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## EMAIL REPORT OF DEFECTS AND CONCERNS

## A SAMPLE LIST FOR A HOUSE BUILT IN 1942, WITH DEFECTS GOING BACK TO MATERIAL SHORTAGES DURING WORLD WAR II

Dear XXXX,

There are normally two aspects to our inspection report: a list of defects and concerns (found below) and a video recorded in the course of the inspection. Although the typewritten list is fairly comprehensive there may be other defects and concerns that were noted and discussed in the video. It is essential that you carefully view the video and take notes prior to settlement as there may be issues that you will wish to discuss with the sellers or your agent. Otherwise the video is intended to provide you with an owner's guide on how to manage major aspects of the dwellings and avoid unnecessary expense. Many of our clients like to re-watch their inspection video on an annual basis.

We regret that you could not join us for the inspection. You are certainly welcome to call us at any time; once you are a client you are always a client. It is our normal practice to have at least a telephone conversation with a client who cannot attend an inspection, and we hope that your court appearances are going well and that you will find an opportunity to call us within the next day or so.

Below is our list of major defects and concerns developed during our XXXX inspection of the above property:

- 1) There are at least two quite dead trees that appear to be on the property, as part of your inspections we strongly recommend that you have all of the trees inspected by a professional arborist as soon as possible. It is quite possible that more than two trees will need to come down.
- 2) Much of the exterior brick is recycled brick that was never intended for exterior use. A great many bricks have failed and needs to be chiseled out and replaced. The mortar around the replacement brakes must be a very soft mortar.

- 3) The slate roof is now wet and cannot be fully inspected. We suggest that a slater examine the roof as moisture in the attic indicates that some of the slates are missing.
- 4) The attic inspection also indicated that the flashings around the half-moon shaped attic vents have flashings that have failed. From the exterior inspection it appears that roofing cement has been used around the flashings in an attempt to prevent roof leakage from the failed flashings. But use of such roofing cement clearly can only slow down the leakage which is occurring at the point where the slate is in contact with the flashing materials. This failure of the flashing material can only be seen and corrected by removal of a great deal of slate. Replacement of slate flashings is extremely expensive and it may be more appropriate to remove the slate roofing and install contemporary asphalt fiberglass shingles.
- 5) Regrading is needed on all sides of the house. At all times runoff water from the roof and runoff water from the surrounding ground must be prevented from ponding and collecting against the foundation walls. Regrading with clean fill dirt is necessary and can only be done after mulch and topsoil have been temporarily removed. Once the regrading has taken place these porous materials must be reinstalled.
- 6) A great deal of erosion has occurred on the uphill, garage side, of the house and it may be necessary to install some type of terracing materials to minimize this erosion in future. The listing agent indicated that English ivy once existed on this embankment and helped to minimize erosion for many decades. Due to some type of blight all of the English ivy died on this embankment.
- 7) The garage has an electric garage door opener. These can be quite dangerous. On newer types of garage door openers there two devices to ensure that if it hits someone, it will immediately stop and retract. On these newer garage door openers there are both a photo beam near the floor that when broken will cause the door to stop and retract; there is also a pressure switch that should cause the door to stop and retract if it finds any resistance. There is no photocell on this electric garage door opener and the pressure switch does not react to any resistance. This garage door opener needs substantial modification or replacement as it should be considered quite dangerous.
- 8) The garage door itself has plywood panels that are starting to delaminate.
- 9) The air-conditioning compressor unit is now nineteen years old, well past its normal life expectancy. It uses a type of refrigerant that has not been manufactured for some years and will not be available after January 1, 2020. When the compressor is replaced it will also be necessary to replace the evaporation coil system in the attic.
- 10) Next to the compressor is a GFI receptacle that has failed and needs replacement.
- 11) The vent pipe for the clothes washer must be rerouted and replaced with a pipe with smooth interior walls. Approximately 15,000 houses a year are lost to fires caused by lint captured in the exhausts of clothes dryer. At present the clothes dryer is not attached to the exhaust tubes and now discharges into the storage room. When a new exhaust tube is installed it should follow the quickest path across the ceiling to the exterior the house. It should certainly not exhaust near the

air-conditioning compressor as the present system, if it were working, would do.

- 12) There is insufficient combustion air for the gas-fired boiler and gas-fired water heater. At present they are generating excessive amounts of carbon monoxide. Either the door to the boiler room should be replaced with a louvered door, or two large louvered metal return grills should be purchased. Once these grills have been purchased, two holes should be cut through the drywall outside the boiler room, with one hole near the floor and the other one near the ceiling. Louvered grills should be installed over these holes as this will allow sufficient combustion air.
- 13) The flexible gas lines to the boiler room are of corrugated stainless steel tubing (CSST). By federal law such flexible gas lines (which are prone to failure during lightning storms) must be bonded to the primary electrical service panel by a master electrician (please see attached documents).
- 14) The house has a fairly new gas-fired boiler for the hot water radiator system. These boilers normally last 35 to 45 years. The installation of this boiler has a couple of oversights that makes it impossible to bleed the convector radiators on the top level of the house. The pressure reducer valve for this boiler was set at the factory at 12 psi, which is fine for a two story house. As this is a three level house we would recommend that the pressure reducer valve be reset at 16 psi or 18 psi. It is also possible that rust has clogged the filter screen in the pressure reducer valve for the boiler. A thorough explanation of how to correct this can be found in the video report.
- 15) The main water entrance pipe for the house is a galvanized steel pipe, which rust from the interior and in time will need complete placement. The listing agent suggested that there is an insurance program available in Baltimore City that would be highly recommended for this house.
- 16) The fireplace damper plate is dislodged and will need to be put back in place so that the damper can be closed when the fireplace is not in use.
- 17) The handrail for the basement stairs needs to be re-positioned so that it can be grasped.
- 18) In the lower level bath commode wastes water when the tank is full. We would suggest that both the flush valve and ballcock valve be replaced.
- 19) In the lower level bathroom the GFI receptacle has failed and needs replacement.
- 20) There is no access to inspect the crawlspace below the kitchen.
- 21) The water filter for the house (in the boiler room) is overdue for replacement.
- 22) The house has all the original windows. There are no screens or storm windows.
- 23) The right rear burner on the stove will not light.
- 24) We were unable to get the electric oven to function.
- 1)

If you have any questions, please call.

The above list and the video report are based on a normal visual inspection, no

warranties are expressed or implied. Liability for the inspection is limited to the cost of the inspection.

Respectfully submitted, Jack Reilly, for Jack Reilly Associates, Inc.