

INSPECTION INFORMATION

CLIENT

[REDACTED]
1013 Galium Court
McLean, VA 22102
Cell Phone: 703-926-4972.

BUILDING TO BE INSPECTED

ADDRESS

[REDACTED]
St. Michaels, MD 21663

REPORTED AGE:

1890's ?

BUILDING TYPE:

2 story, Small, Wood Frame, Colonial.

FRONT DOOR FACES

East.

RECENT WEATHER

WEATHER:

90's, Clear, last rain was 4 days ago.

SOIL CONDITIONS:

Damp.

UTILITY SERVICES:

Sewage Disposal

Public.

Water Source

Public.

UTILITIES STATUS:

All utilities on.

OTHER INFORMATION:

INSPECTION DATE

07/11/2005.

CLIENTS AGENT

HOUSE OCCUPIED?

Furniture only.

CLIENT PRESENT:

Yes.

PAYMENT INFORMATION:

INSPECTION FEES:

Home Inspection Fee. \$525.

TOTAL FEE

\$525.

PAID BY:

Check#3139.

GROUNDS and APPURTENANCES

The primary focus of the grounds inspection is the surface water run off plan. The site must be capable of controlling surface water run off if you expect to keep the building dry and sound. Immediately around the house the optimum design is to have a slope away from the house walls of at least 1 inch per foot for at least 6 feet with a clear continuous run off path from there on to the lot edge. If you have to raise the grade at the house walls make sure you don't get closer than about 6" to any wood. Any masonry you cover with dirt should have a dampproofing membrane applied first.

The second focus is the condition of the appurtenances, retaining walls, vegetation, driveways etc, and how they may affect the building. The third focus is the condition of the specific component listed.

I.1 SITE GRADING**SITE CHARACTERISTICS**

The site is very flat and water will not run off well during wet weather. Portions of the yard drain directly toward the house. The house is built very low to the ground making it prone to rising damp, termite, and rot problems around the perimeter frame structure.

GROUND SLOPE at the HOUSE WALLS

Little or no slope around three sides of the house. The rear has some slope away. This creates a constant dampness in the crawlspace.

I.2 VEGETATION**CONDITION**

Minor overgrowth of shrubs. Trees are overhanging the roof. Damage has occurred at the rear roof corner.

I.3 RETAINING WALLS

N/A.

I.4 FENCES & GATES**CONDITION**

Rotted rails observed. Loose/rotted posts were observed. Termite damage was found. The termite damage is more than three feet from the house which should be far enough away so that there is no correlation between the fence termites and house termites.

I.5 DRIVEWAY

N/A.

I.6 WALKWAYS**MATERIAL**

Brick.

MAIN ENTRY WALK CONDITION

Good general condition, sound and draining properly.

WATER RUN OFF

The walks are not integral to the site run off plan.

SECONDARY WALKWAYS CONDITION

Satisfactory.

I.7 PATIO**WATER RUN OFF**

The patios are an integral part of the site run off plan. They presently divert runoff safely away from the house.

MATERIAL

Brick.

MATERIAL CONDITIONS

Generally satisfactory, Some irregular settlement has occurred. It is not critical at this time.

I.8 DECKS

N/A.

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I.9 ENTRY STOOPS

MAIN ENTRY

The gaps in the brick need to be repaired to keep water out of the framing. Framing damage has probably already occurred.



I.10 WINDOW WELLS

N/A.

I.11 STAIRWELLS

N/A.

ROOFING, GUTTERING, CHIMNEYS.

Several key factors determine the life expectancy and the degree of trouble a roof will cause over its life. The main factors, in approximate order of importance, are configuration (complex or simple, number of valleys, abutted walls, parapets etc.), workmanship, age, slope (steeper is better), material (must be appropriate for the configuration and slope), number of penetrations (skylights, vents, chimneys, fans, etc.) maintenance, orientation to the sun, color, ventilation, and abuse. Always expect more trouble with a low slope roof or a complicated roof. The inspector is considering all these factors when evaluating the roof to help you understand how problematic the roof may be. Properly functioning gutters are essential to preserving your building. They have to be firmly attached, properly attached, clean, leak free, and the downspout discharge has to run safely away from the house. More basements flood due to bad guttering than any other cause. Gutters in a wooded areas have to be cleaned as often as five times a year. Our conclusions about the condition of the chimney will quite often differ from the opinions of chimney sweeps. We take the position that minor defects in the brick, liners, and mortar are not cause to do major repairs. This is based on 30 years of evaluation and experience. If you are particularly concerned with this then have your favorite chimney sweep do an evaluation.

3.1 MAIN ROOF

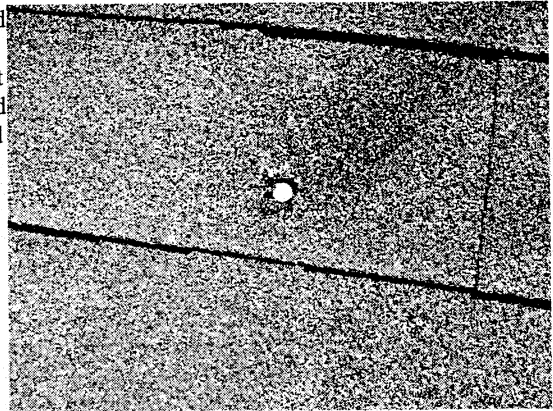
MAIN ROOF CONDITION

Marginal. Trouble with the roof is expected. Nails are popping, shingles are curling, flashing is loose, there are soft spots in the rear roof where water has gotten in and is starting to rot the sheathing.



ACTION NEEDED (main roof):

The rear roof needs to be replaced. The sheathing is rotted and the roof is leaking through into the soffit. The main roof is in poor condition because of the nails backing up through it but it can be nursed along for few years. The sheathing is also rotted at the rear corner where it appears a tree limb hit the gutter and damaged the roof. Expect replacement of the roof within five years at a cost of approximately \$15,000.



MATERIAL

The roof is made up of wood shingles over spaced sheathing with 2 layers of asphalt shingles on top of that. To repair this roof correctly you need to remove all three layers of roof and lay plywood down and then roof over that.

SLOPE and CONFIGURATION

Steep. This is a moderately complicated roof due to the lines, penetrations, valleys, etc.

3.5 FLASHING AND PLUMBING VENTS

FLASHING

The chimney flashing is not done normally. It runs behind the stucco instead of over top of the stucco. The chimney flashing is also loose at the brick chimney. There is no flashing collar around the water heater vent so it is leaking. (see water heater also for additional comments on this vent).



3.6 GUTTERS

GUTTER CONDITION

All the gutters are clogged with leaves and need cleaning now. The rear gutter is pulling loose from the house. The downspouts don't drain away from the house. Roof water is ending up back in the crawlspace.

MATERIAL

Aluminum.

3.7 CHIMNEYS AND COMBUSTION VENTS

CHIMNEY CONDITION

Two chimneys, one for the fireplace and one for the furnace. The furnace chimney has no liner. It has birds living in it. A chimney built to modern safety standards would have a liner. Liner cost, \$1,500. The fireplace chimney is a metal flue with a wood box around it covered with stucco. The stucco is coming loose.