

# *Claxton Walker & Associates*

301 970 1911

## **Repair list:**

July 11, 2005

Randy Glantz  
RE: 404 St. Mary's Square  
St. Michaels, MD 21663

July 11, 2005.

Repair list, key items extracted from the report

### **I.1 SITE GRADING**

#### **SITE CHARACTERISTICS**

1. 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.

### **I.4 FENCES & GATES**

#### **CONDITION**

2. 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.9 ENTRY STOOPS**

#### **MAIN ENTRY**

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

### **3.1 MAIN ROOF**

#### **MAIN ROOF CONDITION**

4. 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):**

5. 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**

6. 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.

### **3.5 FLASHING AND PLUMBING VENTS**

#### **FLASHING**

7. 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**

8. 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.

### **3.7 CHIMNEYS AND COMBUSTION VENTS**

#### **CHIMNEY CONDITION**

9. 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.

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The fireplace chimney is a metal flue with a wood box around it covered with stucco. The stucco is coming loose.

## 4.1 CORNICE AND SOFFITS

### CORNICE CONDITION

10. The soffit of the rear of the 1st floor bathroom is rotted and falling out due to roof leaks.

## 4.2 EXTERIOR WALL STRUCTURE

### VISIBLE STRUCTURAL CONDITIONS (exterior walls)

11. Specific observations include: The walls are bowed moderately.

The walls are distorted vertically and horizontally due to racking and sill rot and foundation settlement. The distortion is noticeable but it is not significantly beyond normal for a 120 year old frame house. The rear bathroom addition is worst. I suspect it has substantial structural rot in it due to its configuration, closeness to the ground, and the amount of visible distortion. The perimeter sills of almost all the house have to be rotted because they are in contact with the ground and the house doesn't drain correctly. At some point you will have to remove the siding and explore the level of rot and make repairs.

## 4.3 WALL COVERING

### WALL COVERING CONDITION

12. The siding is in bad condition and you need to anticipate replacement. It is dented, buckled, and the paint is worn off of it. It is buckled in places where the house distorted after it was installed. New siding including prep will cost 20,000 - 30,000.

### PRIMARY MATERIAL

13. There are at least two layers everywhere and three or more in some places. The exposed siding is aluminum. It is installed over asbestos cement, asphalt based shingle siding, and the original lap siding.

## 4.5 EXTERIOR DOORS

### MAIN ENTRY DOOR

14. The main entry door stile mortises (the perimeter pieces of wood of the actual door) have come loose and the door is out of square. It needs to be rehabilitated or replaced with an architecturally matching door.

## 4.7 WINDOW, DOOR, CORNER, AND MISC. EXTERIOR TRIM

### EXTERIOR TRIM CONDITION

15. The rear upstairs window trim is rotted. Other smaller spots of rot were found also.

## 4.8 PAINTING

### EXTERIOR PAINT CONDITION

16. Major paint deterioration will require extensive preparation to restore it. The paint is cracked across the grain so it will have to be removed if you want new paint to stick. All of the wood work needs paint.

## 5.2 FLOOR STRUCTURE

### MAIN FLOOR FRAMING CONDITION

17. The joists are sagged between piers and walls. The sag is about 2-3" because of the small size and wide spacing of the joists. The perimeter sill has to be rotted. In the one area we could touch it it was rotted and that area is the driest of all the areas around the house. Eventually you will have to remove siding and create crawlspace access so that the rotted framing can be assessed and repairs can be made.

## 6.2 SERVICE EQUIPMENT, WIRE TYPES, DESCRIPTION AND CONDITION

### CONDITION OF THE SUBPANEL(S)

18. The original panel is now a large junction box. The top of the box is missing. To be a correct junction box it should have a top.

### WIRE TYPES AND CONDITION

19. Mixed types. Non-metallic sheathed cable (modern cable) mixed with armored and cloth cable. The cloth cable should be updated whenever you are doing any work. It has no ground. It seems to be running to the living room, dining room, and two bedrooms.

## 6.4 WIRING TECHNIQUES AND MISCELLANEOUS WORKMANSHIP

20. Exposed splices that need boxes in the attic and boxes that need covers in the attic were found. Have an electrician correct these defects.

## 6.5 OUTLETS, SWITCHES, LIGHTS

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## OUTLETS

21. SPACING: Sparse. You will want to add outlets. TYPE: There is a mix of 2 and three prong. It is recommended that you replace the old ones with new grounded outlets both to get the ground and to get fresh connections. Ground fault interrupter outlets (GFIs) are now recommended for all damp areas. GFIs are extra sensitive and fast circuit breakers, usually built right into the outlet, that are located in areas where people might mix electric devices and water. They are a helpful safety device and a recommended modernization. In new construction they are required in all bathrooms, kitchens, outside, in the garage, and one in the basement. You should add them to any of those places that don't have them. Open ground: The old areas of wiring don't have grounds. Add GFI protection until you can update the wiring. Malfunctioning GFI: Rear outside of the kitchen and in the master bath.

## 7.2 INTERIOR SUPPLY PIPES

### INTERIOR SUPPLY PIPE CONDITION

22. Galvanized pipes have been replaced in most houses by now because they occlude and blister leading to restricted flow and pin hole leaks. This has to be anticipated in this house.

## 7.4 DRAINS AND VENTS

### PLUMBING DRAIN AND VENT CONDITION

23. The pipe on the side of the house is a vent and drain. The vent doesn't go above the roof line so you may get whiff of sewer gas from time to time. It also runs slightly uphill which it is not supposed to do. The hole where it goes in the house needs to be sealed. The pipe is slightly melted where someone has inappropriately applied heat. There has been a leak in it at a coupling back inside over the laundry. That will have to be monitored to see if it reoccurs.

## 7.5 WATER HEATER

### WATER HEATER CONDITION

24. The unit is near the end of its useful life. The bottom of the tank is badly rusted and there is a pile of rust on top of the burner keeping it from burning correctly. The temperature/pressure relief valve is supposed to have an extension on it that extends to within 6" of the floor so that if it blows off water spray is controlled. This one doesn't.

The vent is a single wall pipe. Normally when a gas water heater is vented through a roof a double wall pipe is used.

Anticipate water heater replacement at about \$800.

## 7.6 LAUNDRY EQUIPMENT

### DRYER

25. The lint needs to be cleaned out. It is overheating.

## 9.1 AIR CONDITIONER #1

### SPECIFIC REPAIR NEEDS A/C #1

26. The electric disconnect box outside is not water tight and water has been running through it. Repair or replace.

## 10.4 INSULATION

### ATTIC INSULATION ADEQUACY

27. Marginal. Not commensurate with modern standards. Bare in some areas thin in most areas.

## 10.6 MISC. OBSERVATIONS

### PESTS

28. Evidence of mice observed. Birds have been getting in.

## 11.1 MASTER BATH

### GENERAL CONDITION

29. This bathroom has been updated. All the fixtures and tile were checked and everything was in at least satisfactory condition except the GFI outlet is not working correctly and the sink aerator is clogged.

## 11.4 BATH #2

### GENERAL CONDITION

30. This bathroom needs renovation. The floor is badly distorted and rotted underneath.

### TILE and CAULKING

31. The tile is loose and cracked in the tub enclosure.

### SINKS

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- 32. The sink supply stops are leaking and a fungus is growing in the cabinet.  
TOILET
- 33. The toilet is raised up off the floor because the structure is giving around the cast iron pipe that the toilet sits on. The toilet is loose.  
OTHER COMPONENTS
- 34. The outlet is not GFI protected.
- 12.1 CABINETS, COUNTERS, FLOORS  
KITCHEN FLOORS
- 35. Cupped wood floors from water damage.
- 12.3 COOKING APPLIANCES  
OVEN
- 36. Door hinges need repair/adjustment. The door gasket is ripped.
- 12.5 REFRIGERATOR(s)  
REFRIGERATOR
- 37. Door handle is missing.
- 12.7 GARBAGE DISPOSAL(s)  
GARBAGE DISPOSAL
- 38. The wiring is not connected to the disposal correctly.
- 13.1 INTERIOR WATER SIGNS  
EVIDENCE OF LEAKS COMING FROM OUTSIDE
- 39. There is a stain on the ceiling in the bedroom. It is either a roof leak or a/c condensation.
- 13.7 FIREPLACES see 3.7 also  
HEARTH, MANTLE & SURROUND
- 40. There is no hearth. It should have a 16" hearth.

If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

*Claxton Walker & Associates*

Joseph (Skip) Walker  
President