

## Testimony of Indigo Null

### SB0563 – Real Property – Actions to Repossess – Judgment for Tenants and Proof of Rental Licensure

Hearing before the Senate Judicial Proceedings Committee, Feb. 22, 2022

#### Position: SUPPORT (FAV)

---

*Please see the exhibits after page 4 for supporting evidence.*

I am a tenant at the Copycat Building in Baltimore City, owned by Charles Lankford. I am also the defendant in the Court of Appeals' November 2021 decision *Velicky v. Copycat Building*. I am writing to testify because my landlord's business model relies on the advantage of having no requirement to prove rental licensing compliance in Tenant Holding Over actions. This legal loophole allows my landlord to extort illegal payments from tenants while keeping his properties in unsafe and unlivable conditions.

The Court of Appeals decision is dangerous. Licensing is dependent on code enforcement – if your building isn't safe, you can't be licensed, and you shouldn't be able to collect rent or utilize court procedures like evictions. The inability to collect rent through the courts *should* be more than enough motivation for a landlord to keep his building safe. But Copycat tenants see clearly before us that our landlord's use of Tenant Holding Over evictions proceedings without a license breaks down that system – *tenants will do whatever they can to avoid homelessness*, including paying illegal rent to an unlicensed landlord. And landlords know this.

#### ***Allowing unlicensed landlords to use the Tenant Holding Over eviction procedure gives them leverage to conduct illegal activities outside of court.***

Charles Lankford and his company have not had a rental license since at least January 2019, if not longer. They have many outstanding violations related to fire code, safety, and habitability in their properties. The law tells us it is illegal for a landlord to collect rent without a license – but he has done exactly that for years. Even now, he is advertising unsafe apartments for rent on the Copycat rental website. His behavior is a prime example of why SB563 is necessary.

In Spring 2020, everyone in my house lost their income due to the pandemic. We applied for unemployment, but, as you probably read in the news, it was not available for months. After the first full month of shutdown, Lankford began to send out a series of emails making it very clear that if tenants did not keep up with their rent payments, they would be evicted. In an email dated June 15, 2020, the landlord explained:

*“To be clear: ONLY Rent Court and apartment buildings whose mortgage is Federally financed are part of the Eviction Moratorium. We use Tenant Holding Over Court and our mortgage is NOT federally funded... Hence, there will be no delay on our end as soon as courts reopen.... Whatever remaining deposits you have are being applied to the oldest debt in your account. If we have not heard from you by the time the courts have reopened, we will be filing for your eviction and your remaining debt will be turned over to a national credit collection agency which will negatively impact your credit for the next 7 years.”* (see p. 6 for full email)

Remember, Lankford was unlicensed when he wrote this and knew full well that he was illegally

collecting rent. He knew he would face no consequences for filing Tenant Holding Over actions as a work-around existing laws – *McDaniel v. Baranowski*, local code Article 13 § 5-4, or eviction moratorium protections.

***Rental licensing is about safety and human dignity, not mere technicalities.***

A housing code enforcement report is attached, documenting the violations and dangerous conditions in my apartment. I have also attached a copy of the reports showing the presence of deteriorating lead and asbestos in my apartment.

I came to the Copycat fresh out of college, moving to Baltimore with almost no money, no credit, and no familial support. Because of this lack of resources, I could not rent a traditional apartment that required a credit check and paystubs – my only options were subleases and other less official avenues. I luckily had a partner living in the Copycat, and I moved in to my current apartment on the 5th floor in 2015. The apartment had 7 bedrooms, and I lived with 11 other people—we all shared one bathroom. At the time, I believed I was lucky and was just happy to have a roof over my head. As I said before, *people will take almost anything over homelessness.*

After I moved in, it became obvious the building had not been maintained for years - Outlets would randomly spray sparks everywhere and then completely stop working, destroying whatever was plugged in at the time. We had no running water when the boiler was on, and very low pressure when it was off. Sometimes you couldn't wash your hair or dishes. Often the water is brown, and people joke that “drinking the water in the Copycat makes you more thirsty afterward than before!”. Water pressure is so low we have to flush our toilet with a bucket, and my roommate washes her hands with bottled water because the building's water makes her break out in a rash.

Every winter, it would be a fight to get Lankford to turn on the heat – he would often wait until November or December, citing “maintenance issues” with the boiler. Most apartments have little to no insulation, and even when tenants attempt to seal the windows ourselves, it only helps so much. Last week my bedroom was 41 degrees one night. This is not uncommon.

Every year, our fridge broke and we'd go without it for a couple days or weeks until maintenance found us another one from another apartment. We'd always lose all our food in the process, and we could never predict it. Usually, they'd eventually bring a used fridge to replace it, we'd clean the mold and meat slime out of it, and have a fridge for another year. The last time this happened was November 2021 – they never came to replace it this time. When asked in person about it, Brice Lankford (Charles Lankford's son, and head of maintenance) hissed at me “I'm not gonna f\*ckin talk to you about that”.

The response to our filed maintenance request about it was a form letter that said:

*“Sorry to inform you your service request was recently closed due to the fact that the work was not approved by the property owner. If you feel the owner is legally obligated to perform this work in accordance with law, you may contact the management company directly from your portal...In other cases, this may have been considered a nonessential request and the owner exercised his right to defer the request”*

We have tried to contact management multiple times since, to no avail. Eventually I bought a used mini fridge on Facebook. Lankford is legally required to provide a refrigerator to us—Some of the conditions in my apartment honestly feel like retaliation for speaking up against what's happening in my building.

One summer, we found out that apparently half the fire sprinklers in our apartment had no water going to them, and that the building had narrowly avoided being shut down for how dangerous it was. I lost a lot of sleep after that, knowing that the sprinklers over my bed would just sit there useless if the building caught fire.

Many times the elevator broke while I was in it, and I learned to carry my phone with me even when going to get the mail because there was no emergency call button – stuck in the elevator with no phone? I hope you have a good screaming voice. A maintenance man eventually showed me how to open the doors from the inside so I could get out as long as it broke near an exterior door, because I often got off work after midnight and there was a real risk of me being trapped overnight - This actually happened to at least two people I know of. There was a yearlong period when we had no light in the elevator, and a tenant put a adhesive-backed battery-powered nightlight in so we could see inside when the doors were closed.

For the first couple years I was here, we had three bedrooms that randomly had leaks when it rained – gallons of water that looked like coffee would pour through the ceiling and down from upstairs. The wall between our kitchen and bathroom began to rot out from it. They closed down the apartment upstairs from us because the leaks were so bad nobody would live there. They later re-rented it, claiming it was fixed, but my new neighbor informed me he had to put a tarp over his bed and build a water collection device for when it rained. Ironically, they had no running water upstairs around the same time, because the water pressure in the building was so bad that water couldn't make it to the 6th floor. Maintenance “fixed” that by running a hose from another part of the building to that apartment.

Around that same time we suddenly got mice. And when I say “mice” I do not mean just a couple – dozens. Crawling on the counters, eating our food, leaving piles of feces everywhere. My roommates and I caught four or five a week. One time my roommate caught one that crawled into a bag of chips he was actively eating. Another, my cat caught in my bed. We had to keep our dry goods in airtight plastic bins, and we put out poison everywhere. When I contacted maintenance, Brice Lankford informed me pest control was our responsibility, (which is in direct violation of rental law). I found out everyone on our side of the building had suddenly gotten mice (at least 10 apartments), but he refused to help. Shortly after, the German cockroaches came. They found the rotting wall behind our kitchen sink, and moved in. Now it's a normal occurrence to lift up a sponge and find 50 cockroaches. They have also colonized our shower, which is on the other side of the same wall.

When we found out the building was unlicensed, we got a professional code inspection – you can read the full report on page 09, but here are some highlights: Our entire unit has deteriorating lead paint that hasn't been properly sealed, flaking into the air constantly. Many spaces are insulated with deteriorating asbestos. We breathe both of those 24/7. Our circuit box has been illegal since the mid-1900s, and has loose wires in danger of overheating and catching fire. Our elevator is not safe or up to code, and has DIY wiring among other issues -it appears the license has been expired for a while now.

At the most recent city inspection, the inspector said there were multiple unused elevator shafts in the building that would be deadly during a fire because they are not sealed properly. If a fire starts on a lower floor, it will travel up these empty shafts, fed by the oxygen, and explode onto the floors above, quickly spreading to the whole building and becoming deadly. I have one connected to my bedroom, when I moved in I had to seal the door with plastic because there was constantly a draft coming from it.

Much of this, I had no idea about. I wish I had known about all this before I moved in, and I don't understand why the Department of Housing hasn't shut Lankford down. I regularly try to repair things,

but I don't know how to do asbestos removal or boiler maintenance. I need to stress that I, like many tenants, cannot afford to move, and that is part of why I still live here. Moving costs a lot of money that we simply don't have, and many of us have no credit or bad credit, or are still facing unemployment or underemployment due to the pandemic. We are, in a word, trapped.

***SB563 closes the loophole that allows landlords to continue to profit off unsafe and uninhabitable properties.***

I have to respectfully disagree with the Court of Appeals majority decision – I feel they did not look at the whole picture. This isn't just about a landlord's right to throw people off his property easily. It's about the safety of every single renter in our state. As long as a landlord can continue to collect rent on a property like this, and the law cannot stop him, we are all in danger.

The majority claim they do not believe Lankford wanted to collect rent, only to evict me. But his behavior shows the opposite - The day the decision came out, I was woken up by a tenant in the building calling to tell me Lankford had sent out a round of emails and calls telling everyone that the court had decided he could evict people. Within days, everyone I knew who the building claimed owed rent had received emails about their balances, notices of lease termination and notices to vacate.

He was literally flaunting the court decision. Several of those tenants have since moved out, and their apartments are back up for rent on the Copycat website. Noticeably, they have gone up in rent since the previous tenants. One that belonged to a friend of mine has almost doubled in price.

Now, every single tenant in this building has to think - “Do I want to go to court? Can I afford to move? Can my credit handle an eviction?” every time they put in a maintenance request or file a code report. They know that if they don't pay him whatever he asks, they are likely facing an eviction. The threat to our credit has a specifically vicious tone to it – remember, he said “*your remaining debt will be turned over to a national credit collection agency which will negatively impact your credit for the next 7 years.*” Not only will he kick you out of your home if you don't comply, he will make it harder for you to find anywhere else to go. The message is clear - “Give me money and expect nothing in return, unless you want a world of hurt and trouble”.

Is it just that a landlord operating illegally can use a taxpayer-funded court process to threaten tenants if they don't pay him illegal payments? That you can be threatened with homelessness if you attempt to get any of these conditions remedied?

My lawyer told me not to let these things make me jaded, and that the legislature is here to fix these things. I want to believe he's right and other people see how unjust this is. My argument is not with landlords following the law, and landlords operating legally will never have to worry about this bill – SB563 is specifically aimed at landlords already operating illegally.

***If you remove the loophole that allows these slumlords to continue to profit while operating illegally, you remove their incentive to keep their buildings in lethal disrepair, and you remove their leverage to extort tenants and threaten us into silence.***

The last thing I wanted to mention is this – I am often asked “but how many landlords can really be *this bad*? Yours *has* to be a fluke”. The only thing I have to say to that is that I know a lot of people in Baltimore – I have been bartending here for over half a decade. It is not an exaggeration when I say *everyone I know has lived in a building like this.*

**Exhibits**

---

Email: June 15, 2020 – page 06

Asbestos Report – page 07

XRF Lead Report – page 10

Code Report for Apartment F501 – page 11

June 15, 2020

Dear Resident,

We are entering the fourth month of the pandemic. With jobs lost and Maryland is still struggling to disperse unemployment checks, we realize there are tenants who are still unable to pay rent. Many have come to us with their situations and we have made agreements to work together when their funds begin appearing. Some are about to receive their unemployment and we have set up a fair payment plan to begin paying rents that we both can live with. As I have explained to many, it is less expensive for us to work with willing tenants now than go through eviction processes and re-renting emptied units.

Due to these circumstances, we are willing to set up extended payment plans that would not have been agreeable under normal conditions but, we can no longer stay quiet, wondering what the intentions of our silent tenants are. Are they holding out for the Feds to swoop down and forgive rents? Are they stockpiling unemployment checks and planning to move into a new apartment at the last minute? We don't know.

More troubling are group units who have not made any payments through the pandemic. If a few of these tenants are receiving income or parental aid beyond living expenses, we would expect them to pay as they can individually. This is not the place for solidarity, and it *will* make the difference whether you stay or go!

Also, our attorneys have informed us it is legal to reallocate your deposits to your oldest debt, provided we contact you by mail, which we are in the process of doing. This will help reduce your debt as well as assuage the concerns of our creditors. We are struggling to pay our monthly mortgage, salaries, and the various other operating costs through this stressful time, due to our greatly reduced rental income.

Finally, Baltimore City has announced the reopening of various government departments starting this Monday which means courts will be open in the very near future.

To be clear: ONLY Rent Court and apartment buildings whose mortgage is Federally financed are part of the "Eviction Moratorium".

We use Tenant Holding Over Court and our mortgage is NOT federally funded. The Rent Strike website clearly lists by zip code, each apartment building that cannot participate in evictions. We are NOT included in that listing. Hence, there will be no delay on our end as soon as courts reopen.

If you are receiving this letter it was meant for YOU. This is NOT a building wide letter. Whatever remaining deposits you have are being applied to the oldest debt in your account. If we have not heard from you by the time the courts have reopened, we will be filing for your eviction and your remaining debt will be turned over to a national credit collection agency which will negatively impact your credit for the next 7 years.

Management

The Copycat Building LLC

# Attachment A: Lead Based Paint Survey Datasheet

Index	Room	Component 1	Component 2	Wall Code	Substrate	XRF Reading (mg/cm <sup>2</sup> )	Result	Condition	Address
1	Calibration	SRM-2579				1			
2	Calibration	SRM-2579				0.9			
3	Calibration	SRM-2579				1			
4	Calibration	SRM-2570				0			
5	Bathroom	Door		D	Wood	0.1	Negative	Intact	309 E Federal St Apt F501
6	Bathroom	Door	Casing	D	Wood	0.4	Negative	Intact	309 E Federal St Apt F501
7	Bathroom	Window	Casing	A	Wood	2.4	Positive	Deteriorated	309 E Federal St Apt F501
8	Bathroom	Window	Sash	A	Wood	1.9	Positive	Deteriorated	309 E Federal St Apt F501
9	Bathroom	Shower Stall		C	Wood	5.1	Positive	Deteriorated	309 E Federal St Apt F501
10	Bathroom	Floor		N	Concrete	0.2	Negative	Deteriorated	309 E Federal St Apt F501
11	Bathroom	Wall		A	Concrete	1.4	Positive	Deteriorated	309 E Federal St Apt F501
12	Bathroom	Wall		D	Wood	3.1	Positive	Deteriorated	309 E Federal St Apt F501
13	Kitchen	Wall		B	Wood	3.4	Positive	Deteriorated	309 E Federal St Apt F501
14	Kitchen	Wall		A	Concrete	2.4	Positive	Deteriorated	309 E Federal St Apt F501
15	Kitchen	Window	Casing	A	Wood	1.9	Positive	Deteriorated	309 E Federal St Apt F501
16	Kitchen	Window	Sash	A	Wood	2.7	Positive	Deteriorated	309 E Federal St Apt F501
17	Common Living Space	Wall		A	Concrete	1.1	Positive	Deteriorated	309 E Federal St Apt F501
18	Common Living Space	Wall		C	Concrete	5.3	Positive	Deteriorated	309 E Federal St Apt F501
19	Common Living Space	Column		N	Concrete	0.4	Negative	Deteriorated	309 E Federal St Apt F501
20	Common Living Space	Floor		N	Concrete	0.1	Negative	Deteriorated	309 E Federal St Apt F501
21	Common Living Space	Radiator		C	Metal	0.4	Negative	Deteriorated	309 E Federal St Apt F501
22	Common Living Space	Window	Sill	C	Concrete	0.2	Negative	Deteriorated	309 E Federal St Apt F501
23	Common Living Space	Window	Casing	C	Wood	1.1	Positive	Deteriorated	309 E Federal St Apt F501
24	Common Living Space	Window	Sash	B	Wood	3.6	Positive	Deteriorated	309 E Federal St Apt F501
25	Storage Closet	Window	Casing	C	Wood	0.9	Positive	Deteriorated	309 E Federal St Apt F501
26	Storage Closet	Window	Sash	C	Wood	1.8	Positive	Deteriorated	309 E Federal St Apt F501
27	Storage Closet	Wall		C	Concrete	0.6	Negative	Deteriorated	309 E Federal St Apt F501
28	Storage Closet	Door		A	Wood	10.9	Positive	Deteriorated	309 E Federal St Apt F501
29	Storage Closet	Door	Casing	A	Wood	0.1	Negative	Intact	309 E Federal St Apt F501
30	Bedroom 1	Door	Casing	D	Wood	0.1	Negative	Intact	309 E Federal St Apt F501
31	Bedroom 1	Door		D	Wood	0.2	Negative	Intact	309 E Federal St Apt F501
32	Bedroom 1	Wall		A	Concrete	3.4	Positive	Deteriorated	309 E Federal St Apt F501
33	Bedroom 1	Wall		B	Wood	0.1	Negative	Intact	309 E Federal St Apt F501
34	Bedroom 1	Window	Sill	B	Wood	1.2	Positive	Deteriorated	309 E Federal St Apt F501
35	Bedroom 1	Window	Casing	B	Wood	1.9	Positive	Deteriorated	309 E Federal St Apt F501
36	Bedroom 1	Closet	Door	C	Wood	0.1	Negative	Intact	309 E Federal St Apt F501
37	Bedroom 1	Closet	Casing	C	Wood	-0.1	Negative	Intact	309 E Federal St Apt F501
38	Bedroom 1	Closet	Wall	A	Concrete	0.9	Positive	Deteriorated	309 E Federal St Apt F501
39	Bedroom 2	Door		A	Wood	0.1	Negative	Intact	309 E Federal St Apt F501
40	Bedroom 2	Door	Casing	A	Wood	0	Negative	Intact	309 E Federal St Apt F501
41	Bedroom 2	Wall		C	Concrete	2.5	Positive	Deteriorated	309 E Federal St Apt F501
42	Bedroom 2	Wall		C	Concrete	1.4	Positive	Deteriorated	309 E Federal St Apt F501
43	Bedroom 2	Window	Sash	B	Wood	3.8	Positive	Deteriorated	309 E Federal St Apt F501
44	Bedroom 2	Window	Casing	B	Wood	2.2	Positive	Deteriorated	309 E Federal St Apt F501
45	Bedroom 2	Floor		N	Concrete	0.1	Negative	Deteriorated	309 E Federal St Apt F501
46	Bedroom 3	Door		A	Wood	-0.1	Negative	Intact	309 E Federal St Apt F501
47	Bedroom 3	Door	Casing	A	Wood	0.2	Negative	Intact	309 E Federal St Apt F501
48	Bedroom 3	Window	Casing	C	Wood	0.9	Positive	Deteriorated	309 E Federal St Apt F501
49	Bedroom 3	Window	Sash	C	Wood	1.5	Positive	Deteriorated	309 E Federal St Apt F501
50	Bedroom 3	Wall		C	Concrete	3.7	Positive	Deteriorated	309 E Federal St Apt F501
51	Bedroom 3	Floor		N	Concrete	0.1	Negative	Deteriorated	309 E Federal St Apt F501
52	Bedroom 4	Baseboard		A	Wood	0.3	Negative	Intact	309 E Federal St Apt F501
53	Bedroom 4	Wall		B	Wood	0.2	Negative	Intact	309 E Federal St Apt F501
54	Bedroom 4	Wall		C	Concrete	0.6	Negative	Deteriorated	309 E Federal St Apt F501
55	Bedroom 4	Floor		N	Wood	0.1	Negative	Deteriorated	309 E Federal St Apt F501
56	Bedroom 4	Window	Sash	C	Wood	3.1	Positive	Deteriorated	309 E Federal St Apt F501
57	Bedroom 4	Window	Casing	C	Wood	2	Positive	Deteriorated	309 E Federal St Apt F501
58	Bedroom 5	Wall		A	Concrete	1.8	Positive	Deteriorated	309 E Federal St Apt F501
59	Bedroom 5	Wall		B	Wood	0.1	Negative	Intact	309 E Federal St Apt F501
60	Bedroom 5	Floor		N	Concrete	0.3	Negative	Deteriorated	309 E Federal St Apt F501
61	Bedroom 5	Door		C	Wood	0.1	Negative	Intact	309 E Federal St Apt F501
62	Bedroom 5	Door	Casing	C	Wood	0	Negative	Intact	309 E Federal St Apt F501
63	Bedroom 5	Window	Sash	A	Wood	2.3	Positive	Deteriorated	309 E Federal St Apt F501
64	Bedroom 5	Window	Casing	A	Wood	2.8	Positive	Deteriorated	309 E Federal St Apt F501
65	Bedroom 6	Wall		A	Concrete	3.1	Positive	Deteriorated	309 E Federal St Apt F501
66	Bedroom 6	Wall		C	Wood	0.1	Negative	Intact	309 E Federal St Apt F501
67	Bedroom 6	Floor		N	Concrete	0.1	Negative	Deteriorated	309 E Federal St Apt F501



Index	Room	Component 1	Component 2	Wall Code	Substrate	XRF Reading (mg/cm <sup>2</sup> )	Result	Condition	Address
68	Bedroom 6	Window	Sash	A	Wood	1.6	Positive	Deteriorated	309 E Federal St Apt F501
69	Bedroom 6	Window	Casing	A	Wood	1.8	Positive	Deteriorated	309 E Federal St Apt F501
70	Calibration	SRM-2579				0.9			
71	Calibration	SRM-2579				1			
72	Calibration	SRM-2579				1.1			
73	Calibration	SRM-2570				0			

## Certificate of Asbestos Analysis

<b>Prepared for:</b> Property Inspection Pros, LLC 3910 W Strathmore Ave Baltimore, MD 21215	<b>Phone:</b> (443) 934-4574 <b>Email:</b> sol@mdinspectionpros.com
<b>Test Address:</b> Anna Velicky 309 Federal St Unit F501 Baltimore, MD 21202	<b>Lab COC #:</b> 52397908
<b>Date Collected:</b> 10/30/20 <b>Analysis Date:</b> 11/03/20	<b>Receive Date:</b> 11/03/20 <b>Report Date:</b> 11/03/20

**Client Sample:** PIPE INSULATION IN COMMON AREA      **Collection Location:** PIPE INSULATION IN COMMON AREA

**Sample Description:** PIPE INSULATION

**Asbestos Containing Material Detected**

**Friable/Homogeneous:** YES/YES

**Layers:** 1

	Layer 1	Intentionally blank	Intentionally blank	Intentionally blank
<b>Description:</b>	PIPE INSULATION			
<b>Color:</b>				
<b>Asbestos Type</b>				
Chrysotile	70%	--	--	--
<b>Other Fibers</b>				
Cellulose	10%	--	--	--
<b>Non-Fibers</b>				
Minerals	20%	--	--	--

Lance R. Cotton

Analyst

Lance R. Cotton

Laboratory Manager

This report pertains only to the samples reported and may not be reproduced, except in full, without written permission from PriorityLab. The client is solely responsible for the use and interpretation of this report. This report shall not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the US government. Samples analyzed using Code 18/A01: EPA 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples, and Code 18/A03: EPA/600R-93/116 Method for the Determination of Asbestos in Bulk Building Materials. Furthermore, PriorityLab's liability is limited to the cost of the analysis. Limit of Quantitation (LOQ) is 1%. "Trace", if listed, indicates the presence of asbestos below the LOQ. "ND" = None Detected. Floor tile is non-homogeneous and results only reflect sample content.

EPA requirements for reporting and analyzing asbestos are: Asbestos Containing Material (ACM) = equal to or greater than 1%; Non-Asbestos Containing (NAD) is < 1% asbestos, even though the sample may contain a trace amount of Asbestos. If the PLM method is >1% a point count may be performed (but is not required) at the client's request for an additional fee. PriorityLab is not able to assess the degree of hazard resulting from materials analyzed. PriorityLab reserves the right to dispose of all samples after a period of thirty (30) days. Laboratory reports will be kept for a period of three (3) years electronically. All samples were received in acceptable condition unless otherwise noted. Visit [www.epa.gov/iaq/asbestos.html](http://www.epa.gov/iaq/asbestos.html) for more information.



## Inspection Report

**Anna Velicky**

**Property Address:**  
309 Federal Ave Unit F501  
Baltimore MD 21202



**Property Inspection Pros LLC**

**Sol Kruk MD Home Inspector License #32972**  
**443-934-4574**  
**sol@mdinspectionpros.com**  
**www.mdinspectionpros.com**

# Table of Contents

Cover Page..... 1  
Table of Contents ..... 2  
Intro Page ..... 3  
1 Interior Rooms & Halls..... 6  
2 Bathrooms ..... 14  
3 Kitchen & Appliances ..... 16  
4 Laundry & Appliance ..... 18  
5 Electrical System ..... 19  
6 Plumbing System..... 23  
7 Heating ..... 26  
General Summary ..... 27

<b>Date:</b> 10/29/2020	<b>Time:</b> 11:00:00 AM	<b>Report ID:</b> 102920SK1 <sup>13</sup>
<b>Property:</b> 309 Federal Ave Unit F501 Baltimore MD 21202	<b>Customer:</b> Anna Velicky	<b>Real Estate Professional:</b>

BY RELYING ON THIS INSPECTION REPORT YOU AGREE TO BE BOUND BY THE TERMS, CONDITIONS, AND LIMITATIONS SET FORTH IN THE INSPECTION AGREEMENT YOU SIGNED PRIOR TO THE INSPECTION.

This report has been prepared for your exclusive use as our client. No use by third parties is intended. Property Inspection Pros LLC will not be responsible to any parties not named herein for the contents of the report. The report itself is copyrighted, and may not be used in whole or in part by any third parties without the report owners express written permission.

### [Comment Key or Definitions](#)

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. **Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified licensed individual.** Weather or not the repairs are performed by a qualified licensed individual, Property Inspection Pros LLC will not be responsible for any and all repairs. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)**= Item, system or component was not inspected. No representation of it's condition was given or implied. Reasons include but not limited to: lack of normal operating controls, utilities off, restricted access, safety or environmental issues, potential property damage.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

IT IS ESSENTIAL YOU READ THE ENTIRE INSPECTION REPORT

This home inspection report is an unbiased assessment of the property on the day it was inspected. It contains observations of those systems and components that, in the professional judgment of the inspector, do not function properly, are significantly defective, unsafe, or are near the end of their service lives. The cause for deficiencies may or may not be readily apparent, comments will be made as appropriate. This report is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection. Unexpected repairs should be anticipated. This inspection is not a guarantee or warranty of any kind.

### ENVIROMENTAL INSPECTION

The following are common items that can exist in a building, but are outside the scope of this general home inspection: Chinese drywall, mold, radon, asbestos, buried tanks, soil contamination, lead contamination, rodent, bat or pest feces/urine. Specific inspections intended to confirm or deny that any of the noted concerns

are present during the inspection are not performed as part of this general home inspection as they require<sup>14</sup> additional testing or evaluation for positive confirmation of their existence.

If additional testing is desired you can contact us to refer or perform these services. A separate inspection agreement will be required for additional services.

#### PERMIT RESEARCH

This inspection does not include permit research and is not intended to ensure permit enforceability or evaluation of any un-permitted construction. Any permit related construction issues now or in the future are disclaimed. Permits on record for this building can be obtained or viewed by contacting the local municipality. Any additional construction or replacement of major systems that is not listed with the local municipality may have been installed or constructed without a permit. You should consult with the local municipality to ensure lack of permits will not impact you now or in the future. In some cases additional fines or removal of un-permitted structures may be required.

#### THIS DISCLOSURE IS REQUIRED BY THE STATE OF MARYLAND

(i) "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";

(ii) "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";

(iii) "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"; and

(iv) "Only home inspections performed by Maryland licensed home inspectors will be recognized as a valid home inspection under a real estate contract". Some areas and items at this property were obscured by stored items, furniture, and or debris. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found. Structures built prior to the mid 1980's may contain asbestos. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Asbestos is a known health hazard. Evaluating for the presence of asbestos is beyond the scope of this home inspection. Any mentions of asbestos in the report is made of courtesy only, and meant to refer client to specialist. Consult with a specialist as necessary for further evaluation. Because

this home was built before 1978, there is a good chance it has lead-based paint. In 1978, the federal<sup>15</sup> government banned consumer uses of lead-containing paint as a potential health hazard, but some states banned it even earlier. Lead from paint, including lead-contaminated dust, is one of the most common causes of lead poisoning.

Lead can be found in dust around the perimeter of the home exterior. It is a greater risk to young children than adults.

Determining the presence of lead paint requires a specialist inspection.

**Standards of Practice:**

Maryland

**Type of building:**

Multi-family Apartment building

**Approximate Square Footage:**

6000

**Approximate Year of Original Construction:**

1900

**Pre 1978:**

Pre 1978

**Mid-1980's and Older Asbestos**

**Disclaimer:**

Asbestos Warning

**Inspection Started At:**

11am

**Inspection Ended At:**

2pm

**Occupancy:**

The home was occupied

**Attending the Inspection:**

Tenant

**Weather during the Inspection:**

Heavy Rain

**Significant Precipitation in last 3 Days:**

Yes

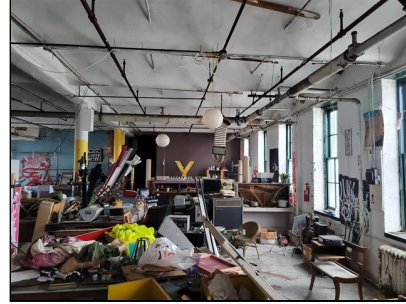
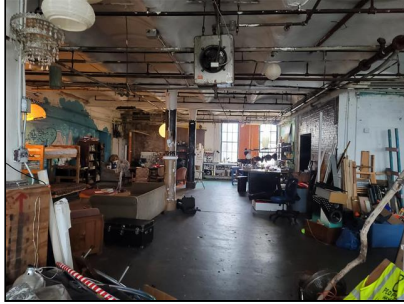
**Temperature during Inspection:**

Below 60 (F) = 15.5 (C)

**Ground/Soil Surface Condition:**

Wet

## 1. Interior Rooms & Halls



### Styles & Materials

**Window Material:**  
Wood

**Window Glazing:**  
Single-pane

### Items

#### 1.0 Floors

Repair/Replace

- 🔧 All floors were concrete and no flooring was installed. Many areas had metal bolts sticking out of floor which are a hazard.



1.0 Item 1(Picture)

#### 1.1 Walls

Repair/Replace

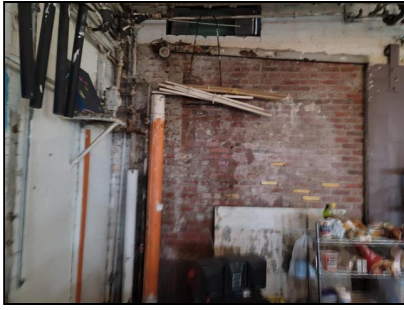
- 🔧 (1) Holes in the exterior walls were observed in many areas.



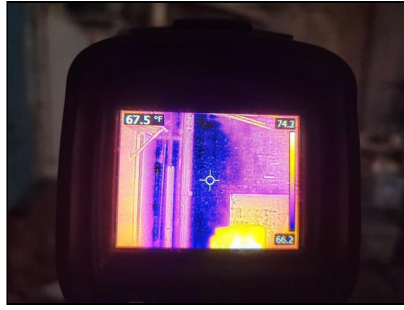
1.1 Item 1(Picture)



(2) Stains on the walls in the visible in many areas at the time of the inspection appeared to be the result of moisture intrusion. The moisture meter showed elevated moisture levels in the affected areas at the time of the inspection, indicating that the leakage has been recent. The Inspector recommends consultation with a qualified contractor to discuss options and costs for correction and repair.



1.1 Item 2(Picture)



1.1 Item 3(Picture)



1.1 Item 4(Picture)



1.1 Item 5(Picture)



1.1 Item 6(Picture)

(3) No insulation was installed in the exterior walls or ceilings. This condition will result in higher heating and cooling costs and lower comfort levels than would be the case if the walls were insulated.

(4) Walls in the exhibited moderate damage or deterioration and were poorly installed.

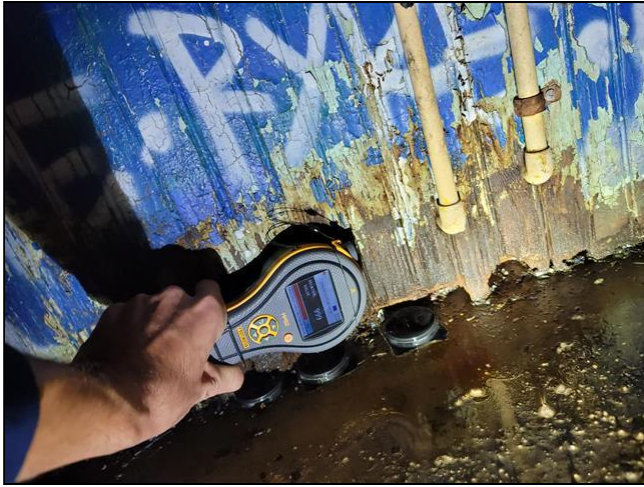


1.1 Item 7(Picture)



1.1 Item 8(Picture)

- 🔧 (5) Stains on the walls in the kitchen below sink and behind the shower visible at the time of the inspection appeared to be the result of moisture intrusion. The moisture meter showed elevated moisture levels in the affected areas at the time of the inspection, indicating that the leakage has been recent. The Inspector recommends consultation with a qualified contractor to discuss options and costs for correction and repair to prevent mold growth and unhealthy conditions.



1.1 Item 9(Picture)

## 1.2 Lighting

Repair/Replace

- 🔧 (1) Many interior light fixtures in the home were damaged or inoperable and extension cords with lighting was used instead. This condition is a potential fire or shock/electrocution hazard. The Inspector recommends repairs be performed by a qualified electrical contractor.



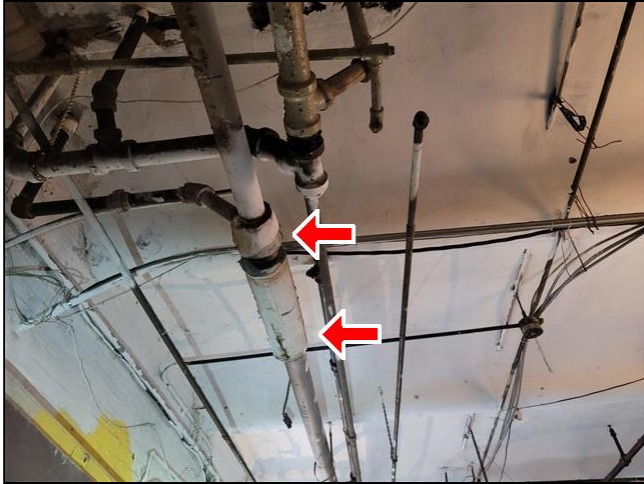
1.2 Item 1(Picture)

- 🔧 (2) Many areas of the home were missing light fixtures and were not illuminated. This is potential trip hazard when its dark outside.

## 1.3 Misc. Components: Ceiling fans, doorbells, Env. Hazards, Detectors, etc.

Repair/Replace

(1) Materials in the on the boiler distribution pipes throughout the home may contain asbestos. Asbestos has been classified as a known human carcinogen (a substance that causes cancer) by the U.S. Department of Health and Human Services, the EPA, and the International Agency for Research on Cancer. People who become ill from asbestos are usually those who are exposed to it on a regular basis, most often in a job where they work directly with the material or through substantial environmental contact. To cause health problems, asbestos must be in a form in which the fibers can be inhaled, such as when it is cut, torn, or sanded. The insulation on these pipes of concern had damage and deterioration that can be friable. The only way to know for certain whether asbestos is in a particular product or material is to have testing performed. A sample was taken and will be sent to a laboratory for testing.



1.3 Item 1(Picture)



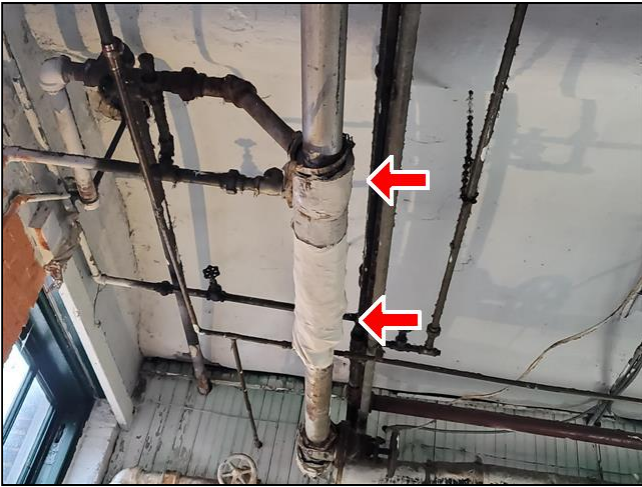
1.3 Item 2(Picture)



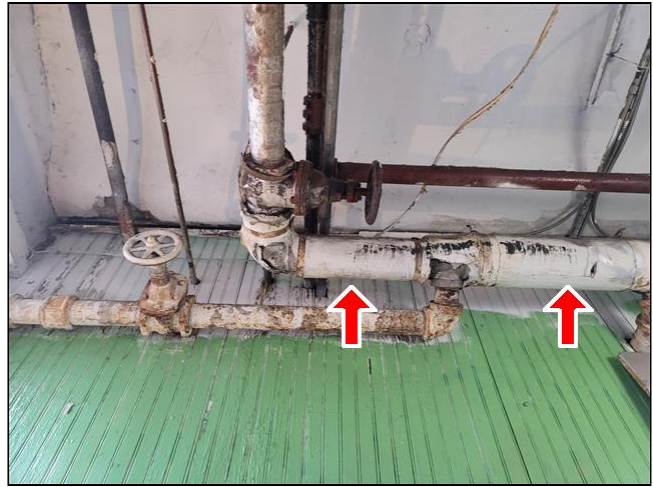
1.3 Item 3(Picture)



1.3 Item 4(Picture)



1.3 Item 5(Picture)

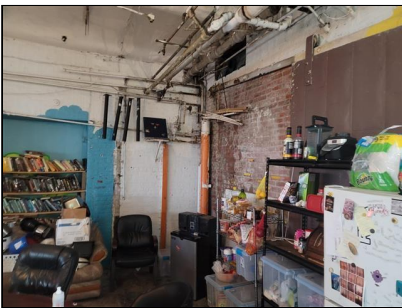


1.3 Item 6(Picture)



1.3 Item 7(Picture)

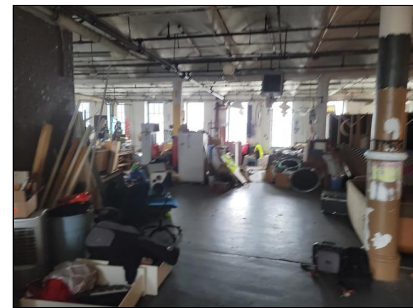
(2) Because this home was built before 1978, there is a good chance it has lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint as a potential health hazard, but some states banned it even earlier. Lead from paint, including lead-contaminated dust, is one of the most common causes of lead poisoning. Chipping, cracking, flaking and deteriorated paint was observed widespread throughout the building. All painted surfaces in the building should be repainted and repaired by a lead abatement contractor.



1.3 Item 8(Picture)



1.3 Item 9(Picture)



1.3 Item 10(Picture)



1.3 Item 11(Picture)

**1.4 Doors**

Repair/Replace

🔧 (1) Interior doors in the home were moderately damaged or deteriorated. This condition is a fire safety issue.



1.4 Item 1(Picture)



1.4 Item 2(Picture)

🔧 (2) The entry door did not have an operable locks and had sharp bolts sticking out. This condition is a fire hazard.



1.4 Item 3(Picture)



1.4 Item 4(Picture)

**1.5 Windows and Skylights**

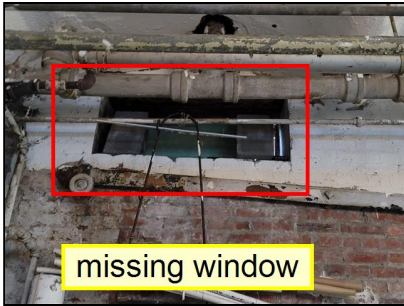
Repair/Replace

🔧 (1) One or more window in the unit had a cracked or broken pane.



1.5 Item 1(Picture) bathroom

- (2) The lower sash of many of the windows in the unit would not stay up when lifted and released, and fell with enough force to cause significant injury. The Inspector recommends replacement by a qualified contractor.
- (3) Windows in the home were generally old, deteriorated, had chipping paint and were inoperable. The Inspector recommends window replacement.
- (4) A window in the common area was boarded up with loose wood and cinder blocks allowing moisture and air leakage into the building.



1.5 Item 2(Picture)

- (5) Components of window sill exteriors were loose, damaged or deteriorated and needed maintenance to help prevent damage from moisture intrusion to the home materials, the exterior wall structure and to prevent development of microbial growth such as mold. All work should be performed by a qualified contractor.



1.5 Item 3(Picture)

- (6) All windows were missing window screen.

**1.6 Rodents or Insects**

**Repair/Replace**

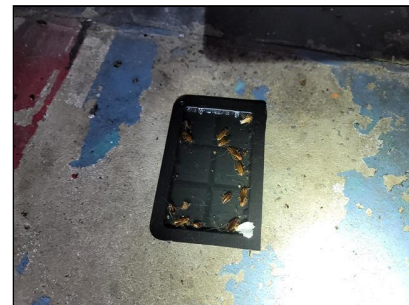
- Signs of possible roach and pest infestation was observed and should be further evaluated and treated by a qualified pest control contractor.



1.6 Item 1(Picture)



1.6 Item 2(Picture)



1.6 Item 3(Picture)

**1.7 Luandry Apliance**

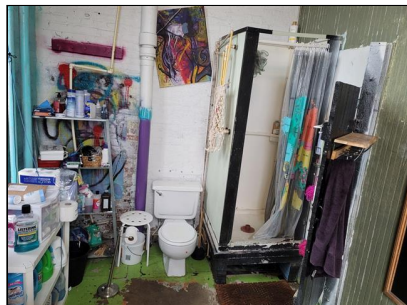
Repair/Replace

🔧 Laundry appliances were not functioning properly and should be repaired by a qualified technician.



1.7 Item 1(Picture)

## 2. Bathrooms



### Items

#### 2.0 Electrical Receptacles and Switches

##### Repair/Replace

- ⚡ A ground fault circuit interrupter (GFCI) electrical receptacle in the bathroom did not respond to testing at the time of the inspection. The Inspector recommends that this receptacle be replaced with a new GFCI receptacle by a qualified electrical contractor.

#### 2.1 Ventilation

##### Repair/Replace

- ⚡ No exhaust fan was installed to exhaust moist air from bathing activities and windows were inoperable. This condition is likely to result in excessively high humidity levels elevated which may cause a number of problems, such as corrosion and deterioration of materials, and shower wall tile detachment. High humidity can also encourage the growth of microbes such as mold fungi. Excessive growth of mold fungi can produce high concentrations of mold spores in indoor air which can cause serious health problems in some people. Consider installation of an exhaust fan in this bathroom to exhaust moist air to the home exterior. All work should be performed by a qualified contractor.

#### 2.2 Toilet

##### Repair/Replace

- ⚡ (1) In the bathroom, the toilet was loose at the floor and should be re-attached by a qualified plumbing contractor.
- ⚡ (2) The toilet in the bathroom ran continuously at the time of the inspection. This usually indicates a failed flapper valve, the need for float mechanism adjustment, or water leaking from the water tank into the bowl. The Inspector recommends correction to avoid wasting water.

#### 2.3 Bathtub

##### Not Present

#### 2.4 Shower

##### Repair/Replace

- ⚡ (1) In the bathroom, the showerhead connection leaked when the shower was operated. The inspector recommends service by a qualified plumbing contractor.



2.4 Item 1(Picture)



- ⚠ (2) Water flow at the shower in the entry bathroom appeared to be inadequate. The Inspector recommends that you have this condition evaluated by a qualified plumbing contractor to determine the potential need and costs for correction.
- ⚠ (3) Fungi growth was observed below the shower pan due to water entering from behind the shower walls. The Inspector recommends installing a new shower enclosure to prevent water leakage and mold growth. The mold growth should be remediated by a qualified professional.



2.4 Item 2(Picture)



2.4 Item 3(Picture)



2.4 Item 4(Picture)

- ⚠ (4) In the bathroom, the shower enclosure was old and deteriorated.



2.4 Item 5(Picture)



2.4 Item 6(Picture)

## 3. Kitchen & Appliances

### Styles & Materials

**Range:**  
Electric

### Items

#### 3.0 Receptacles and Switches

Repair/Replace

- ⚡ The kitchen had an inoperable electrical receptacle. The Inspector recommends that an evaluation and any necessary corrections or repairs be performed by a qualified electrical contractor.

#### 3.1 Cabinets

Repair/Replace

- ⚡ (1) Leaking connections at the trap assembly beneath the kitchen sink should be repaired to avoid future/additional damage to the cabinet floor and possibly the wall/floor structures below. The Inspector recommends repair by a qualified plumbing contractor.



3.1 Item 1(Picture)

- ⚡ (2) The kitchen sink faucet leaks when turned off.



3.1 Item 2(Picture)

- ⚡ (3) A faucet supply pipe connection in the cabinet beneath the kitchen sink was leaking at the connection and should be corrected to avoid cabinet damage. The Inspector recommends repair by a qualified plumbing contractor.

#### 3.2 Range

Repair/Replace

- ⚡ (1) The range was not fastened to the floor. A child standing on the open oven door could overturn the range. This condition is a life-safety issue. The Inspector recommends installation of an approved anti-tip device by a qualified contractor.

(2) The electric stove had one or more inoperable stove top burners. The Inspector recommends<sup>27</sup> service by a qualified technician.

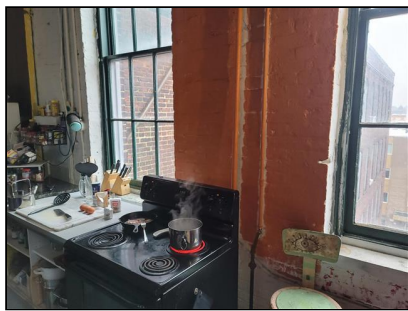


3.2 Item 1(Picture)

### 3.3 Range Hood

Repair/Replace

No range hood or exhaust system was installed at the time of the inspection. The Inspector recommends that an exhaust hood or air filtration system be installed to prevent possible moisture damage and grease accumulation on walls and ceiling adjacent to the range. All work should be performed by a qualified contractor.



3.3 Item 1(Picture)

### 3.4 Refrigerator

Inspected

## 4. Laundry & Appliance

### Styles & Materials

#### Dryer Power:

Electric

### Items

#### 4.0 Dryer Venting

##### Repair/Replace

- ✎ No vent connection was provided for the dryer. Lack of proper dryer venting to the exterior may result in excessively high humidity levels that can damage home materials or components and may encourage the growth of microbes such as mold. Lack of proper dryer venting can also result in the accumulation of lint in the home. Lint is combustible and its accumulation is a potential fire hazard and a possible health hazard from the inhalation of particulates. The Inspector recommends proper installation of an Underwriter's Laboratory (UL)-approved dryer vent for safety reasons. Dryer vents should be cleaned annually to ensure that safe conditions continue to exist. All work should be performed by a qualified contractor.



4.0 Item 1(Picture)

# 5. Electrical System

## Items

### 5.0 Overcurrent Protection Devices

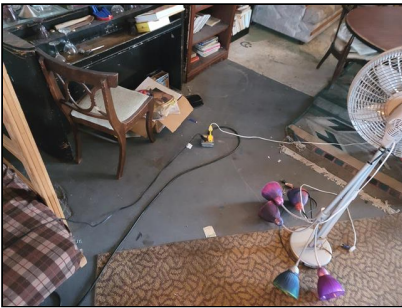
Repair/Replace

- ⚡ Damaged circuit breakers visible in the service panel should be replaced by a qualified electrical contractor.

### 5.1 Conventional Electrical Receptacles (interior)

Repair/Replace

- ⚡ (1) The number of electrical receptacles in the home was inadequate and extension cords were used throughout the unit. This condition is potential fire hazard and should be corrected.



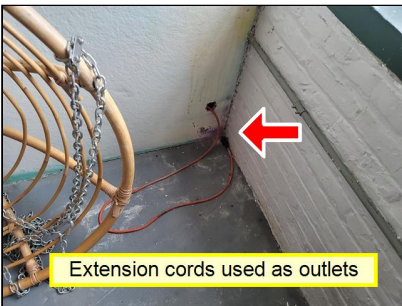
5.1 Item 1(Picture)



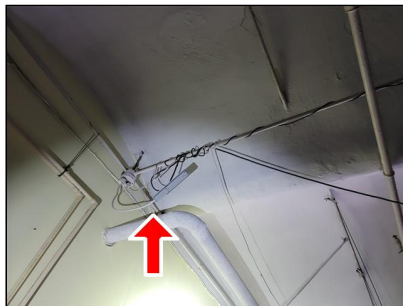
5.1 Item 2(Picture)



5.1 Item 3(Picture)

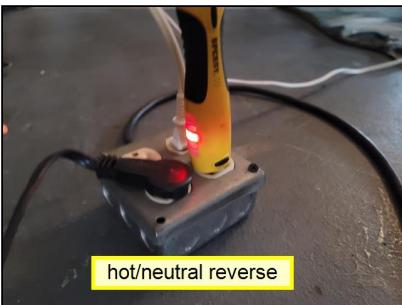


5.1 Item 4(Picture)

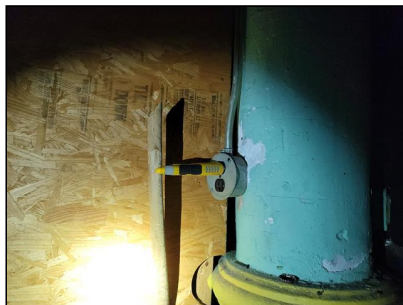


5.1 Item 5(Picture)

- ⚡ (2) Some electrical receptacles in this unit were improperly wired and should be corrected by a qualified electrical contractor to prevent a fire hazard.



5.1 Item 6(Picture)

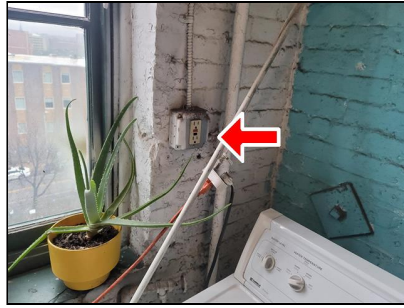


5.1 Item 7(Picture)

🔧 (3) Some electrical receptacles in the home were inoperable at the time of the inspection. The Inspector<sup>30</sup> recommends service by a qualified electrical contractor.



5.1 Item 8(Picture)



5.1 Item 9(Picture)

### 5.2 Lighting

Repair/Replace

🔧 This unit did not have operable and enough light fixtures. Extension cords with lighting and string lights were used. This condition is a potential fire hazard.



5.2 Item 1(Picture)

### 5.3 Visible Branch Wiring

Repair/Replace

🔧 (1) One or more junction boxes were missing covers and energized electrical components were exposed to touch. This condition is an electrical shock/electrocution hazard.



5.3 Item 1(Picture)

🔧 (2) Some of the electrical junction boxes had open wires and should be secured close to prevent electrical shock.<sup>31</sup>



5.3 Item 2(Picture)

🔧 (3) Extension cords used as house wiring visible in the throughout the apartment at the time of the inspection is a potential fire hazard. The Inspector recommends removal of the extension cord and proper wiring be installed by a qualified electrical contractor.



5.3 Item 3(Picture)



5.3 Item 4(Picture)



5.3 Item 5(Picture)

### 5.4 Smoke Detectors

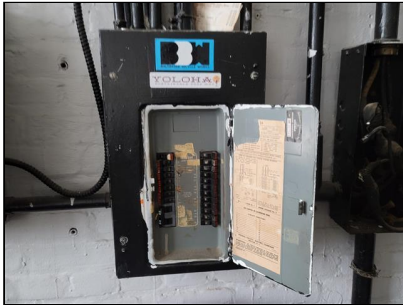
#### Repair/Replace

🔧 Smoke and Carbon monoxide detectors in this home were poorly placed and not enough were installed. Many of them were old and inoperable and were not compliant. Recommend installing smoke detectors as necessary by a qualified licensed electrician.

**5.5 Sub-panel Manufacturer**

Repair/Replace

This sub-panel was made by Federal Pacific and was the Stab-lok model. Federal Pacific Stab-lok model sub-panels are reputed to have a high rate of circuit breaker failure which can result in a fire or shock/electrocution. One of the breakers was damaged and sparks when turned on. The Inspector recommends that you consult with a qualified electrical contractor concerning for replacing this sub-panel. Information about defective Federal Pacific Stab-lok panels is widely available on the internet.

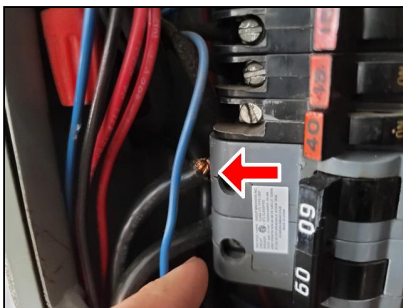


5.5 Item 1(Picture)

**5.6 Sub Panel Wiring**

Repair/Replace

Strands from the service entrance wires were cut and may cause the the wires to overheat. The Inspector recommends evaluation and repair as necessary by a qualified licensed electrician.



5.6 Item 1(Picture)



## 6. Plumbing System

### Styles & Materials

**Water Supply**

**Source:**

Public Water Supply

**Water Distribution Pipes:**

1/2-inch copper  
1/2-inch galvanized steel  
Chlorinated Polyvinyl Chloride (CPVC)

**Distribution Pipe Bonding:**

No Bonding Visible

**Sewage System**

**Type:**

Public

**Drain Waste and Vent Pipe**

**Materials:**

Acrylonitrile butadiene styrene (ABS)  
Polyvinyl Chloride (PVC)  
Cast Iron

**Water Heater Manufacturer:**

Unable to determine (missing/illegible information)

**Date of**

**Manufacture:**

Unable to determine

**Water Heater Fuel Type:**

Electric

**Water Heater Type:**

Tank (conventional)

### Items

#### 6.0 Water Supply and Distribution

**Repair/Replace**

- (1) Some of the visible water distribution pipes were galvanized steel. This pipes are old, and of a material no longer installed for this purpose due to bore shrinkage from accumulation of interior corrosion that over time reduces water flow. These pipes may need to be replaced soon.



6.0 Item 1(Picture)



6.0 Item 2(Picture)

- (2) Actively leaking, heavily-corroded water distribution pipes visible in the bathroom should be repaired by a qualified plumbing contractor to avoid damage to home materials or the development of conditions which encourage the growth of microbes such as mold.



6.0 Item 3(Picture)

- (3) Chlorinated Poly Vinyl Chloride (CPVC) water distribution pipes were poorly supported in the unit. This condition puts excessive strain on fittings and may result in premature failure. Horizontally-oriented CPVC distribution pipes should be supported at least every 3 feet. The Inspector recommends installation of

additional supports by a qualified contractor. Some portions of the home distribution piping will not be accessible for installation of additional supports.<sup>34</sup>



6.0 Item 4(Picture)



6.0 Item 5(Picture)

(4) Plumbing fixtures in the home exhibited inadequate flow. The Inspector recommends that this condition be investigated by a qualified plumbing contractor to determine the potential costs for correction.

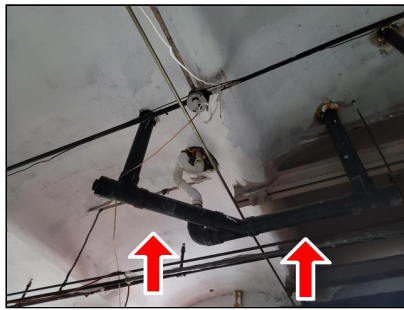
**6.1 Sewage and DWV Systems**

**Repair/Replace**

(1) Many traps were of a type called an "S-trap". S-traps are no longer allowed to be installed in new construction for safety reasons. A siphon can develop which empties the trap of water; a condition with the potential to allow toxic sewer gas to enter the living space. Although this type of trap may have been commonly considered safe at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The Inspector recommends replacement of all such traps in the home by a qualified plumbing contractor.



6.1 Item 1(Picture)

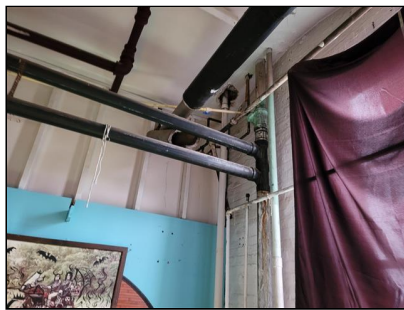


6.1 Item 2(Picture)

(2) Drain/waste pipes in the rear bedroom were damaged and had created unhealthy conditions at the time of the inspection. The Inspector recommends correction and disinfection by a qualified contractor.



6.1 Item 3(Picture)



6.1 Item 4(Picture)



6.1 Item 5(Picture)

⚡ (3) Supports for the ABS or PVC drain/waste pipe visible in the rear bedroom were located too far apart. The maximum support spacing recommended by generally-accepted modern plumbing standards is 4 feet. The Inspector recommends correction by a qualified contractor.



6.1 Item 6(Picture)



6.1 Item 7(Picture)

**6.2 Electric Water Heater**

Repair/Replace

⚡ The pressure relief valve was leaking at the time of the inspection. Because the TPR valve is an important safety component it should be replaced by a qualified HVAC technician or plumbing contractor.

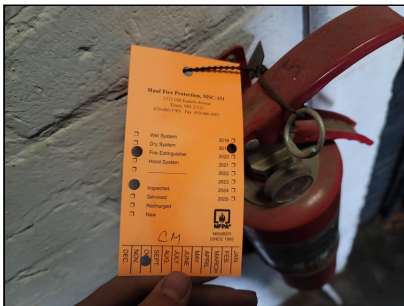


6.2 Item 1(Picture)

**6.3 Fire Suppression System**

Repair/Replace

⚡ Some of the fire extinguishers in the common areas had expired inspections.



6.3 Item 1(Picture)

## 7. Heating

### Styles & Materials

**Heating System Type:**  
None

**Number of Heat Systems (excluding wood):**  
None


### Items

#### 7.0 Thermostat

Not Present

#### 7.1 Presence of installed heat source in each room

Repair/Replace

-  The apartment had no operable heat present in all the rooms. Heat was relied on old boiler distribution pipes to give off heat without radiators which was not suffice and was inoperable at the time of the inspection. Heat was not on and no controls were present. The Inspector recommends that heat be installed in each room with accessible thermostats to the occupants of the apartment by a qualified HVAC contractor or electrician. It was cold outside and in the units at the time of the inspection.



7.1 Item 1(Picture)



7.1 Item 2(Picture)

## General Summary



**Property Inspection Pros LLC**

**443-934-4574**

**sol@mdinspectionpros.com**

**www.mdinspectionpros.com**

**Customer**

Anna Velicky

**Address**

309 Federal Ave Unit F501

Baltimore MD 21202

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Interior Rooms & Halls

### 1.0 Floors

#### Repair/Replace



All floors were concrete and no flooring was installed. Many areas had metal bolts sticking out of floor which are a hazard.



1.0 Item 1(Picture)

### 1.1 Walls

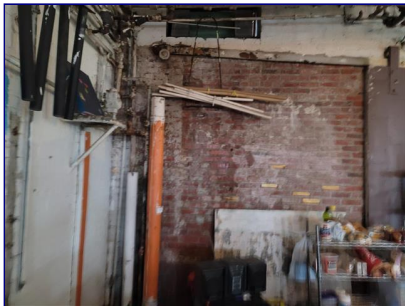
#### Repair/Replace

(1) Holes in the exterior walls were observed in many areas.

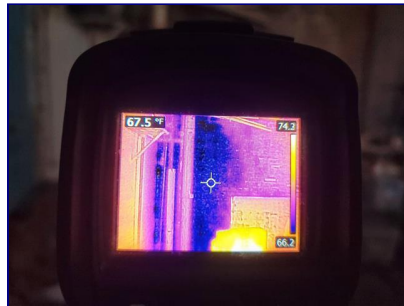


1.1 Item 1(Picture)

(2) Stains on the walls in the visible in many areas at the time of the inspection appeared to be the result of moisture intrusion. The moisture meter showed elevated moisture levels in the affected areas at the time of the inspection, indicating that the leakage has been recent. The Inspector recommends consultation with a qualified contractor to discuss options and costs for correction and repair.



1.1 Item 2(Picture)



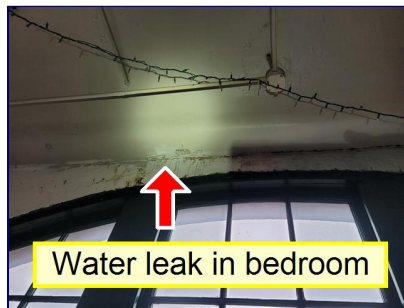
1.1 Item 3(Picture)



1.1 Item 4(Picture)



1.1 Item 5(Picture)



1.1 Item 6(Picture)

(3) No insulation was installed in the exterior walls or ceilings. This condition will result in higher heating and cooling costs and lower comfort levels than would be the case if the walls were insulated.

(4) Walls in the exhibited moderate damage or deterioration and were poorly installed.

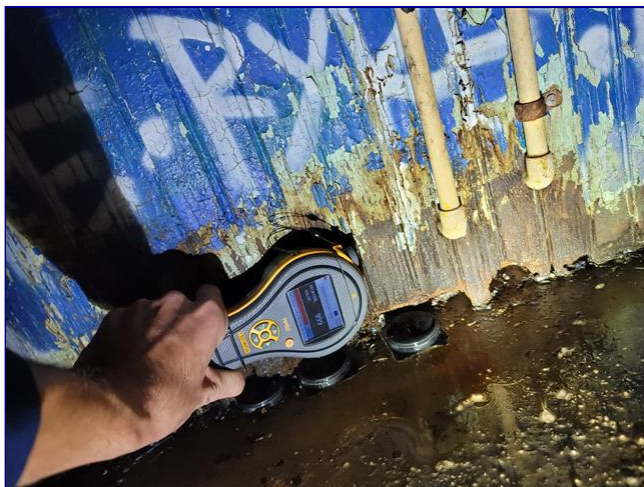


1.1 Item 7(Picture)



1.1 Item 8(Picture)

(5) Stains on the walls in the kitchen below sink and behind the shower visible at the time of the inspection appeared to be the result of moisture intrusion. The moisture meter showed elevated moisture levels in the affected areas at the time of the inspection, indicating that the leakage has been recent. The Inspector recommends consultation with a qualified contractor to discuss options and costs for correction and repair to prevent mold growth and unhealthy conditions.



1.1 Item 9(Picture)

## 1.2 Lighting

### Repair/Replace



(1) Many interior light fixtures in the home were damaged or inoperable and extension cords with lighting was used instead. This condition is a potential fire or shock/electrocution hazard. The Inspector recommends repairs be performed by a qualified electrical contractor.



1.2 Item 1(Picture)



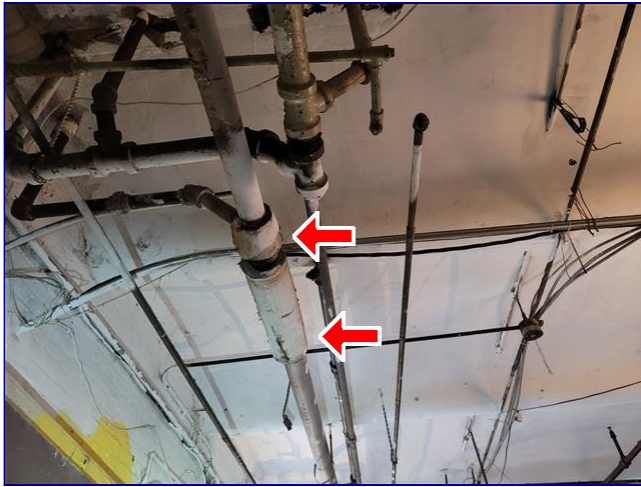
(2) Many areas of the home were missing light fixtures and were not illuminated. This is potential trip hazard when its dark outside.

## 1.3 Misc. Components: Ceiling fans, doorbells, Env. Hazards, Detectors, etc.

### Repair/Replace



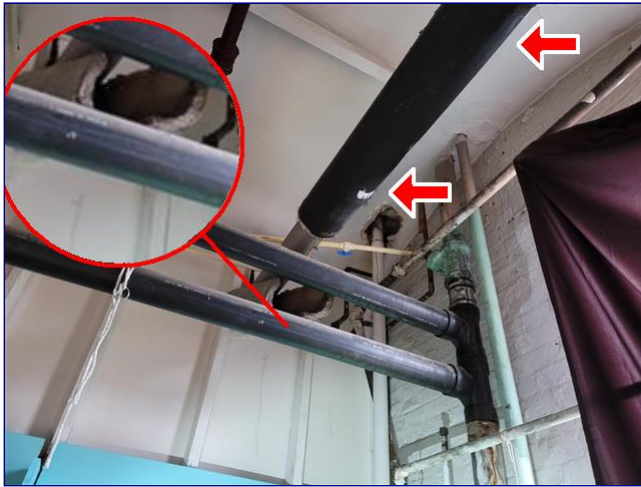
(1) Materials in the on the boiler distribution pipes throughout the home may contain asbestos. Asbestos has been classified as a known human carcinogen (a substance that causes cancer) by the U.S. Department of Health and Human Services, the EPA, and the International Agency for Research on Cancer. People who become ill from asbestos are usually those who are exposed to it on a regular basis, most often in a job where they work directly with the material or through substantial environmental contact. To cause health problems, asbestos must be in a form in which the fibers can be inhaled, such as when it is cut, torn, or sanded. The insulation on these pipes of concern had damage and deterioration that can be friable. The only way to know for certain whether asbestos is in a particular product or material is to have testing performed. A sample was taken and will be sent to a laboratory for testing.



1.3 Item 1(Picture)



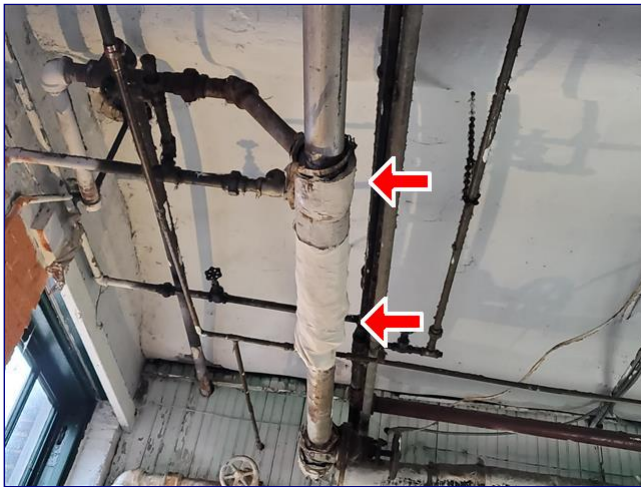
1.3 Item 2(Picture)



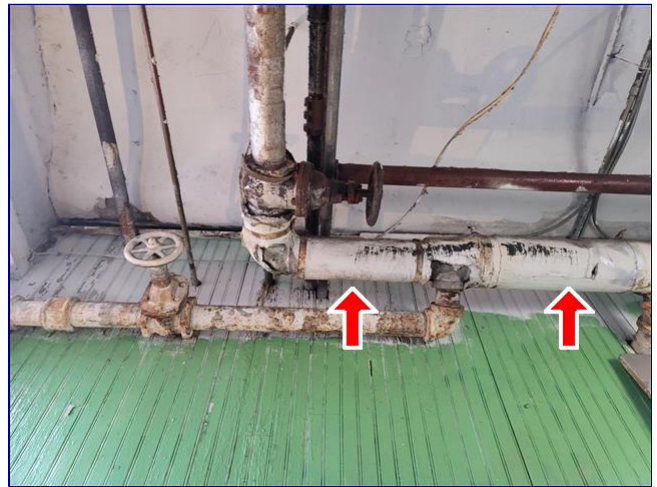
1.3 Item 3(Picture)



1.3 Item 4(Picture)



1.3 Item 5(Picture)



1.3 Item 6(Picture)

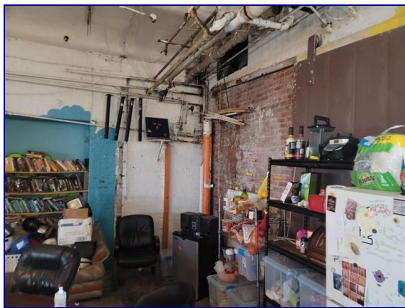




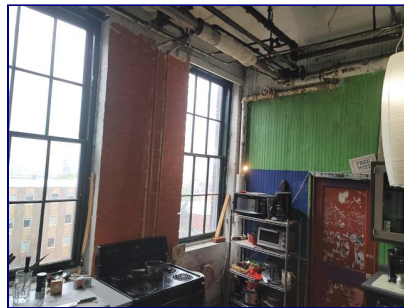
1.3 Item 7(Picture)



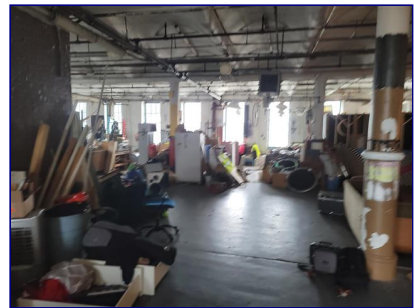
(2) Because this home was built before 1978, there is a good chance it has lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint as a potential health hazard, but some states banned it even earlier. Lead from paint, including lead-contaminated dust, is one of the most common causes of lead poisoning. Chipping, cracking, flaking and deteriorated paint was observed widespread throughout the building. All painted surfaces in the building should be repainted and repaired by a lead abatement contractor.



1.3 Item 8(Picture)



1.3 Item 9(Picture)



1.3 Item 10(Picture)



1.3 Item 11(Picture)

**1.4 Doors**

**Repair/Replace**



(1) Interior doors in the home were moderately damaged or deteriorated. This condition is a fire safety issue.



1.4 Item 1(Picture)



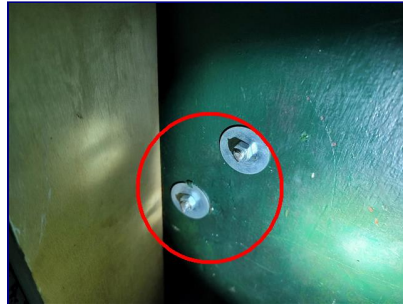
1.4 Item 2(Picture)



(2) The entry door did not have an operable locks and had sharp bolts sticking out. This condition is a fire hazard.



1.4 Item 3(Picture)



1.4 Item 4(Picture)

### 1.5 Windows and Skylights

#### Repair/Replace



(1) One or more window in the unit had a cracked or broken pane.



1.5 Item 1(Picture) bathroom



(2) The lower sash of many of the windows in the unit would not stay up when lifted and released, and fell with enough force to cause significant injury. The Inspector recommends replacement by a qualified contractor.



(3) Windows in the home were generally old, deteriorated, had chipping paint and were inoperable. The Inspector recommends window replacement.



(4) A window in the common area was boarded up with loose wood and cinder blocks allowing moisture and air leakage into the building.



1.5 Item 2(Picture)



(5) Components of window sill exteriors were loose, damaged or deteriorated and needed maintenance to help prevent damage from moisture intrusion to the home materials, the exterior wall structure and to prevent development of microbial growth such as mold. All work should be performed by a qualified contractor.



1.5 Item 3(Picture)



(6) All windows were missing window screen.

**1.6 Rodents or Insects**

**Repair/Replace**



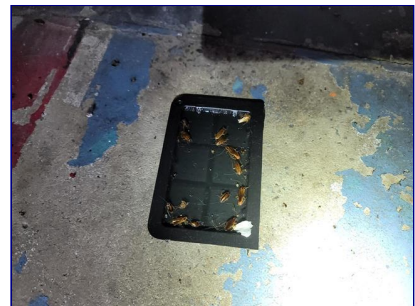
Signs of possible roach and pest infestation was observed and should be further evaluated and treated by a qualified pest control contractor.



1.6 Item 1(Picture)



1.6 Item 2(Picture)



1.6 Item 3(Picture)

**1.7 Laundry Appliances**

**Repair/Replace**



Laundry appliances were not functioning properly and should be repaired by a qualified technician.



1.7 Item 1(Picture)

## 2. Bathrooms

### 2.0 Electrical Receptacles and Switches

#### Repair/Replace

- ✎ A ground fault circuit interrupter (GFCI) electrical receptacle in the bathroom did not respond to testing at the time of the inspection. The Inspector recommends that this receptacle be replaced with a new GFCI receptacle by a qualified electrical contractor.

### 2.1 Ventilation

#### Repair/Replace

- ✎ No exhaust fan was installed to exhaust moist air from bathing activities and windows were inoperable. This condition is likely to result in excessively high humidity levels elevated which may cause a number of problems, such as corrosion and deterioration of materials, and shower wall tile detachment. High humidity can also encourage the growth of microbes such as mold fungi. Excessive growth of mold fungi can produce high concentrations of mold spores in indoor air which can cause serious health problems in some people. Consider installation of an exhaust fan in this bathroom to exhaust moist air to the home exterior. All work should be performed by a qualified contractor.

### 2.2 Toilet

#### Repair/Replace

- ✎ (1) In the bathroom, the toilet was loose at the floor and should be re-attached by a qualified plumbing contractor.
- ✎ (2) The toilet in the bathroom ran continuously at the time of the inspection. This usually indicates a failed flapper valve, the need for float mechanism adjustment, or water leaking from the water tank into the bowl. The Inspector recommends correction to avoid wasting water.

### 2.4 Shower

#### Repair/Replace

- ✎ (1) In the bathroom, the showerhead connection leaked when the shower was operated. The inspector recommends service by a qualified plumbing contractor.



2.4 Item 1(Picture)

- ✎ (2) Water flow at the shower in the entry bathroom appeared to be inadequate. The Inspector<sup>45</sup> recommends that you have this condition evaluated by a qualified plumbing contractor to determine the potential need and costs for correction.
- ✎ (3) Fungi growth was observed below the shower pan due to water entering from behind the shower walls. The Inspector recommends installing a new shower enclosure to prevent water leakage and mold growth. The mold growth should be remediated by a qualified professional.



2.4 Item 2(Picture)



2.4 Item 3(Picture)



2.4 Item 4(Picture)

- ✎ (4) In the bathroom, the shower enclosure was old and deteriorated.



2.4 Item 5(Picture)



2.4 Item 6(Picture)

### 3. Kitchen & Appliances

#### 3.0 Receptacles and Switches

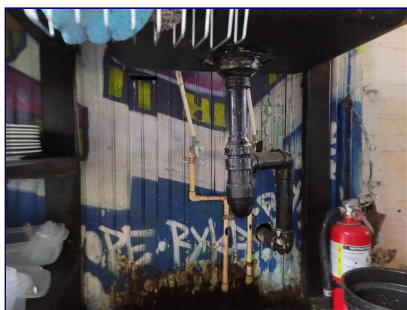
##### Repair/Replace

- ✎ The kitchen had an inoperable electrical receptacle. The Inspector recommends that an evaluation and any necessary corrections or repairs be performed by a qualified electrical contractor.

#### 3.1 Cabinets

##### Repair/Replace

- ✎ (1) Leaking connections at the trap assembly beneath the kitchen sink should be repaired to avoid future/additional damage to the cabinet floor and possibly the wall/floor structures below. The Inspector recommends repair by a qualified plumbing contractor.



3.1 Item 1(Picture)

- ✎ (2) The kitchen sink faucet leaks when turned off.



3.1 Item 2(Picture)

- 🔧 (3) A faucet supply pipe connection in the cabinet beneath the kitchen sink was leaking at the connection and should be corrected to avoid cabinet damage. The Inspector recommends repair by a qualified plumbing contractor.

### 3.2 Range

#### Repair/Replace

- 🔧 (1) The range was not fastened to the floor. A child standing on the open oven door could overturn the range. This condition is a life-safety issue. The Inspector recommends installation of an approved anti-tip device by a qualified contractor.
- 🔧 (2) The electric stove had one or more inoperable stove top burners. The Inspector recommends service by a qualified technician.

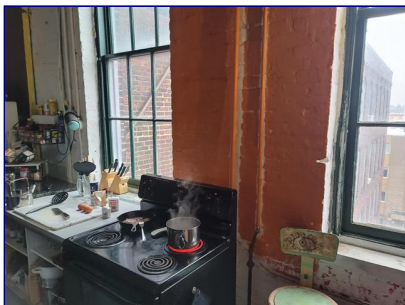


3.2 Item 1(Picture)

### 3.3 Range Hood

#### Repair/Replace

- 🔧 No range hood or exhaust system was installed at the time of the inspection. The Inspector recommends that an exhaust hood or air filtration system be installed to prevent possible moisture damage and grease accumulation on walls and ceiling adjacent to the range. All work should be performed by a qualified contractor.



3.3 Item 1(Picture)

## 4. Laundry & Appliance

### 4.0 Dryer Venting

**Repair/Replace**



No vent connection was provided for the dryer. Lack of proper dryer venting to the exterior may result in excessively high humidity levels that can damage home materials or components and may encourage the growth of microbes such as mold. Lack of proper dryer venting can also result in the accumulation of lint in the home. Lint is combustible and its accumulation is a potential fire hazard and a possible health hazard from the inhalation of particulates. The Inspector recommends proper installation of an Underwriter's Laboratory (UL)-approved dryer vent for safety reasons. Dryer vents should be cleaned annually to ensure that safe conditions continue to exist. All work should be performed by a qualified contractor.



4.0 Item 1(Picture)

## 5. Electrical System

### 5.0 Overcurrent Protection Devices

**Repair/Replace**



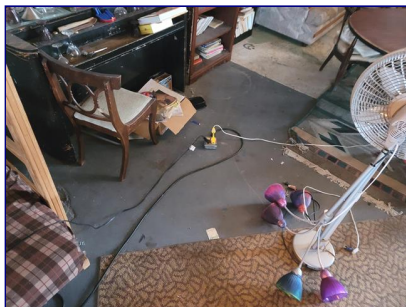
Damaged circuit breakers visible in the service panel should be replaced by a qualified electrical contractor.

### 5.1 Conventional Electrical Receptacles (interior)

**Repair/Replace**



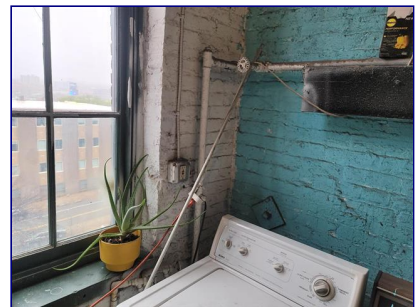
(1) The number of electrical receptacles in the home was inadequate and extension cords were used throughout the unit. This condition is potential fire hazard and should be corrected.



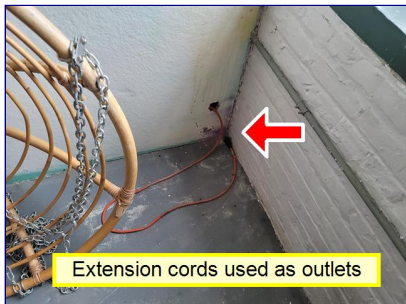
5.1 Item 1(Picture)



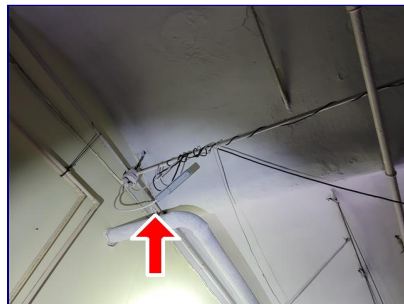
5.1 Item 2(Picture)



5.1 Item 3(Picture)

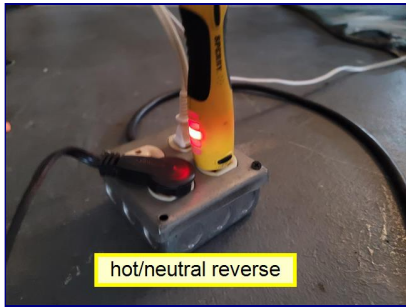


5.1 Item 4(Picture)



5.1 Item 5(Picture)

(2) Some electrical receptacles in this unit were improperly wired and should be corrected by a qualified electrical contractor to prevent a fire hazard.<sup>48</sup>



5.1 Item 6(Picture)

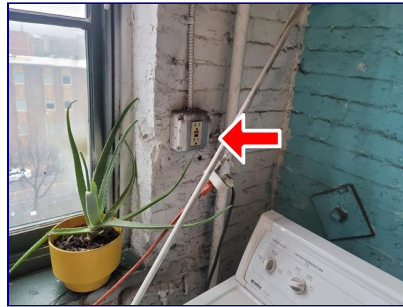


5.1 Item 7(Picture)

(3) Some electrical receptacles in the home were inoperable at the time of the inspection. The Inspector recommends service by a qualified electrical contractor.



5.1 Item 8(Picture)



5.1 Item 9(Picture)

**5.2 Lighting**

**Repair/Replace**

This unit did not have operable and enough light fixtures. Extension cords with lighting and string lights were used. This condition is a potential fire hazard.



5.2 Item 1(Picture)

**5.3 Visible Branch Wiring**

**Repair/Replace**

(1) One or more junction boxes were missing covers and energized electrical components were exposed to touch. This condition is an electrical shock/electrocution hazard.





5.3 Item 1(Picture)



(2) Some of the electrical junction boxes had open wires and should be secured close to prevent electrical shock.



5.3 Item 2(Picture)



(3) Extension cords used as house wiring visible in the throughout the apartment at the time of the inspection is a potential fire hazard. The Inspector recommends removal of the extension cord and proper wiring be installed by a qualified electrical contractor.



5.3 Item 3(Picture)



5.3 Item 4(Picture)



5.3 Item 5(Picture)

#### 5.4 Smoke Detectors

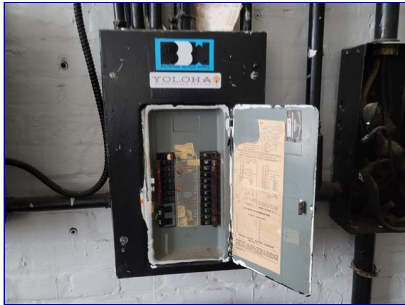
##### Repair/Replace

- 🔧 Smoke and Carbon monoxide detectors in this home were poorly placed and not enough were installed. Many of them were old and inoperable and were not compliant. Recommend installing smoke detectors as necessary by a qualified licensed electrician.

#### 5.5 Sub-panel Manufacturer

##### Repair/Replace

- 🔧 This sub-panel was made by Federal Pacific and was the Stab-lok model. Federal Pacific Stab-lok model sub-panels are reputed to have a high rate of circuit breaker failure which can result in a fire or shock/electrocution. One of the breakers was damaged and sparks when turned on. The Inspector recommends that you consult with a qualified electrical contractor concerning for replacing this sub-panel. Information about defective Federal Pacific Stab-lok panels is widely available on the internet.

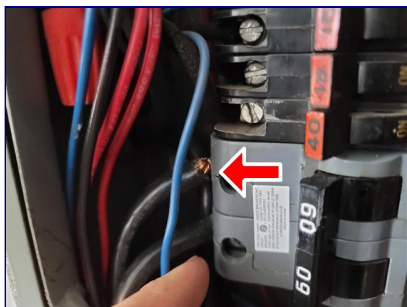


5.5 Item 1(Picture)

#### 5.6 Sub Panel Wiring

##### Repair/Replace

- 🔧 Strands from the service entrance wires were cut and may cause the the wires to overheat. The Inspector recommends evaluation and repair as necessary by a qualified licensed electrician.



5.6 Item 1(Picture)

## 6. Plumbing System

### 6.0 Water Supply and Distribution

#### Repair/Replace

- (1) Some of the visible water distribution pipes were galvanized steel. These pipes are old, and of a material no longer installed for this purpose due to bore shrinkage from accumulation of interior corrosion that over time reduces water flow. These pipes may need to be replaced soon.



6.0 Item 1(Picture)



6.0 Item 2(Picture)

- (2) Actively leaking, heavily-corroded water distribution pipes visible in the bathroom should be repaired by a qualified plumbing contractor to avoid damage to home materials or the development of conditions which encourage the growth of microbes such as mold.



6.0 Item 3(Picture)

- (3) Chlorinated Poly Vinyl Chloride (CPVC) water distribution pipes were poorly supported in the unit. This condition puts excessive strain on fittings and may result in premature failure. Horizontally-oriented CPVC distribution pipes should be supported at least every 3 feet. The Inspector recommends installation of additional supports by a qualified contractor. Some portions of the home distribution piping will not be accessible for installation of additional supports.



6.0 Item 4(Picture)



6.0 Item 5(Picture)

(4) Plumbing fixtures in the home exhibited inadequate flow. The Inspector recommends that this condition be investigated by a qualified plumbing contractor to determine the potential costs for correction.

6.1 Sewage and DWV Systems

Repair/Replace

(1) Many traps were of a type called an "S-trap". S-traps are no longer allowed to be installed in new construction for safety reasons. A siphon can develop which empties the trap of water; a condition with the potential to allow toxic sewer gas to enter the living space. Although this type of trap may have been commonly considered safe at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The Inspector recommends replacement of all such traps in the home by a qualified plumbing contractor.



6.1 Item 1(Picture)

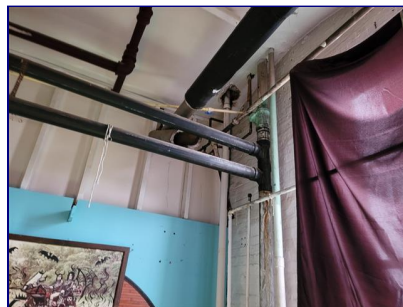


6.1 Item 2(Picture)

(2) Drain/waste pipes in the rear bedroom were damaged and had created unhealthy conditions at the time of the inspection. The Inspector recommends correction and disinfection by a qualified contractor.



6.1 Item 3(Picture)



6.1 Item 4(Picture)



6.1 Item 5(Picture)

(3) Supports for the ABS or PVC drain/waste pipe visible in the rear bedroom were located too far apart. The maximum support spacing recommended by generally-accepted modern plumbing standards is 4 feet. The Inspector recommends correction by a qualified contractor.



6.1 Item 6(Picture)



6.1 Item 7(Picture)

**6.2 Electric Water Heater**

**Repair/Replace**



The pressure relief valve was leaking at the time of the inspection. Because the TPR valve is an important safety component it should be replaced by a qualified HVAC technician or plumbing contractor.



6.2 Item 1(Picture)

**6.3 Fire Suppression System**

**Repair/Replace**



Some of the fire extinguishers in the common areas had expired inspections.



6.3 Item 1(Picture)

**7. Heating**

**7.1 Presence of installed heat source in each room**

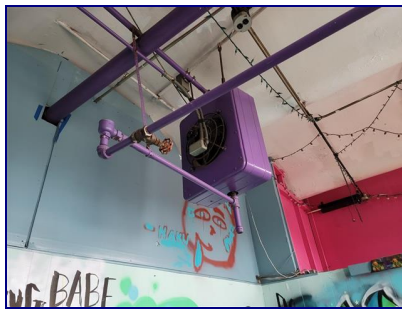
**Repair/Replace**



The apartment had no operable heat present in all the rooms. Heat was relied on old boiler distribution pipes to give off heat without radiators which was not suffice and was inoperable at the time of the inspection. Heat was not on and no controls were present. The Inspector recommends that heat be installed in each room with accessible thermostats to the occupants of the apartment by a qualified HVAC contractor or electrician. It was cold outside and in the units at the time of the inspection.



7.1 Item 1(Picture)



7.1 Item 2(Picture)

---

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Sol Kruk