



INSPECTION REPORT

Inspector: Mark Shaffery

License# MD - 34119

222 W Lafayette Ave, Baltimore, MD 21217

Inspection prepared for: Michelle Anapol

Real Estate Agent: Peter Dimitriades -

Date of Inspection: 5/7/2022 Time: 11:00 AM

Year Built: 4593 Size (sqft): 1869

Weather: 52F Rain

Order ID: 11686



46179 WESTLAKE DR, SUITE 200B, STERLING VA 20165



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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Repair**Roof**

Page 5 Item: 1	Roof Condition	• Pooling water noted in some areas. Rolled areas in roofing material noted. Recommend repair as needed.
Page 11 Item: 6	Sky Lights	• Cracks and gaps noted in the skylight glass sealant. Repair as needed.

Safety**Roof**

Page 11 Item: 7	Chimney	• Chimney Cap with cracks noted, potential moisture intrusion. Loose bricks noted. Recommend having a licensed qualified professional correct as necessary.
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INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Inspection Details

1. Attendance

In Attendance: Buyer Agent present

2. Home Type

Home Type: Condominium/Townhouse

3. Occupancy

Occupancy: Vacant • NOTE: Roof inspection and Foundation inspection only.

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
	✓			

Materials: Inspected by mounting and walking on roof.

Materials: Rolled roofing noted.

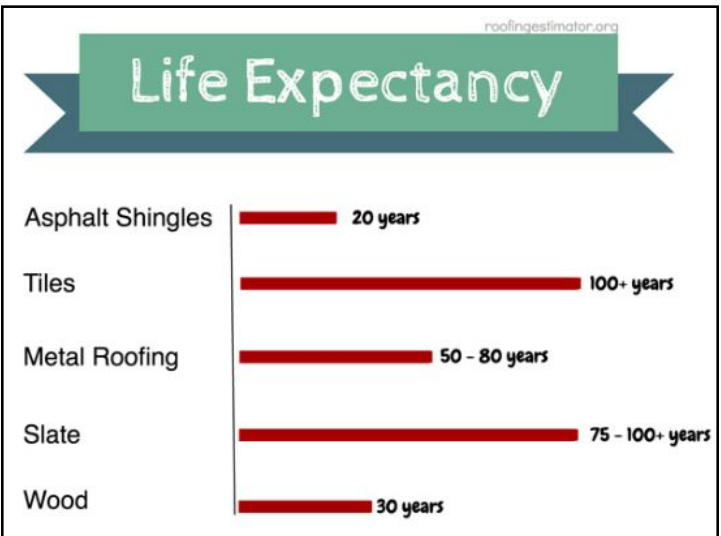
Observations:

- Previous repair noted. Roof appeared to have a few patches and sealant applied.
 - Pooling water noted in some areas. Rolled areas in roofing material noted.
- Recommend repair as needed.









2. Gutter

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- No major system safety or function concerns noted at time of inspection.



3. Vent Stack

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appeared to be in good condition at the time of inspection.

**4. Other Vents**

Good	Fair	Poor	N/A	None
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Appeared to be in good condition at the time of inspection.



5. Flashing

Good	Fair	Poor	N/A	None
✓				

Observations:

- Visible portions of flashing appeared adequate and functional at the time of inspection.

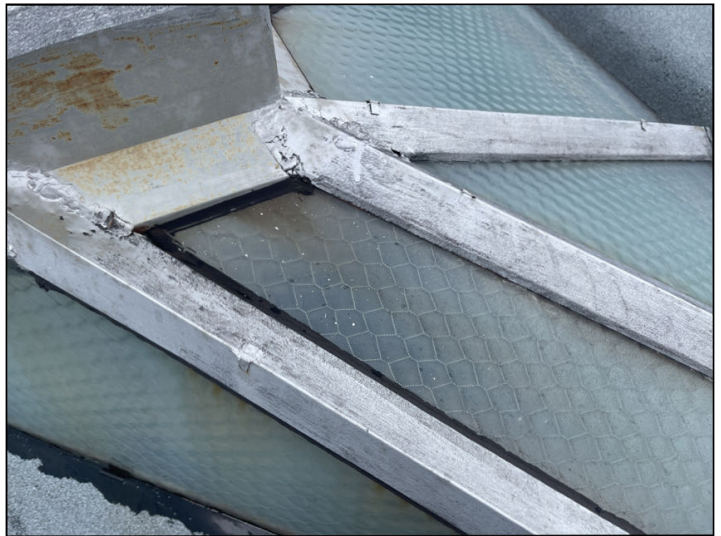


6. Sky Lights

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Cracks and gaps noted in the skylight glass sealant. Repair as needed.



7. Chimney

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Chimney Cap with cracks noted, potential moisture intrusion. Loose bricks noted. Recommend having a licensed qualified professional correct as necessary.







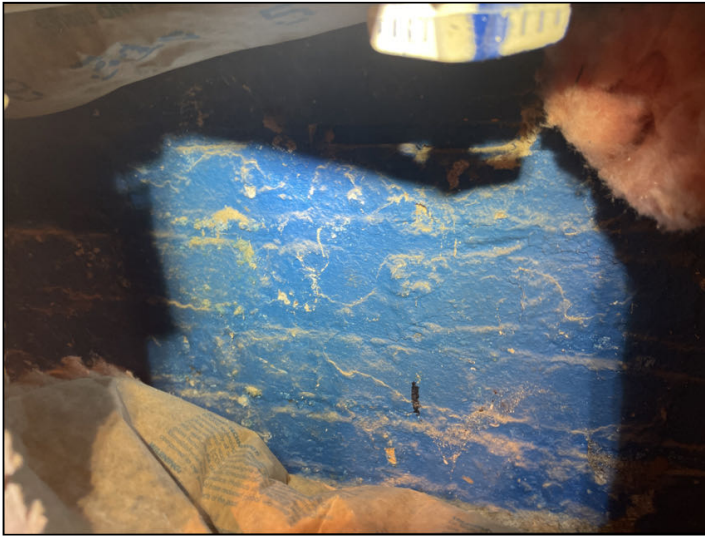
Foundation

1. Foundation Walls

Good	Fair	Poor	N/A	None
✓				

Observations:

- Brick walls noted.
- No deficiencies were observed in the brick at the visible portions of the structural components of the home.
- Limited review due to basement being finished





2. Sub Flooring

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- ****DECKING****
- Plank subfloor noted.
- ****FRAMING****
- Dimensional lumber wood Joists



3. Sump Pump

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- ****SUMP PUMP****
- Sump pump operated normally when tested. We recommend installing a back up battery to prevent flooding incase of power disruption.

