



mid-atlantic inspection services

mobile 202.607.4153
toll free 1.888.806.4321
fax 301.915.0465

4605 windsor lane | bethesda, md 20814
abeal@midatlanticinspections.com
www.midatlanticinspections.com

ASHI | ICC | MHIC | IESO | NEHA | GCAAR

February 20, 2009

John Smith
Jane Smith
1234 Any Street
Washington, DC 20016

Dear John and Jane,

Thank you for the opportunity to provide you with this Consultation Inspection as you consider the purchase of 4321 Washington Avenue in Bethesda, MD. Below is a bulleted list of the items I noted or we spoke about regarding the current conditions of the home.

- The kitchen sink drain is clogged and needs cleaning. Some minor leakage was observed at the drain. The dishwasher discharge fills the sink and drains slowly. Some water backflows into the dishwasher and observed leaking from the dishwasher. The clog needs clearing, the drain trap leaks need repair and the dishwasher discharge hose should have a high loop to prevent waste water from back filling into the dishwasher.
- The new electric range will smoke off the manufacturing oils during initial use. This is not unusual.
- The first floor bathroom shower stall needs caulking.
- The fireplace needs professional cleaning.
- The front door interior deadbolt latch is missing.
- The windows do not have screens or storms. Some older style screens and storms are stored in the basement and garage or attic. You should consider installing replacement windows throughout the home.
- A 200 amp electric service with copper wiring is installed in the garage.
- There are no laundry appliances. There is a gas line but no 220 outlet for an electric dryer. You should buy a gas dryer or have a the necessary power and receptacle for an electric unit installed. There is only a single 110 outlet for either a washer or dryer so some electric work will be needed regardless.
- There is some evidence of termite activity under the basement stairs. The damage appears to be isolated. I recommend that you have the home treated and that the stairs be repaired as needed.
- Installed in 1987, the water heater is beyond its useful life expectancy. You should budget to replace.
- The boiler is functional but is well beyond its useful life expectancy. You should budget to replace.
- The bathroom over the garage has rusty water. The feeder pipes from the basement are galvanized. These pipes corrode on the interior resulting in occasional rusty water (after periods of non use) and reduced water pressure. Ultimately the pipes may require replacement or re-lining.
- The hall bathroom tub diverter valve does not work and the tub drain is clogged. Both need repair.
- A single slate needs replacement at the front near the ridge.
- The chimney cap needs repointing and a rain cap is recommended for installation.
- The left rear corner has settled. The downspout terminates in an older underground extension. Patches of cement around the kitchen stoop and the stair step cracks in the brick indicate that the downspout may not be draining away from the home. You should have a landscaper or drainage specialist evaluate the subterranean extension and improve or replace as needed. Once the water is effectively draining away from the home, the brick joints should be repointed. There was no evidence of active moisture intrusion in the basement.
- The fence at the right rear is open as are the sides at the front left and right.
A single slate needs repair near the ridge at the front right.

Please call if you have any questions. I look forward to working with you again.

Sincerely,

Alan Beal