HOME INSPECTION REPORT

Disclosure required by the Business Occupations and Professions Article, § 16-4A-01(a)(4), Annotated Code of Maryland

An inspection is intended to assist in the evaluation of the overall condition of a building. The inspection is based on observation of the visible and apparent condition of the building and its components on the date of the inspection

The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist, and no warranty or guaranty is expressed or implied

If your home inspector is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to structural integrity of a building or the condition of its components or systems, you may wish to seek the professional opinion of a licensed structural engineer or other professional regarding any possible defects or other observations set forth in this report

Only home inspections performed by Maryland licensed home inspectors will be recognized as a valid home inspection under a real estate contract

Property address	City	ZIP code	Inspection date	Report date
2604 Blueridge Avenue	Wheaton	20902	10/07/2026	10/09/2026

Client(s)	Inspection company	Phone
Daniel Osei and Maya Chen	Brightwater Home Inspections, LLC	(240) 555-0167

Licensed home inspector	Maryland license number	Inspector signature
Priya Raman	33584	*Priya Raman*

Building	Weather	Temperature	Occupancy	People present
1-story brick rambler, full basement, built 1954	Clear, dry	64°F	Occupied, furnished	Buyers, buyers' agent

This home inspection followed the Minimum Standards of Practice for Maryland licensed home inspectors, COMAR 09.36.07, as revised effective December 22, 2025. Sections 1 through 10 follow COMAR 09.36.07.04 through .13, in order.

Condition terms

Code	Term	Meaning
S	Satisfactory	Inspected. Performing its intended function, with no deficiency seen.
M	Maintenance	Inspected. A minor condition to repair, maintain, or watch. Listed in the section's findings.
D	Significantly deficient	Unsafe, or not functioning as designed or intended (COMAR 09.36.07.01B). Listed in the findings and the summary, with the repair or further evaluation recommended.
NI	Not inspected	Present, but not inspected. The reason is in the section's "Not inspected, and why" row.
NP	Not present	Not found at this property.

Scope and exclusions BOP § 16-4A-01(a)(1), COMAR 09.36.07.02 and .03

Scope. A visual inspection of the readily accessible systems and components of a residential building with one to four dwelling units, made while the licensed home inspector was physically on-site (COMAR 09.36.07.02). Sections 1 through 10 describe each system and component the matching regulation lists, and the conditions observed on the inspection date.

Limits. A home inspection is not technically exhaustive and may not identify concealed conditions or latent defects. It is not a code compliance inspection, and it is not a guarantee, warranty, or any form of insurance (COMAR 09.36.07.02D and .03A).

Not determined. Remaining life; causes; strength, adequacy, or efficiency; methods or costs of correction; code compliance; market value; indoor air quality, mold, insects, or other biological activity; and manufacturer's recalls (COMAR 09.36.07.03C).

Not operated or entered. Systems that are shut down or do not respond to normal controls; shut-off valves and automatic safety controls; devices run by WiFi, Bluetooth, RF, or other electronic means; smart home systems; and areas that are dangerous or not readily accessible (COMAR 09.36.07.03E and F).

Not inspected. Underground items and storage tanks, decorative items, detached structures other than garages and carports, recreational facilities, and condominium or cooperative common elements and reserve accounts (COMAR 09.36.07.03G). Each section also leaves out the items its own regulation lists.

Additional services. Wood-destroying insect inspections, septic and well testing, radon, mold, and other environmental testing are additional inspection services, not part of the home inspection (COMAR 09.36.07.01B and 09.36.06.03). A Maryland wood-destroying insect inspection for a sale is reported on Form MD-1 by a licensed pest control firm.

Additional inspection services provided, not part of the home inspection: Radon test, 48-hour monitor (separate report)

Other exclusions agreed to in writing: None

Summary of findings

Every item marked D, with its number in the report. Items marked M are in each section's findings.

No.	Term	Section	Component and observation	Recommendation
2.1	D	Exterior	Deck ledger nailed only, no flashing	Deck contractor to evaluate
4.1	D	Plumbing	Yellow CSST to the range, no bonding seen	Licensed master electrician to review bonding
5.1	D	Electrical	Double-tapped breaker in the panel	Licensed electrician to correct
5.2	D	Electrical	Ungrounded outlets; no GFCI at kitchen or bath	Licensed electrician to ground or protect
5.3	D	Electrical	No carbon monoxide alarms	Install CO alarms
8.1	D	Interior	No handrail at the basement stairs	Contractor to install a handrail

1 Structural system COMAR 09.36.07.04

Component	Type, material, location, and notes	S	M	D	NI	NP
Foundation type and material	Concrete block walls on poured footings	X				
Basement or crawl space access	Full basement, interior stairs; walked	X				
Floor structure	2x8 joists, plank subfloor, steel beam on posts	X				
Wall structure	Wood frame with brick veneer	X				
Ceiling structure	2x6 ceiling joists, seen in the attic	X				
Roof structure	2x6 rafters, 1x board sheathing	X				
Attic access and method	Hatch in the hall ceiling; entered on the joists	X				
Probing where decay suspected	Rear sill probed at the old tubes; sound		X			
Conditions affecting the structure	Efflorescence on the front block wall		X			
Not inspected, and why	Framing above the finished recreation room ceiling, covered by drywall.					

No.	Term	Component and location	Observation	Recommendation
1.1	M	Sill plate, rear basement wall by the laundry	Old, dry earthen tubes on the sill and block. The wood probed sound. Insects are outside a home inspection (COMAR 09.36.07.03C).	See the separate Form MD-1 from the licensed pest control firm, dated 10/06/2026.
1.2	M	Front basement wall	White efflorescence along the upper block courses. No cracks or bowing. Dry on the day.	Keep gutters clear and grade sloped away. Watch for moisture after heavy rain.
1.3				

2 Exterior COMAR 09.36.07.05

Component	Type, material, location, and notes	S	M	D	NI	NP
Wall covering	Brick veneer; aluminum siding at the gables	X				
Flashing and trim	Aluminum-wrapped trim; window caulk aging		X			
Exterior doors	Steel front door, wood rear door, storm doors	X				
Decks, balconies, stoops, porches	Rear wood deck, about 12 by 14 ft.	X				
Deck ledger board flashing	None at the ledger; nailed, no bolts seen			X		
Steps, railings, and balusters	Brick front stoop with iron railing	X				
Eaves, soffits, and fascias	Aluminum soffit and fascia	X				
Walkways, patios, driveways	Concrete walk; 1 in. lift at one joint		X			
Grading and surface drainage	Flat at the rear; downspout at the wall		X			
Vegetation and retaining walls	Woodpile against the rear wall		X			
Not inspected, and why	None.					

No.	Term	Component and location	Observation	Recommendation
2.1	D	Deck ledger board, rear wall	No flashing over the ledger, and it is held with nails only. No through-bolts or lag screws seen from below.	Have a licensed deck or framing contractor evaluate the ledger attachment and add flashing.
2.2	M	Rear wall, left of the deck	Firewood stacked against the brick, and shrubs touching the wall.	Move the woodpile away from the house and trim the shrubs back. See the MD-1.
2.3	M	Front walk, second joint from the stoop	One slab has lifted about 1 in., a trip hazard.	Grind or reset the slab.

3 Roof system COMAR 09.36.07.06

Component	Type, material, location, and notes	S	M	D	NI	NP
Roof covering type and material	Asphalt architectural shingles, one layer	X				
Inspection method	Walked the roof; dry, low slope	X				
Roof drainage components	Aluminum gutters; rear downspout short		X			
Flashings	Step and counter flashing at the chimney	X				
Skylights	None					X
Chimneys	Brick chimney; cracked mortar crown		X			
Roof penetrations	Two plumbing vent boots; one cracked		X			
Not inspected, and why	None.					

No.	Term	Component and location	Observation	Recommendation
3.1	M	Chimney crown	Hairline cracks across the mortar crown.	Have a chimney or masonry contractor seal or rebuild the crown.
3.2	M	Plumbing vent boot, rear slope	The rubber collar is cracked. No stains below it in the attic.	Have a roofer replace the boot.
3.3				

4 Plumbing system COMAR 09.36.07.07

Component	Type, material, location, and notes	S	M	D	NI	NP
Water supply piping	Copper; galvanized nipple at the meter		X			
Drain, waste, and vent piping	Cast iron stack; copper and PVC branches	X				
Waste cleanout access location	Front basement wall, at the main drain	X				
Fixture flow and drainage	Flow and drainage good at every fixture	X				
Water heater and energy source	Gas, 40 gal., made 2014, utility room		X			
Vent systems, flues, and chimneys	Vent connector to the masonry chimney	X				
Main water shut-off location	Front basement wall, beside the meter	X				
Hose bib shut-off locations	Two valves at the basement ceiling	X				
Main fuel shut-off location	Gas meter, right side of the house	X				
Fuel distribution and CSST	Black iron; yellow CSST to the range			X		
Sumps, sump pumps, and piping	None					X
Not inspected, and why	Shut-off valves were located but not operated (COMAR 09.36.07.07C).					

☑ **Corrugated stainless steel tubing (CSST) is present, with the recommendation that the bonding of the CSST be reviewed by a licensed master electrician.** COMAR 09.36.07.07B(5)

No.	Term	Component and location	Observation	Recommendation
4.1	D	Gas piping, basement ceiling to the kitchen range	Yellow CSST runs from the black iron manifold to the range. No bonding clamp or jumper seen.	Have the bonding of the CSST reviewed by a licensed master electrician.
4.2	M	Water heater, utility room	Gas, 40 gallons, made 2014. Working, but 12 years old.	Budget for replacement. Have a plumber flush and check it yearly.
4.3	M	Main water line at the meter	A short galvanized nipple between copper lines shows rust.	Have a licensed plumber replace the nipple with copper.

5 Electrical systems COMAR 09.36.07.08

Component	Type, material, location, and notes	S	M	D	NI	NP
Service drop or lateral	Overhead drop to a mast at the rear	X				
Service entrance conductors	Aluminum SE cable, jacket intact	X				
Amperage and voltage rating	100 amp, 120/240 volt	X				
Main disconnect location	Main breaker at the top of the panel	X				
Service equipment, panel locations	Basement, rear wall by the laundry	X				
Panels and overcurrent devices	Breakers; one double-tapped breaker			X		
Grounding and system bonding	Wire to the water pipe; no meter jumper		X			
Wiring methods	NM cable; some original two-wire cable		X			
Solid aluminum branch wiring	None seen					X
Fixtures, switches, receptacles	Ungrounded three-prong outlets, bedrooms			X		
GFCI and AFCI devices	No GFCI at the kitchen counters or bath			X		
Smoke alarms	Hall and basement; tested	X				
Carbon monoxide alarms	None, with gas appliances in the house			X		
Alternative energy, disconnects	None					X
Not inspected, and why	Doorbell, alarm, and other low voltage wiring (COMAR 09.36.07.08D).					

☑ **Non-arc-resistant CSST gas piping is present, with the recommendation that the bonding of the CSST be reviewed by a licensed master electrician.** COMAR 09.36.07.08C(3)(a)

No.	Term	Component and location	Observation	Recommendation
5.1	D	Panel, rear basement wall	Two wires on one 15 amp breaker made for one.	Have a licensed electrician separate the circuits.
5.2	D	Receptacles, bedrooms, kitchen, and bath	Three-prong outlets test ungrounded. No GFCI at the kitchen counters or the bath.	Have a licensed electrician ground the outlets or protect them with GFCI, and add GFCI where needed.
5.3	D	Carbon monoxide alarms	None found. The house has a gas furnace, water heater, and range.	Install carbon monoxide alarms outside the bedrooms and in the basement.

6 Heating system COMAR 09.36.07.09

Component	Type, material, location, and notes	S	M	D	NI	NP
Type of system	Forced air furnace, 80%, made 2009		X			
Energy source	Natural gas	X				
Heating method and distribution	Metal ducts to floor and wall registers	X				
Operated by normal controls	Ran by the thermostat; heat at registers	X				
Vent systems, flues, and chimneys	Shares the masonry chimney flue		X			
Heat sources	Register in every room and the basement	X				
Not inspected, and why	Heat exchanger, not readily accessible (COMAR 09.36.07.09D).					

No.	Term	Component and location	Observation	Recommendation
6.1	M	Furnace, utility room	Made 2009 and running, but 17 years old. The filter is dirty.	Replace the filter and have an HVAC contractor service it.
6.2	M	Chimney flue, furnace and water heater	Both gas appliances vent into the old masonry flue. No liner was seen at the cleanout.	Have a certified chimney sweep check the flue and liner.
6.3				

7 Air-conditioning system COMAR 09.36.07.10

Component	Type, material, location, and notes	S	M	D	NI	NP
Cooling equipment	Split system; condenser at the rear, 2011	X				
Energy source	Electric	X				
Cooling method and distribution	Shares the furnace ducts	X				
Condensate drainage system	PVC drain to the basement floor drain	X				
Operated by normal controls	Operated; 17°F drop at the registers	X				
Not inspected, and why	None.					

No.	Term	Component and location	Observation	Recommendation
7.1	M	Condenser, rear yard	The pad has settled and the unit leans a little. Shrubs crowd the coil.	Level the pad and keep 2 ft. clear around the unit.
7.2				
7.3				

8 Interior COMAR 09.36.07.11

Component	Type, material, location, and notes	S	M	D	NI	NP
Walls, ceilings, and floors	Plaster walls, oak floors; one ceiling stain		X			
Ramps, steps, stairways, railings	Basement stairs have no handrail			X		
Countertops and installed cabinets	Laminate counters, wood cabinets	X				
Doors and windows	Vinyl replacement windows; two sashes drop		X			
Safety glazing	Tempered glass at the tub door	X				
Garage doors and operators	No garage					X
Installed household appliances	Gas range, dishwasher, microwave operated	X				
Unsafe conditions	Basement stairs (see 8.1)			X		
Not inspected, and why	Walls behind boxes stored in the basement storage room.					

No.	Term	Component and location	Observation	Recommendation
8.1	D	Basement stairs	Ten risers with no handrail on either side.	Have a contractor install a graspable handrail.
8.2	M	Windows, front bedroom and living room	Two sashes will not stay up. The balances are worn.	Replace the sash balances.
8.3	M	Hall ceiling, under the bath	Old water stain, dry when tested with a moisture meter.	Ask the sellers about past leaks. Seal and repaint.

9 Insulation and ventilation COMAR 09.36.07.12

Component	Type, material, location, and notes	S	M	D	NI	NP
Insulation in unfinished spaces	About 6 in. of fiberglass batts in the attic		X			
Vapor retarders or barriers	Kraft facing toward the living space	X				
Absence of insulation	None at the basement rim joists		X			
Crawl space moisture barrier	No crawl space					X
Attic ventilation	Gable and soffit vents	X				
Foundation area ventilation	Two basement hopper windows	X				
Mechanical ventilation systems	Bath fan vents into the attic		X			
Not inspected, and why	Wall insulation, hidden by finished walls.					

No.	Term	Component and location	Observation	Recommendation
9.1	M	Attic	About 6 in. of batts, low for a house this age.	Have an insulation contractor add insulation.
9.2	M	Bath fan	The duct ends in the attic, not outside.	Extend the duct to a roof or wall cap.
9.3				

10 Fireplaces and solid fuel burning appliances COMAR 09.36.07.13

Component	Type, material, location, and notes	S	M	D	NI	NP
Fireplace or stove type and fuel	Masonry wood-burning fireplace, living room	X				
System components	Damper works; firebox and hearth intact	X				
Vent systems and flues	Clay flue liner, top only seen				X	
Chimneys	Brick chimney; crown cracked (see 3.1)		X			
Not inspected, and why	Flue interior, not readily accessible (COMAR 09.36.07.13C). Fire not lit.					

No.	Term	Component and location	Observation	Recommendation
10.1	M	Fireplace flue	Soot and creosote seen at the damper. The rest of the flue could not be seen.	Have a certified chimney sweep clean and inspect the flue before use.
10.2				
10.3				