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Alpha Design Services

***Integrity *Compassion *Accountability *Professionalism**

Customer: | Brandon Hicks

Date: 07/05/2026

Address: | 1325 Glyndon Ave Baltimore, MD 21223

Phone: | 202-322-3588

Email: | bhicks@bhickslaw.com

Weather conditions range 82%- 91% light wind

Inspection Findings – Water Intrusion Between 1323 and 1325 Glyndon

Based on our site inspection, photographs, and over 20 years of roofing installation experience, **Alpha Design Services**, a licensed roofing contractor, has determined that the water intrusion affecting **1325 Glyndon** is originating from the improperly installed shingle roof at **1323 Glyndon**.

Our inspection found the following deficiencies:

- No starter shingles were installed along the eaves or rake edges of the roof.
- The roof shingles were installed directly against the adjacent flat roof/wall assembly. Shingles should not terminate directly against a wall or flat roof without the proper flashing details required by code.
- No drip edge was installed along the roof edges to direct water away from the roof assembly.
- The roof lacks the proper waterproofing and flashing protection where the brick party wall connects both properties, allowing water to penetrate between the two buildings.
- The overall installation does not meet accepted roofing industry standards or current building code requirements.

Based on these findings, it is our professional opinion that the roof at **1323 Glyndon** was not installed by a qualified licensed roofing contractor. The installation contains multiple critical defects that have resulted in water intrusion into the neighboring property at **1325 Glyndon**.

In our professional opinion, these installation deficiencies cannot be permanently repaired with localized patching. The only effective solution is to remove the existing shingle roof at **1323 Glyndon** and reinstall the roofing system in accordance with the manufacturer's installation requirements and applicable building codes, including proper starter shingles, drip edge, flashing, and waterproofing details.

Alpha Design Services maintains general liability and workers compensation insurance. Certificate available upon request.

Any hidden wooden or structural damage may incur additional charges. Fees are based on a Time & Materials rate of (\$250 for the first hour and reduced to \$100 for all following hours, this is for a two-man crew plus materials)

The following are materials disclaimers: All metal products exhibit oil canning in direct sunlight. Color matching will be as close as possible to existing materials, all materials fade due to sunlight and weathering, therefore an exact match is not probable. Customer is responsible for verifying color prior to installation/ materials purchase.

Alpha Design Services provides a one-year workmanship warranty on all repairs unless otherwise stipulated.

By signing this contract, you are representing that you are authorized to sign for all owners of the subject property and will be personally responsible for all reasonable collections and attorney fees we incur in seeking to bring your account current. A \$50 fee will be charged for any returned checks. The contract price shall be paid in full upon completion of work. Should payment not be made within 30 Days, you will be responsible for any and all late and recurring late fees or penalties.

Due to the improper installation, we do not believe the existing roof installation qualifies for a valid manufacturer's workmanship or material warranty.

Numerous photographs were taken during the inspection documenting the improper installation and the resulting conditions. These photographs support the findings and conclusions outlined in this report.

Prepared by:

Alpha Design Services

Licensed Roofing Contractor

Maryland Legal Notice: The Maryland Home Improvement commission administers the Guaranty Fund, which may compensate homeowners for certain actual losses caused by acts or omissions of licensed contractors. A homeowner has the right to purchase a performance bond for additional protection against losses not covered by the Guaranty fund.

Angel Casas MHIC # 137365

07/05/2026



The MHIC understands that contractors may be busy, but it is important to take the time to license all salesperson and contractors. Home improvement law requires that a person who negotiates or sells a home improvement in the state must hold an active MHIC salesperson license and a contractor license. Compliance is required.

Maryland Legal Notices and Laws.

Each contractor working in Maryland must hold a current MHIC license, and anyone can ask MHIC about a contractor. The address for MHIC is 500 North Calvert Street Baltimore, MD 21202. The telephone phone numbers and website are 410-230-6309 and 1-888-218-5925 <https://www.dllr.state.md.us/license/mhic/>

Contractor's Name, Address, and MHIC License Number

A home improvement contract must contain the name, address, and MHIC license number of the contractor. If a salesperson solicited or sold the home improvement, then the contract must also contain the name and license number of each salesperson. Acting as a contractor or salesperson without a license in Maryland is a violation of the Home improvement Law. A person who is guilty of such an act may be incarcerated for up to 6 months and fined up to \$1000. For each subsequent conviction, the person may be incarcerated for up to 2 years and fined up to \$5000.

09.08.06.02 Violation

D. Perform or sell a home improvement with or through an unlicensed person:

(1) First violation — \$1,500; and (2) Second or subsequent violation — \$5,000.

J. Failure to have a written and legible contract:

(1) First violation — \$500; and (2) Second or subsequent violation — \$1,500.

O. Failure to have on a contract notice about the Commission and telephone number of the Commission:

(1) First violation — \$500; and (2) Second or subsequent violation — \$1,500.

AA. Offering to sell a home improvement without a license from the Commission:

(1) First violation — \$500; and (2) Second or subsequent violation — \$1,500.

BB. Selling a home improvement without a license from the Commission:

(1) First violation — \$1,000; and (2) Second or subsequent violation — \$3,000.

Maryland Home Improvement Commission Regulations

09.08.01.02 Definition of Canvasser Solicitor. The definitions of canvasser, solicitor, or similar term will be considered the same as the definition for a salesman; those persons using these terms will be subject to licensing and the requirements of the Maryland Home Improvement Law.

09.08.01.03 Licenses for Contractors and Salesman. All contractors and salesman required to be licensed shall have licenses on and after October 1, 1962.