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EMAIL REPORT OF DEFECTS AND CONCERNS

**A SAMPLE LIST FOR A RENTAL INVESTMENT
ROW HOUSE BUILT IN 1951**

Dear XXXXX,

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.

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

- 1) The house is due for reroofing. Parts of the existing roof are of a contemporary elastomeric roof, often called a rubber roof, which was amateurishly and inadequately installed. Some areas of the roof are hot tar and felt roofing which is extremely old and has failed allowing water infiltration in around the skylight and along the flashings of the party walls. Recently a large amount of roofing cement has been installed near the skylight, on top of the elastomeric roofing, suggesting additional leaks in the flat sections of the roofing. This roofing cement will damage the elastomeric roofing. There are a number of layers of roofing on the house and it would be advisable that these be removed prior to installation of another roof.
- 2) At the back of the house runoff water from the roof and runoff water from the backyard and the adjoining properties drains toward the house at 1044 Parksley Avenue. This has caused dramatic erosion beneath the concrete near the exterior stairwell to the basement. The house has a sump pump, but water discharged from the sump pump also rolls back toward the house. At this point it would be appropriate to remove the failed concrete slabs on the ground and to install a

retaining wall adjacent to the wall of the basement stairwell. It should then be possible to till-up the soil in the backyard in such a way as to create a drainage indentation, known as a swale, that will allow water discharging from the new retaining wall and the roof to drain toward the rear alleyway. The swale should have gradual slopes on both side so that a lawnmower can pass across the swale without catching the blade. This red claylike soil should then be graded up against the new retaining wall so that it slopes 1/4 inch to 1/2 inch over a distance of 5 feet from the house. Mulch should be installed over the regraded area to prevent erosion. It would also be appropriate to install grass sod in the newly created swale.

- 3) At present the sump pump is connected to a pipe coming out of the foundation wall that is glued to additional pipes intended to discharge water some 10 feet from the house. In the event of a severe winter these exterior pipes will develop so much ice that no water will be able go through the pipes, in which case the pump will burn out. We suggest that the discharge for the sump pump drop water into the daylight a few inches from the foundation wall. This discharge should go on to a splash block sitting on fill dirt that will ensure that the water is shed away from the house.
- 4) Although there is an enormous embankment in front, water within 8 feet of the house drains back toward the foundation wall, which can also lead to seepage. Again a tiller should be used to create a swale on the flat part of the front yard that will allow water to drain away from the house and down the embankment.
- 5) The metal threshold for the front door has paint that is peeling and has failed. As it is quite likely that this is lead-based paint. The recommendations available on the EPA website should be carefully followed so as not to create a lead dust contamination when this paint is abated, all licensed contractors in Maryland are required to have had some training in handling lead-based paint.
- 6) Also around the front door the ornamental formstone has gaps near the door. These gaps should be caulked but it may first be necessary to put a backer rod into each wide gap. A backer rod is a flexible foam rope that comes in a variety of thicknesses. It is often available in weatherstripping section of a big box store under names such as caulk filler.
- 7) Although the furnace and air-conditioning are both functional, the air-conditioning system is extremely old and uses a type of refrigerant that is no longer manufactured and it will soon be against the law to even sell recycled refrigerant of this type. Moreover, with the new types of air-conditioning systems it is necessary to both replace the outside compressor unit and the interior evaporation coil above the furnace; for this reason it is usually economically advisable to replace the heating and cooling system in its entirety.
- 8) Directly above the furnace and evaporation coil there is a cloth damper intended to prevent vibration from the furnace from being transmitted into the ducting. It is extremely possible that this off-white cloth material contains asbestos. It should certainly be replaced with a plastic type noise damper.
- 9) Although the air-conditioning system is functioning it would be far more efficient if it were serviced (air-conditioning system should be serviced every spring).

- 10) The covers for all of the ducting supply registers and returns are not in place and should be reinstalled.
- 11) Most of the covers on the electrical receptacles and wall switches are now missing.
- 12) In the basement ceiling, adjacent to the point where the return ducting goes up into the wall between the living room and dining room, there is a leak on a copper pipe and a valve next to it that is extremely rusty.
- 13) The garbage disposal was not functional.
- 14) We do not know whether the three-way lighting system for the staircase is functional, it appears that the light bulbs are burned out in the top floor ceiling fixture. It should be possible for someone entering the house at the front door to turn on the light and to turn it off the top of the stairs. It should then be possible for another person to come through the front door and turn on the light and to turn it off at the top of the stairs. Such a wiring system is known as a three-way lighting system.
- 15) It was noted that there is no insulation in the attic and that there are minor signs of water infiltration from the leaks along the party walls.
- 16) There was a good deal of evidence of roof leaks on the bathroom ceiling around the skylight.
- 17) Although the top floor smoke detector was functional, new laws have recently taken effect in Maryland. It is now required that the smoke detector near the sleeping areas either a hard wire smoke detector or a smoke detector with a sealed ten-year lithium battery. There is also a requirement that in all rental property in Maryland that there be a carbon monoxide detector on each level. We would recommend that on the top floor you install a combination smoke detector and CO detector that is either hardwired or has the ten year battery. It would then be appropriate to install less expensive CO detectors on the first floor and in the basement.

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.

