recommendation: Hire an HVAC contractor to evaluate the system and make required repairs.

10. Plumbing System

10.4 Toilet

Inspected, Repair or Replace

The toilets, sinks and tubs will need replacement and plumbing repairs throughout the property. They are in non working condition.

12. Environmental

12.7 Mold/Fungus

Inspected, Repair or Replace

Suspected mold or fungus buildup has been identified. This growth may lead to the deterioration of structural components and could pose health and safety risks.

LOCATION: Multiple locations throughout the property.

RECOMMENDATION: Hire an environmental specialist to assess the suspected mold and carry out any necessary repairs.

12.9 PACM (Asbestos)

Inspected, Repair or Replace

Materials are present which possibly contain asbestos. This is a potential health and safety hazard.

LOCATION: Bathroom

RECOMMENDATION: Asbestos content can be confirmed only by laboratory analysis higher and environmental specialist to evaluate the suspected asbestos and to make required repairs as needed.