



Inspection Report

Happy Client

Property Address:
1234 Street
Virginia Beach Virginia 22222



JODAT INSPECTIONS

David Throckmorton 3380-000595
STATE OF VIRGINIA LICENSED INSPECTOR #33800-00595 w/ NRS
ASHI Certified Inspector #259838
InterNACHI Certified Inspector #14040417
3529 Sea Gull Road
Virginia Beach VA 23452
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Date: 8/26/2017	Time:	Report ID:
Property: 1234 Street Virginia Beach Virginia 22222	Customer: Happy Client	Real Estate Professional: Happy Agent

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, replace or correct suggests a second opinion and further inspection by a qualified licensed insured contractor. 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) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit was not observed as being 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.

Front = facing home with back to road looking at main entry door **Rear** = rear of home

Right side = right side of home facing front of home **Left side** = left side of home facing front of home

FYI: For Your Information: Denotes additional general information and/or explanation of conditions, safety information, cosmetic issues, and useful tips or suggestions for home ownership.

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling, and warrants further investigation by a specialist, and or requires subsequent observation. It is the responsibility of the client/owner to have qualified licensed and insured contractors evaluate all areas that may have the type of deficiencies /discoveries depicted in the report and summary.

Attached pictures only represent a sampling of items/areas of concern, and or deficiencies.

The "Partial Summary" in report shall NOT contain all recommendations, safety concerns, hazards and or deficiencies. The complete report may include additional information of concern to the customer. It is important that the customer read the complete report.

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, building permits, 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. MOLD LIKE SUBSTANCES AND INSECTS/PESTS ARE NOT INCLUDED IN THE SCOPE OF THIS REPORT AND ANY COMMENTS ABOUT MOLD LIKE SUBSTANCES OR INSECTS/PESTS INCLUDED ARE MADE AS A COURTESY.

It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Multiple Stored and or Personal items limited inspectors access inside home, garage and or attic. The residence was furnished at the time of the inspection and portions of the interior were hidden by the furnishings and/or stored items. In accordance with industry standards, the inspection is limited to only those surfaces that are exposed and readily accessible. The Inspector does not move furniture, lift floor-covering materials, or remove or rearrange items within closets or on shelving. Prior to closing it is recommended that you perform a full review of the home after all of the furnishings and/or stored items have been removed.

Standards of Practice:

ASHI American Society of Home Inspectors

In Attendance:

Seller and listing agent

Type of building:

Single Family (2 story)

Approximate age of building:

Year Built: 2005 estimate

Temperature:

Over80 (F)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Inspection start time:

9:54 am

Inspection completion time:

12:54 pm

Partial Summary

Jodat
INSPECTIONS



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The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling, and warrants further investigation by a specialist, and or requires subsequent observation. It is the responsibility of the client/owner to have qualified licensed and insured contractors evaluate all areas that may have the type of deficiencies /discoveries depicted in the report and summary. **This Partial Summary shall NOT contain all recommendations, safety concerns, hazards and or deficiencies. The complete report may include additional information of concern to the customer, safety concerns, hazards, deficiencies and or additional recommendations. It is required that the customer read the complete report.**

Attached pictures only represent a sampling of items/areas of concern, and or deficiencies.

1. Roofing



1.2 Roof Drainage Systems

Inspected, Repair or Replace

(2) Gutters **are full of debris and or water in one or more areas** and needs to be cleaned (*debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist*). Recommend correction by a **qualified person** as needed.

(4) One or more downspouts are damaged, and or missing components. Recommend correction by a qualified person as needed.

2. Exterior



2.0 Wall Cladding Flashing and Trim

Inspected, Repair or Replace

(1) **Exterior in areas-** One or more wood components on exterior were or appear to be deteriorated, loose, split, warped, missing, damaged, and or substandard in areas. Further deterioration can occur. Recommend further evaluation/inspection and correction of wood components by a qualified licensed contractor as needed

2.2 Doors (Exterior)

Inspected, Repair or Replace

Rear entry storm door is damaged. Recommend correction by a **qualified person** as needed.

2.4 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Inspected, Repair or Replace

(1) Front porch- One or more wood components on exterior were or appear to be deteriorated, loose, split, warped, damaged, and or substandard in areas. Recommend further evaluation/inspection and correction by a qualified licensed contractor as needed.

(2) Rear deck, and ramp- One or more wood components on exterior were or appear to be deteriorated, loose, split, warped, damaged, and or substandard in areas. Recommend further evaluation/inspection and correction by a qualified licensed contractor as needed.

3. Interiors



3.2 Walls and Cielings

Inspected, Repair or Replace

(2) Hallway, and first level right room area- wall area near the bottom tested as having a high moisture content. Water and moisture can or has caused damage to structure members. Recommend further evaluation/inspection and correction by a qualified licensed contractor as needed.

(3) First level bathroom shower is constructed in a substandard manner. Wood trim in shower is improper. This area appears to causing moisture issues to structure at surrounding walls and underneath in crawlspace. Recommend further evaluation/inspection and correction by a qualified licensed contractor as needed.

3.3 Steps, Stairways, Balconies and Railings

Inspected, Repair or Replace

Stairs to second level and at second level - The handrail/guard rail inside home are loose. A fall or injury could occur. I recommend a qualified contractor repair or replace as needed.

3.5 Windows (representative number)

Inspected, Repair or Replace

(2) **Kitchen-** Condensation or staining was visible between multi-pane glass in one or more windows, doors and or skylights. This **usually indicates that the seal between the panes of glass has failed** or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced, and accumulated condensation may leak into the wall structure below. **Recommend that a qualified contractor evaluate and repair all windows as necessary.** Usually, this means replacing the glass in window frames. Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. **It is beyond the scope of this inspection to identify every window with failed seals or desiccant.**

(3) Rear left bedroom window did not latch properly. Recommend correction by a qualified licensed contractor as needed.

4. Garage



4.7 Garage Stair Handrails/steps

Inspected, Repair or Replace

Garage- Handrails/guardrails at stairs are loose. This is a potential fall hazard. Recommend that a qualified contractor repair replace as needed.

5. Structural Components



5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected, Repair or Replace

(2) Cellulose material such as scrap wood, cardboard, paper, form wood, cardboard forms was found in the crawl space. This is a conducive condition for wood-destroying organisms. Recommend removing all cellulose-based debris or stored items.

5.3 Floors (Structural)

Inspected, Repair or Replace

(2) Griders/beams at rear of home under kitchen area missing "shims". Floor sagging could occur. Recommend correction by a qualified licensed contractor as needed.

(3) Under bathroom in crawlspace- One or more floor joist is deteriorated. Needs replaced or properly sistered. Sistered wood member from pervious repair is improper. Recommend further evaluation/inspection and correction by a qualified licensed contractor as needed.

(4) Under bathroom in crawlspace-One or wood members are deteriorated. Further deterioration can occur. Recommend further evaluation/inspection and correction by a qualified licensed contractor as needed.

6. Plumbing System



6.2 Plumbing Water Supply, Distribution System and Fixtures

Inspected, Repair or Replace

(2) Master bathroom- -The sinks control knob/stopper system is not working properly and or missing components. I recommend a qualified person repair/replace as needed.

(3) Master bathroom- Sink control lever is damaged and or missing components. Recommend further evaluation/inspection and correction by a qualified licensed **plumbing** contractor as needed.

(4) master bathroom -The sinks control knob/stopper system is not working properly and or missing components. I recommend a qualified person repair/replace as needed.

(6) **First and second level bathroom** --Shower heads leaks. Recommend correction by a qualified licensed plumbing contractor.

(7) Master bath shower leaks while in use and damage observed to wall. Recommend correction by a **qualified person** as needed.

6.3 Hot Water Systems, Controls, Chimneys, Flues and Vents

Not Inspected, Repair or Replace

(3) The "B" vent pipe for the gas water heater does not have proper clearance to combustibles. One inch required. Safety hazard. Foam insulation needs removed on pipe with 1 inch of vent pipe.

6.5 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Not Inspected, Repair or Replace

6. Plumbing System



(1) The gas supply was turned off at property at time of inspection. All components of gas supply, and supplied products/components/systems were not tested. Recommend gas connection and inspection (and repair if needed) of gas and other related components/systems prior to closing.

(2) A common gas piping system called Corrugated Stainless Steel Tubing or CSST is present in this home. A lawsuit in 2005 claimed that CSST poses an unreasonable risk of fire due to lightning strikes. The lawsuit was settled and the manufacturers agreed to require additional electrical bonding above the minimum requirements set by the National Electric Code. In most circumstances, the bonding is required to be connected to the house electrical system. **We could not confirm that such bonding was present.** We recommend a further evaluation and repair as deemed necessary by a competent, licensed electrician familiar with the requirements of this type of gas piping.

All CSST manufacturers expressly added the bonding and grounding procedure to their installation requirements in August 2006. This improved safety installation requirement reduces the likelihood of an electrical surge that can potentially cause a fire.

7. Electrical System



7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

(3) **Multiple Outlets** are loose in home. Electrical issues are considered safety hazards till repaired. Recommend a qualified licensed Electrical contractor ensure electrical components are secured properly.

7.7 Smoke Detectors

Not Inspected, Repair or Replace

(2) **Smoke alarms.** During our inspection, we do not operate smoke alarms. We also do not smoke-test alarms, which is the only definitive test to confirm proper function. We recommend installation in the following areas for smoke detectors: wall or ceiling outside bedrooms, in each bedroom, in the garage, and basements if present. If there are no fire extinguishers in the house it is recommend that a fire extinguisher be accessible in the kitchen, garage, and second floor if present. Smoke alarms should be replaced every 10 years if not sooner. Recommend replacing batteries every six months. For more information, visit: <http://www.cpsc.gov/cpscpub/pubs/559.pdf>.

CURRENT ALARMS APPEAR AGED. RECOMMEND CORRECTION FOR SAFETY.

7.8 Carbon Monoxide Detectors

Not Inspected, Repair or Replace

(1) **Carbon monoxide alarms.** During our inspection, we do not test Carbon monoxide alarms. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations. Carbon monoxide alarms should be replaced every 5 years if not sooner. Recommend replacing batteries every six months. For more information, visit: <http://www.cpsc.gov/CPSCPUB/PREREL/prhtml05/05017.html>

CURRENT ALARMS MISSING IN AREAS. APPEAR AGED. RECOMMEND CORRECTION FOR SAFETY.

8. Heating / Central Air Conditioning



8.0 HVAC Systems Overview

8. Heating / Central Air Conditioning



Gas supply was turned off. Zones 1 and 2 heat function not tested. Garage did not work properly. AC did not work or had substandard performance at all systems. Recommend that a complete system evaluation, servicing and repairs if needed be made to ensure proper operation prior to closing by a qualified licensed **HVAC** contractor.

8.1 Heating Equipment

Not Inspected, Repair or Replace

(3) Garage hvac system in heat mode produced substandard temperatures. Recommend further evaluation/inspection and correction by a qualified licensed HVAC contractor as needed.

8.4 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected, Repair or Replace

(2) FYI- Inspector did not observe one or more hvac of the condensate lines recommend consulting with current owner. Condensate lines should be extended outside home to the ground and away from foundation and viewable so that periodic monitor during the summer months occur.

(3) Insulation on the heat pump or air conditioning condensing unit's refrigerant lines was deteriorated or missing in one or more areas. This may result in reduced efficiency and increased energy costs, and add unwanted moisture in **crawlspace**. Recommend that a qualified person replace or install insulation as necessary.

8.8 Cooling and Air Handler Equipment

Inspected, Repair or Replace

(2) Zone 2 and Garage system - The ambient air test was performed by using thermometers on the hvac system in cool mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The air temperature on your system read 8- 10 degrees. This indicates that the units are **not** cooling properly. Recommend further evaluation/inspection and correction by a qualified licensed **HVAC** contractor as needed.

(3) Zone 1 hvac system did not work properly when tested. No cold air. Recommend further evaluation/inspection and correction by a qualified licensed **HVAC** contractor as needed.

9. Insulation and Ventilation



9.1 Insulation Under Floor System

Inspected, Repair or Replace

The insulation is missing and or is loose/fallen in the crawlspace. Heat loss can occur more on this home than one that is properly insulated. Recommend correction by a qualified licensed contractor.

10. Built-In Kitchen/ Laundry Appliances



10.0 Ranges/Ovens/Cook tops

Inspected, Repair or Replace

(2) The range could tip forward. An anti-tip bracket may not be installed. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. Recommend installing an anti-tip bracket to eliminate this safety hazard. For more information, visit:

<http://www.google.com/search?q=range+anti-tip+bracket>

10.2 Dishwasher

10. Built-In Kitchen/ Laundry Appliances

**Inspected, Repair or Replace**

(2) Dishwasher handle is loose and or damaged. Recommend further evaluation/inspection and correction by a qualified licensed contractor as needed.

10.3 Microwave (built in)**Inspected, Repair or Replace**

Microwave has damaged components and did not work when tested. Recommend further evaluation/inspection and correction by a qualified licensed contractor as needed.

10.4 Food Waste Disposer**Inspected, Repair or Replace**

The food disposer would not operate or non functional. I recommend repair as needed.

10.6 Refrigerator**Inspected, Repair or Replace**

(2) The refrigerator did not close properly, appears bent/damaged. Recommend further evaluation/inspection and correction by a qualified licensed contractor as needed.

(3) The refrigerator did not produce proper water flow and or ice. Water supply appears connected. Recommend verify operation before closing.

10.7 Sink Sprayer**Inspected, Repair or Replace**

The sink sprayer did not work when tested. Has missing and or damaged components. Recommend further evaluation/inspection and correction by a qualified licensed plumbing contractor as needed.

10.8 Washing Machine**Inspected, Repair or Replace**

(2) Washing machine drip pan is damaged and the drain connection is loose. Recommend correction by a qualified licensed contractor as desired.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To David Throckmorton

1. Roofing



The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing.

The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, any age estimates by the contractor are not definite age statements as there is no data on roof shingles to determine age, and the roof may be older or newer than estimated, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, the inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions performed adequately or were leak-free.

Attached pictures only represent a sampling of items/areas of concern, and or deficiencies. Recommend evaluate all areas that may have the type of deficiencies /discoveries depicted in the report and summary.

Styles & Materials

Roof Covering: Asphalt/Fiberglass	Viewed roof covering from: Ground Binoculars	Sky Light(s): One
Chimney (exterior): Metal Flue Pipe	Roof Style: Gable	Age of Roof: ESTIMATED - roof is in its middle 1/3 of life expectancy
Roof Age Source: Estimate	Gutter Material: Metal	Gutter Installation: Full

Items

1.0 Roof Coverings/Flashing/ Penetrations

Comments: Inspected

Most underlayment was hidden beneath the roof-covering material. The inspector was able to view edges only a representative areas around the perimeter of the roof. It was not inspected and the Inspector disclaims responsibility for evaluating its condition. **Inspector Tip-** In an ideal world, roofs are expertly inspected annually, preferably in the autumn before the wind, rain and snow sets in. Otherwise, it's recommended to have a new roof inspected after the first five years, then at 10 years, 13, 15, 17, and every year after that.

1.1 Skylights, Chimneys and Roof Penetrations

Comments: Inspected

1.2 Roof Drainage Systems

Comments: Inspected, Repair or Replace

(1) **Inspector Tip-** Clean your gutters at least once per year by physically removing debris from the channels and rinsing them thoroughly by using a garden hose.

Due to the lack of recent rain, I am unable to determine if gutters leak at seams or spills water.

(2) Gutters are full of debris and or water in one or more areas and needs to be cleaned (*debris in gutters can also conceal rust, deterioration or leaks that are not visible until cleaned, and I am unable to determine if such conditions exist*). Recommend correction by a **qualified person** as needed.



1.2 Item 1(Picture) Front of home-

(3) One or more downspouts need extensions to carry water away from the home as needed so the water will effectively drain at least 4 feet to 6 feet away from the foundation. This does not mean 6 feet extensions are recommended in all areas if the grade assist in this drainage.

(4) One or more downspouts are damaged, and or missing components. Recommend correction by a qualified person as needed.



1.2 Item 2(Picture) Rear of home-

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind.

2. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected.

The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Attached pictures only represent a sampling of items/areas of concern, and or deficiencies. Recommend evaluate all areas that may have the type of deficiencies /discoveries depicted in the report and summary.

Styles & Materials

Siding Material:

Vinyl

Exterior Entry Doors:

Metal

Appurtenance:

- Deck with steps
- Covered porch
- Sidewalk
- Deck
- Ramp

Driveway:

Concrete

Hand/Guard Rails:

Wood

Steps:

- Wood
- Masonry

Items

2.0 Wall Cladding Flashing and Trim

Comments: Inspected, Repair or Replace

(1) **Exterior in areas-** One or more wood components on exterior were or appear to be deteriorated, loose, split, warped, missing, damaged, and or substandard in areas. Further deterioration can occur. Recommend further evaluation/inspection and correction of wood components by a qualified licensed contractor as needed



2.0 Item 1(Picture) Front of home-



2.0 Item 2(Picture) Left side of home-



2.0 Item 3(Picture) Left side of home-



2.0 Item 4(Picture) Rear of home-



2.0 Item 5(Picture) Rear of home-

(2) **Exterior in areas-** There was needed sealant/caulk maintenance at areas around home. Recommend that a qualified person renew or install caulk as necessary around windows, doors, siding butt joints, siding-trim junctions, and wall penetrations. Where gaps are wider than 1/4 inch, an appropriate material other than caulk should be used. For more information, visit: http://www.reporhost.com/_docs/FPL_Caulking_Ins_Outs.pdf

Inspector Tip- Inspect window, door and wall penetration caulking and weather stripping yearly



2.0 Item 6(Picture) Left side of home-



2.0 Item 7(Picture) Front of home-



2.0 Item 8(Picture)

(3) **Exterior in areas**-The paint or stain finish in some areas was failing (e.g. peeling, faded, worn, thinning), and or missing at one or more areas. **Siding/trim/windows/doors/ wood components** with a failing and or missing finish can be damaged by moisture. Recommend that a qualified contractor prep, scrape, sand, prime, caulk, repair/replace any damaged/deteriorated wood and repaint or restain the building exterior where necessary and per standard building practices.

2.1 Eaves, Soffits and Fascias

Comments: Inspected

Refer to 2.0

2.2 Doors (Exterior)

Comments: Inspected, Repair or Replace

Rear entry storm door is damaged. Recommend correction by a **qualified person** as needed.



2.2 Item 1(Picture)

2.3 Windows

Comments: Inspected

Window flashings are concealed by the exterior wall covering, we cannot endorse them and specifically disclaim any evaluation of these components, and leaks may become evident only during heavy, prolonged or wind-driven rainfall.

The window screens are not evaluated because many people choose to remove them for aesthetic reasons.

2.4 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Comments: Inspected, Repair or Replace

(1) Front porch- One or more wood components on exterior were or appear to be deteriorated, loose, split, warped, damaged, and or substandard in areas. Recommend further evaluation/inspection and correction by a qualified licensed contractor as needed.



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)



2.4 Item 4(Picture)

(2) Rear deck, and ramp- One or more wood components on exterior were or appear to be deteriorated, loose, split, warped, damaged, and or substandard in areas. Recommend further evaluation/inspection and correction by a qualified licensed contractor as needed.



2.4 Item 5(Picture) loose,



2.4 Item 6(Picture) damaged



2.4 Item 7(Picture) damaged



2.4 Item 8(Picture) loose,



2.4 Item 9(Picture) loose,



2.4 Item 10(Picture) damaged

(3) **Front of home , and Rear of home** *Typical for age of home SAFETY UPGRADE RECOMMENDATION* -The decks and ramps at the home appears stable at time of inspection. Decks/ramps not built to current safety standards is considered a safety hazard. Recommend a qualified licensed deck contractor to inspect further and repair/replace as needed to bring up to current safety standards as prescribe in "Prescriptive Residential Wood Deck Construction Guide DCA 6".

2.5 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Inspected, Repair or Replace

(1) The concrete drive/walk and or patio has typical settlement cracks, and or deterioration. Further deterioration can occur if not repaired. A qualified person should repair or replace as needed and or monitor.



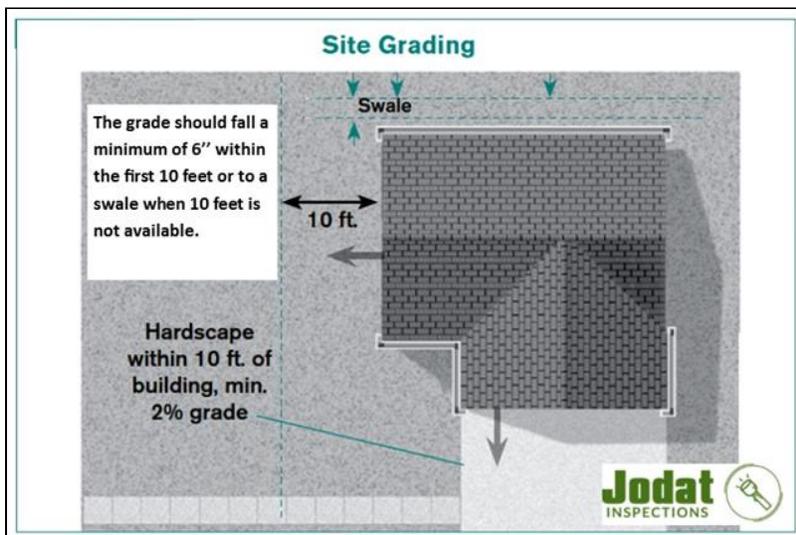
2.5 Item 1(Picture)

(2) Vegetation such as trees, shrubs and/or vines was in contact with or less than one foot from building exteriors. Vegetation can serve as a conduit for wood destroying insects and may retain moisture against the exterior after it rains. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and building exteriors.



2.5 Item 2(Picture) Left side of home-

(3) **Exterior in areas** -There is a negative/not enough slope towards the home this can cause or contribute to water intrusion or deterioration. I recommend correcting landscape and or hardscape to drain water away from home. The grade should fall from home 6" within the first 6 to 10 feet from home. If grading is not possible I recommend contacting a qualified landscaper/contractor and explore options such as french drains and dry wells.



2.5 Item 3(Picture)



2.5 Item 4(Picture) Rear of home-



2.5 Item 5(Picture) Left side of home-

2.6 Fence

Comments: Not Inspected

Inspection of fencing lies beyond the scope of the general home inspection. The fences were not inspected.

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind.

3. Interiors



The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. Inspect central vacuum systems. Inspect recreational facilities.

Attached pictures only represent a sampling of items/areas of concern, and or deficiencies. Recommend evaluate all areas that may have the type of deficiencies /discoveries depicted in the report and summary.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Sheetrock

Floor Covering(s):

Carpet

Vinyl

Interior Doors:

Metal

Window Types:

Single and or double-hung

Fixed

Cabinetry:

Wood

Countertop:

Laminate

Cultured marble

Items

3.0 Doors (representative number)

Comments: Inspected, Repair or Replace

Interior doors and adjacent trim are damaged and or substandard in one or more areas. Recommend correction by a qualified licensed contractor as needed.

3.1 Floors

Comments: Inspected, Repair or Replace

Floor coverings damaged in multiple areas of home. Recommend further evaluation/inspection and correction by a qualified licensed contractor as needed.

3.2 Walls and Cielings

Comments: Inspected, Repair or Replace

(1) **In one or more areas-** The caulk/grout was deteriorated, missing or needs renewed. *Water intrusion from bathtubs and shower enclosures is a common cause of damage behind walls, sub floors, and ceilings below bathrooms. As such, periodic re-caulking and grouting of tub and shower fixtures and areas is an ongoing maintenance task which should not be neglected. Underlying damage may have occurred that was not readily visible at time of inspection.* Recommend further evaluation/inspection and correction by a qualified person as needed.

Minor cracks, nail pops, cracks and/or blemishes were found in walls and/or ceilings in one or more areas. Cracks and nail pops are common, are often caused by lumber shrinkage or minor settlement, and can be more or less noticeable depending on changes in humidity. They did not appear to be a structural concern, (*however: Recommend monitoring all cracks and if worsen over time have evaluated and repaired by qualified*

contractor) but the client may wish to repair these for aesthetic reasons. For recurring cracks, consider using an elastic crack covering product: <http://www.google.com/search?q=elastic+crack+cover>

(2) Hallway, and first level right room area- wall area near the bottom tested as having a high moisture content. Water and moisture can or has caused damage to structure members. Recommend further evaluation/ inspection and correction by a qualified licensed contractor as needed.



3.2 Item 1(Picture)



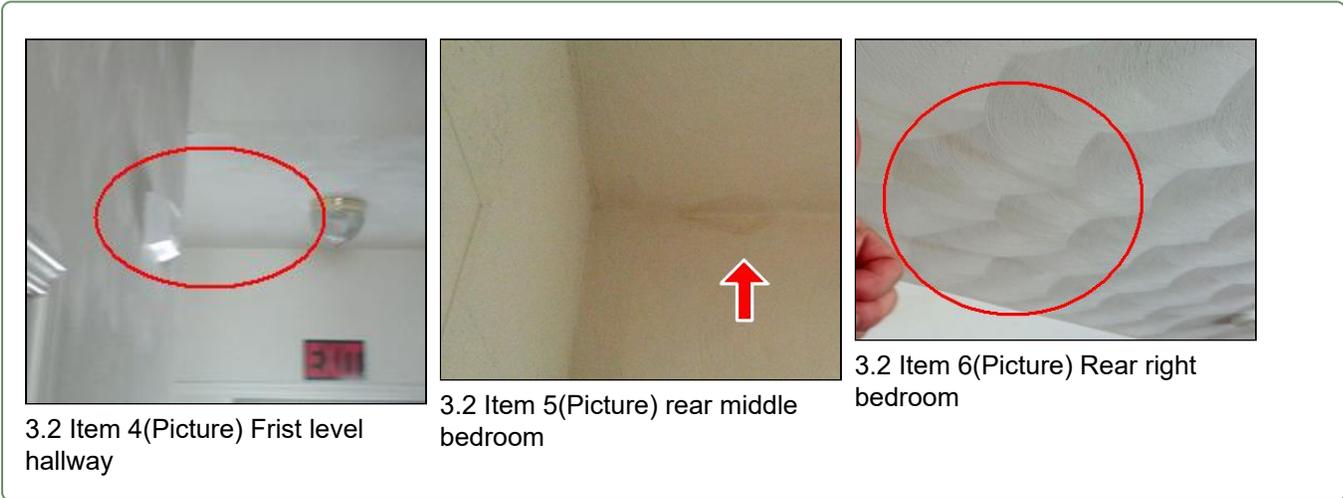
3.2 Item 2(Picture)

(3) First level bathroom shower is constructed in a substandard manner. Wood trim in shower is improper. This area appears to causing moisture issues to structure at surrounding walls and underneath in crawlspace. Recommend further evaluation/inspection and correction by a qualified licensed contractor as needed.



3.2 Item 3(Picture)

(4) Stains and or Repairs were found in one or more ceiling areas. However, no elevated levels of moisture were found. The stain(s) may be due to past roof and/or plumbing leaks. Consult with the property owner and monitor the stained area(s) in the future, especially after heavy or prolonged rain. If elevated moisture is found in the future, then recommend that a qualified contractor evaluate and repair as necessary.



3.3 Steps, Stairways, Balconies and Railings

Comments: Inspected, Repair or Replace

Stairs to second level and at second level - The handrail/guard rail inside home are loose. A fall or injury could occur. I recommend a qualified contactor repair or replace as needed.



3.3 Item 1(Picture)



3.3 Item 2(Picture)

3.4 Counters and Cabinets (representative number)

Comments: Inspected, Repair or Replace

(1) FYI- Leaks and or spills have occurred under one or more sinks. Cabinets appear functional at this time.

(2) One or more cabinet doors, drawers are damaged and or out of alignment. Recommend further evaluation/ inspection and correction by a qualified licensed contractor as needed.



3.4 Item 1(Picture) Kitchen-



3.4 Item 2(Picture) Kitchen-

(3) The caulk was deteriorated, missing and or needs renewed on one or more countertops.

3.5 Windows (representative number)

Comments: Inspected, Repair or Replace

(1) The window screens are not evaluated because many people choose to remove them for aesthetic reasons.

(2) **Kitchen-** Condensation or staining was visible between multi-pane glass in one or more windows, doors and or skylights. This **usually indicates that the seal between the panes of glass has failed** or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced, and accumulated condensation may leak into the wall structure below. **Recommend that a qualified contractor evaluate and repair all windows as necessary.** Usually, this means replacing the glass in window frames. Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. **It is beyond the scope of this inspection to identify every window with failed seals or desiccant.**



3.5 Item 1(Picture)

(3) Rear left bedroom window did not latch properly. Recommend correction by a qualified licensed contractor as needed.



3.5 Item 2(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind.

4. Garage



The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities. Attached pictures only represent a sampling of items/areas of concern, and or deficiencies. Recommend evaluate all areas that may have the type of deficiencies /discoveries depicted in the report and summary.

Styles & Materials

Auto-opener Manufacturer:

N/A

Garage Door Type:

One manual

Garage Door Material:

Metal

Items

4.0 Garage Ceilings

Comments: Inspected

4.1 Garage Walls (including Firewall Separation)

Comments: Inspected

4.2 Garage Floor

Comments: Inspected

4.3 Garage Door (s)

Comments: Inspected

4.4 Occupant Door (from garage to inside of home)

Comments: Inspected

4.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Comments: Not Present

4.6 Garage Door Photo-sensor Wiring

Comments: Not Present

4.7 Garage Stair Handrails/steps

Comments: Inspected, Repair or Replace

Garage- Handrails/guardrails at stairs are loose. This is a potential fall hazard. Recommend that a qualified contractor repair replace as needed.



4.7 Item 1(Picture)

5. Structural Components



The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.

The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons. Enter under-floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. Provide engineering or architectural services or analysis. Offer an opinion about the adequacy of structural systems and components.

Attached pictures only represent a sampling of items/areas of concern, and or deficiencies. Recommend evaluate all areas that may have the type of deficiencies /discoveries depicted in the report and summary.

Styles & Materials

Foundation:

Masonry block

Method used to observe Crawlspace:

Crawled some areas Limited access

Floor Structure:

Wood joists

Wall Structure:

Wood

Columns or Piers:

Masonry block

Ceiling Structure:

4" or better

Roof Structure:

Engineered wood trusses

Roof-Type:

Gable

Method used to observe attic:

Walked some areas Inaccessible

Multiple stored items

Attic info:

Attic access

Pull Down stairs

Items

5.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected, Repair or Replace

(1) **Inspector Tip**-Recommend termite moisture inspection at least annually in the summer hot humid time of year.

(2) Cellulose material such as scrap wood, cardboard, paper, form wood, cardboard forms was found in the crawl space. This is a conducive condition for wood-destroying organisms. Recommend removing all cellulose-based debris or stored items.



5.0 Item 1(Picture)

5.1 Walls (Structural)

Comments: Inspected

5.2 Columns or Piers

Comments: Inspected

5.3 Floors (Structural)

Comments: Inspected, Repair or Replace

(1) **Inspector Tip-** Check the condition of existing floor joist and insulation in crawlspace annually.

(2) Griders/beams at rear of home under kitchen area missing "shims". Floor sagging could occur. Recommend correction by a qualified licensed contractor as needed.



5.3 Item 1(Picture)

(3) Under bathroom in crawlspace- One or more floor joist is deteriorated. Needs replaced or properly sistered. Sistered wood member from pervious repair is improper. Recommend further evaluation/inspection and correction by a qualified licensed contractor as needed.



5.3 Item 2(Picture)

(4) Under bathroom in crawlspace-One or wood members are deteriorated. Further deterioration can occur. Recommend further evaluation/inspection and correction by a qualified licensed contractor as needed.

5.4 Ceilings (Structural)

Comments: Inspected

5.5 Roof Structure and Attic

Comments: Inspected

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind.

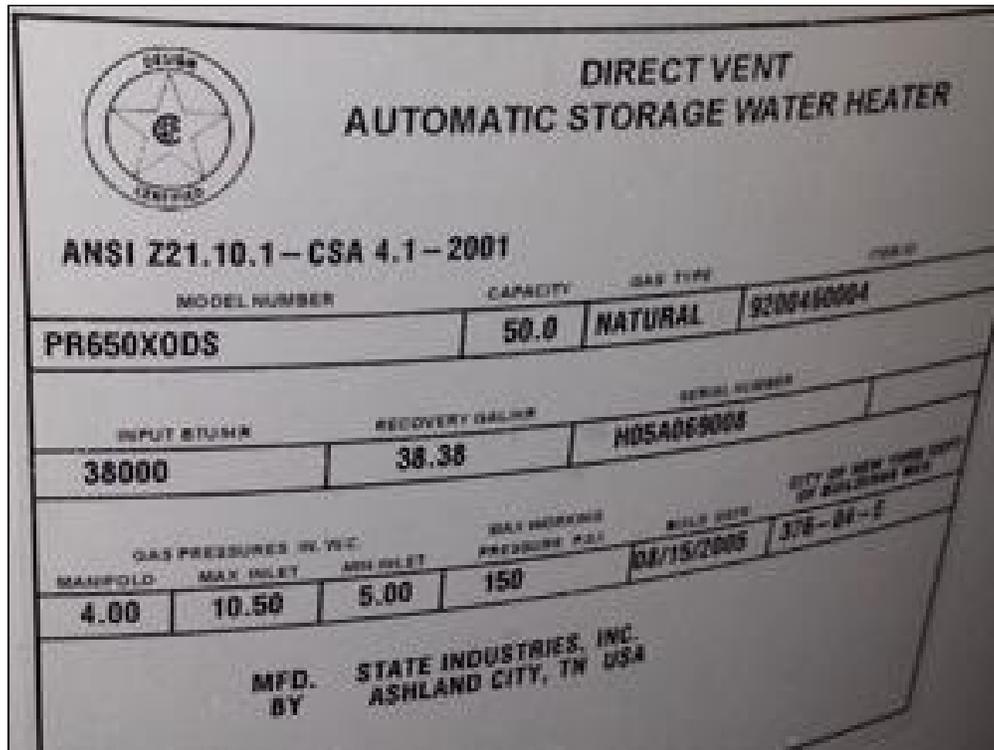


6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance.

The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Attached pictures only represent a sampling of items/areas of concern, and or deficiencies. Recommend evaluate all areas that may have the type of deficiencies /discoveries depicted in the report and summary.



WATER HEATER LABEL

Styles & Materials

Water Source:

Public

Meter Location:

By Street

Water Filters:

None

Plumbing Water Supply (into home):

Pex

Plumbing Water Distribution (inside):

PEX

Washer Drain Size:

2" Diameter

Plumbing Waste:

PVC

not visible behind walls ect.

Water Heater Power Source:

Gas (quick recovery)

Manufacturer:

STATE

Water Heater Capacity:

50 Gallon (2-4 people) estimate

Life Expectancy:

Average Hot Water Heater Life

Expectancy 7-14 years

MFR. date "estimate" according to serial

Water Heater Location:

Garage

decode recommend contact MFR. for conformation

Extra Info : mfr date 2005- 12 years old

Water Pressure:

adequate

Water Temperature:

Natural Gas to home was turned off.

Items

6.0 Water Meter

Comments: Inspected, Repair or Replace

The main water shut-off valve was in contact with **soil**. Corrosion or rust can occur as a result. Recommend removing or grading soil, or making modifications as necessary so the valve is not in contact with soil.



6.0 Item 1(Picture)

6.1 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

I recommend all toilets be caulked in home. FYI- Some manufactures recommendations include that plumbing fixtures should be sealed where they meet floors and ceilings.

The adequacy and ability of the washer drain line, and other sewer lines to properly drain cannot be evaluated as part of a visual home inspection. Sewer cleanouts on the exterior of homes are generally not visible during a home inspection this is considered a limitation.

6.2 Plumbing Water Supply, Distribution System and Fixtures

Comments: Inspected, Repair or Replace

(1) I recommend plumbing fixtures in showers//tubs be caulked. I recommend a qualified person caulk all plumbing fixtures as needed. FYI- If you leave an open area, water from your bathtub or shower may splash in the opening. Over time, the water may cause the area behind the tub/shower to rot and mildew/mold can develop.

(2) Master bathroom- -The sinks control knob/stopper system is not working properly and or missing components. I recommend a qualified person repair/replace as needed.



6.2 Item 1(Picture) Master bathroom-

(3) Master bathroom- Sink control lever is damaged and or missing components. Recommend further evaluation/inspection and correction by a qualified licensed **plumbing** contractor as needed.



6.2 Item 2(Picture)

(4) master bathroom -The sinks control knob/stopper system is not working properly and or missing components. I recommend a qualified person repair/replace as needed.

(5) The tub spout leaks when in shower mode hall bath. This waste water. I recommend a qualified plumber inspect repair/replace as needed.

(6) **First and second level bathroom** --Shower heads leaks. Recommend correction by a qualified licensed plumbing contractor.



6.2 Item 3(Picture)

(7) Master bath shower leaks while in use and damage observed to wall. Recommend correction by a **qualified person** as needed.



6.2 Item 4(Picture)

6.3 Hot Water Systems, Controls, Chimneys, Flues and Vents

Comments: Not Inspected, Repair or Replace

(1) Dialectic unions on the water heater appear not to be installed (*this is very common not to have*). I recommend installing them on the next water heater installation. Dialectic unions help prevent electrolysis from occurring which corrodes dissimilar metals more rapidly.

FYI: You should keep the water temperature set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 130 degrees to prevent scalding. Water heaters have a typical life expectancy of 7-14 years.

Inspector Tip- *Annually test the temperature-pressure relief valve by quickly discharging it two or three times. Following the testing, keep an eye out for small leaks from the valve.*

(2) Refer to 6.5

(3) The "B" vent pipe for the gas water heater does not have proper clearance to combustibles. One inch required. Safety hazard. Foam insulation needs removed on pipe with 1 inch of vent pipe.



6.3 Item 1(Picture)

6.4 Main Water Shut-off Device (Describe location)

Comments: Inspected

The main shut off is located outside in the ground at water meter. Recommend consulting with current owner/ builder about all water cutoff locations, and labeling cutoffs as needed.



6.4 Item 1(Picture)
Recommended home owner tool-
curb key (for water meter cut off)
available at local hardware store.

6.4 Item 2(Picture)



6.4 Item 3(Picture) additional cut offs located in garage

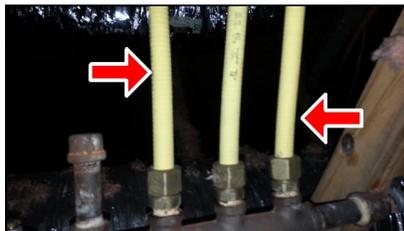
6.5 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Comments: Not Inspected, Repair or Replace

(1) The gas supply was turned off at property at time of inspection. All components of gas supply, and supplied products/components/systems were not tested. Recommend gas connection and inspection (*and repair if needed*) of gas and other related components/systems prior to closing.

(2) A common gas piping system called Corrugated Stainless Steel Tubing or CSST is present in this home. A lawsuit in 2005 claimed that CSST poses an unreasonable risk of fire due to lightning strikes. The lawsuit was settled and the manufacturers agreed to require additional electrical bonding above the minimum requirements set by the National Electric Code. In most circumstances, the bonding is required to be connected to the house electrical system. **We could not confirm that such bonding was present.** We recommend a further evaluation and repair as deemed necessary by a competent, licensed electrician familiar with the requirements of this type of gas piping.

All CSST manufacturers expressly added the bonding and grounding procedure to their installation requirements in August 2006. This improved safety installation requirement reduces the likelihood of an electrical surge that can potentially cause a fire.



6.5 Item 1(Picture)

6.6 Main Fuel Shut-off (Describe Location)

Comments: Inspected

The main fuel shut off is at gas meter outside. Recommend consulting with current owner about any other fuel shut offs.



6.6 Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind.

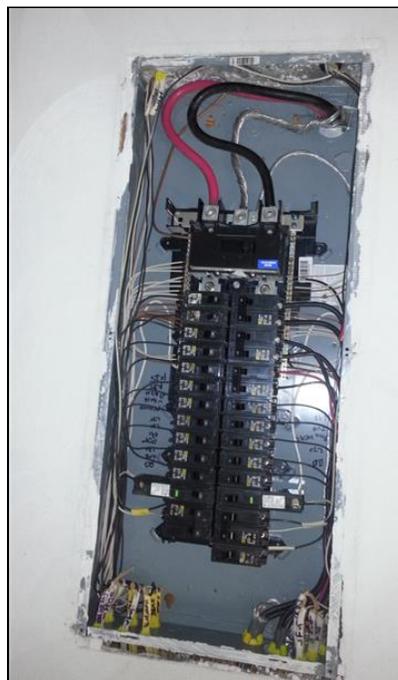
7. Electrical System



The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors.

The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels if accessible. Inspect remote control devices; test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices; low voltage wiring systems and components; ancillary wiring systems and components not a part of the primary electrical power distribution system. Inspect solar, geothermal, wind, and other renewable energy systems; measure amperage, voltage, and impedance; and determine the age and type of smoke alarms and carbon monoxide alarms. Measure amperage, voltage, or impedance.

Attached pictures only represent a sampling of items/areas of concern, and or deficiencies. Recommend evaluate all areas that may have the type of deficiencies /discoveries depicted in the report and summary.



Main panel uncovered during home inspection

Styles & Materials

Electrical Service Conductors:

Below ground

Panel capacity:

200 AMP estimate

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SQUARE D

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

NON-METALLIC SHEATHED
not visible behind walls ect.

Items

7.0 Service Entrance Conductors

Comments: Inspected

7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Inspected

7.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Comments: Inspected

7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected, Repair or Replace

(1) FYI- I could not identify or inspect the outlet for refrigerator. I do not move refrigerators in order to access the outlet. Floor and refrigerator damage could occur.

FYI- Remote controls, keypads ect. Not tested as part of home inspection. Recommend consult with current owner for more information.

Although exterior lighting is outside the scope of a home inspection, the inspector attempts to operate exterior fixtures. Fixtures may appear to be inoperable due to bulbs that need to be replaced, connection to a timer or light-sensitive switch, or a problem may exist with the light fixture, wiring or the switch. You should consult with seller regarding the operation of exterior fixtures.

(2) **Main entry door--** The door bell did not work when tested Recommend a qualified electrical contractor evaluate and repair/replace as needed.



7.3 Item 1(Picture)

(3) **Multiple Outlets** are loose in home. Electrical issues are considered safety hazards till repaired. Recommend a qualified licensed Electrical contractor ensure electrical components are secured properly.

7.4 Operation of GFCI (Ground Fault Circuit Interrupters)

Comments: Inspected, Repair or Replace

(1) **How does a GFCI work?** The GFCI monitors the flow of electricity from the outlet to any electrical device plugged into it. If the GFCI detects that some current is not returning to the receptacle, and is going out through another path, the GFCI will quickly turn off power to the receptacle. **Where should GFCIs be installed for safety?** Anywhere a receptacle is required and a water source is present, such as kitchens, bathrooms, laundry rooms, workshops and garages, as well as near pools, spas, hot tubs and outdoor installations. **These are the locations in and around home when GFCIS were first required.** 1968 - Swimming Pool Under water Lighting 1971 - Receptacles Near Swimming Pools 1973 - Outdoor Receptacles 1975 - Bathroom Receptacles 1978 - Garage Receptacles 1981 - Whirlpools and Tubs 1987 - Receptacles Near Kitchen Sinks 1990 - Receptacles in Unfinished Basements and Crawl Spaces 1993 - Receptacles Near Wet Bar Sinks 1996 - All Kitchen Counter-Top Receptacles 2005 - Receptacles Near Laundry and Utility Sinks 2014 - All receptacle outlets in laundry area. **Inspector Tip-Test all GFCI**

(ground fault circuit interrupter) outlets monthly. Press the test button and use a voltage tester to make sure the power goes off.

(2) **FYI-** The GFCI reset for bathrooms is located at the master bathroom second level.

FYI- The GFCI reset for exterior and garage outlets is located in the garage.

FYI- The GFCI reset for master bathroom jet powered tub is located at the attic area behind closet.



7.4 Item 1(Picture) GFCI reset for master bathroom jet powered tub

(3) *Typical for age of home. Safety upgrade recommendation for these areas to have GFCI protection-* **Kitchen disposer, dishwasher and Laundry area.** One or more electric receptacles (outlets) had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. *Common practice to leave one outlet not GFCI protected for Refrigerator/Freezer in garage.* Recommend that a qualified electrician evaluate and install GFCI protection if necessary per safety practices.

7.5 Operation of AFCIs (Arc-Fault Circuit-Interrupters)

Comments: Inspected

How does a AFCIs work? AFCI protection is much like a GFCI outlet, but it protects against an entirely different potential danger. Sometimes, certain types of electrical appliances will be used to convert electricity into heat. Sometimes, these devices will also cause heating where the device plugs into the wall. This is called arcing. You sometimes see it when you quickly unplug a heating appliance, like a clothing iron, from an outlet while it is switched on. Electrical arcs can also be caused when someone drives a nail through a wire that is in a wall (like when hanging a picture) or by mice or squirrels who like to chew on electrical wiring. **Where should AFCIs be installed for safety?** AFCIs should also be considered whenever adding or upgrading a panel box while using existing branch circuit conductors. AFCI protection devices are not found in wall receptacles, but are incorporated into your house's main electrical service equipment panel in the form of special circuit breakers. Your house can easily be AFCI protected. Just have a licensed and insured electrician replace the circuit breakers for bedroom areas with AFCI circuit breakers. **Please Note:** Like GFCI outlets, older homes are not usually required by mere local building codes, but they are required by the much higher safety standards used by professional home inspectors. **These are the locations in and around home when AFCIs were first required by the National Electrical Code** **1999-** outlets in bedrooms, **2002** - expanded the use of AFCI's to include all bedroom circuits (such as lighting and hard-wired smoke alarms), kitchens. **2008-** all habitable rooms in new homes such as living rooms and dining rooms. **2014** - Kitchens and laundry areas now require AFCI

protection. IF NOT INSTALLED IN HOME. RECOMMEND CONSULT WITH ELECTRICAL CONTRACTOR FOR POSSIBLE UPGRADE.

7.6 Location of Main and Distribution Panels

Comments: Inspected

The main panel box is located at the garage.

7.7 Smoke Detectors

Comments: Not Inspected, Repair or Replace

(1) **Inspector Tip**- mark one detector in home with magic marker Ex. (replace all 2025). Replace the batteries in detectors yearly. And remember, even recent hard-wired detectors have backup batteries that must be replaced. If you have never checked yours, do so.

Inspector Tip- All residences should have a fire extinguisher available in the kitchen and garage. These fire extinguishers should be shaken for 2-3 minutes every six months. The powder inside the unit can settle and cake over time. By shaking the extinguisher, you will keep the powder loose and ready for use. It is recommended that home buyers purchase these and install them in readily available areas as a safety item.

Inspector Tip- 10-Year Sealed Lithium Battery Operated Combination Smoke and Carbon Monoxide detectors are available on line and at hardware stores. These detectors allow for ten years service and not having to worry about changing the batteries yearly.

(2) **Smoke alarms**. During our inspection, we do not operate smoke alarms . We also do not smoke-test alarms, which is the only definitive test to confirm proper function. We recommend installation in the following areas for smoke detectors: wall or ceiling outside bedrooms, in each bedroom, in the garage, and basements if present. If there are no fire extinguishers in the house it is recommend that a fire extinguisher be accessible in the kitchen, garage, and second floor if present. Smoke alarms should be replaced every 10 years if not sooner. Recommend replacing batteries every six months. For more information, visit: <http://www.cpsc.gov/cpscpub/pubs/559.pdf>. **CURRENT ALARMS APPEAR AGED. RECOMMEND CORRECTION FOR SAFETY.**

7.8 Carbon Monoxide Detectors

Comments: Not Inspected, Repair or Replace

(1) **Carbon monoxide alarms**. During our inspection, we do not test Carbon monoxide alarms. Recommend installing approved CO alarms outside of each separate sleeping area in the immediate vicinity of the bedrooms on each level and in accordance with the manufacturer's recommendations. Carbon monoxide alarms should be replaced every 5 years if not sooner. Recommend replacing batteries every six months. For more information, visit: <http://www.cpsc.gov/CPSCPUB/PREREL/prhtml05/05017.html> **CURRENT ALARMS MISSING IN AREAS. APPEAR AGED. RECOMMEND CORRECTION FOR SAFETY.**

(2) **Inspector Tip**- mark one detector in home with magic marker Ex. (replace all 2020). Replace the batteries in detectors yearly. And remember, even recent hard-wired detectors have backup batteries that must be replaced. If you have never checked yours, do so.

Inspector Tip - *10-Year Sealed Lithium Battery Operated Combination Smoke and Carbon Monoxide detectors are available on line and at hardware stores. These detectors allow for ten years service and not having to worry about changing the batteries yearly.*

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind.

8. Heating / Central Air Conditioning



The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

The home inspector is not required to: Inspect interiors of vent systems, flues and chimneys that are not readily accessible. Inspect heat exchangers, humidifiers and dehumidifiers; electric air cleaning and sanitizing devices; or solar, geothermal, and other renewable energy systems. Heat-recovery and similar whole-house mechanical ventilation systems. Determine heat supply adequacy and distribution balance; the adequacy of combustion air components. Inspect electric air cleaning and sanitizing devices. Determine cooling supply adequacy and distribution balance. Inspect cooling units that are not permanently installed or that are installed in windows.

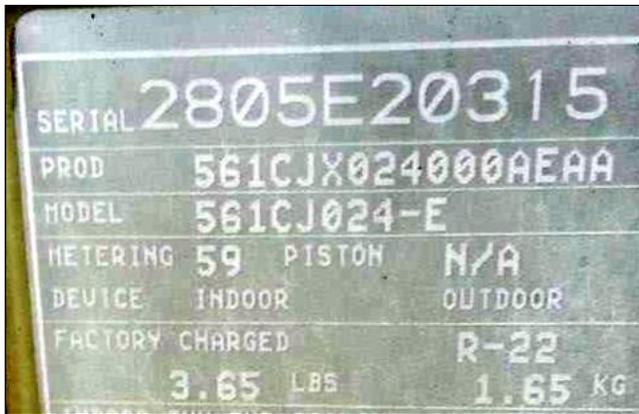
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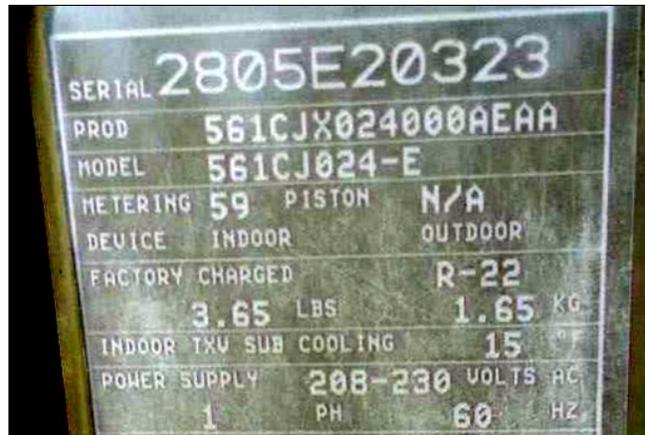
outside condenser



garage outside condenser



ZONE 1- HVAC CONDENSER label outside unit



ZONE 2- HVAC CONDENSER label outside unit



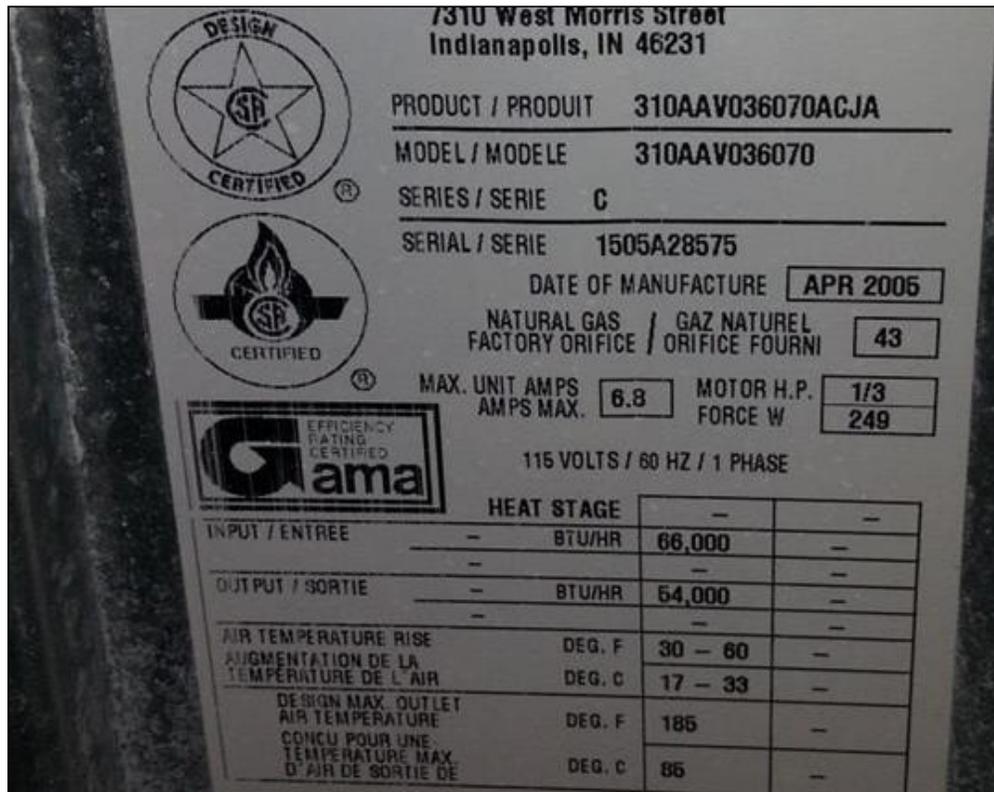
ZONE 1- HVAC label AC coil inside unit



ZONE 1- HVAC label for furnace inside unit



ZONE 2- HVAC label AC coil inside unit



ZONE 2- HVAC label for furnace inside unit

Styles & Materials

Number of Heat Systems (excluding wood):
Three

Ductwork:
Insulated

Filter Type:
Disposable

Operable Fireplaces:
One

Types of Fireplaces:
Vented gas logs

Number of AC Only Units:
Three

ZONE 1 Heat Type:
Forced Air (gas)- Life Expectancy 15-25 years
MFR. date "estimate" according to serial # decode recommend contact MFR. for conformation
Extra Info : mfr date 2005-12 years old

Zone 1 Heat Energy Source:
Gas

Zone 1 Heat System Brand/ Manufacture:
BRYANT

Zone 1 BTU Rating of Heating System:
54,000 BTU output estimate

Zone 1 Cooling Equipment Type:
Central Air - Life Expectancy 15-20 years
A/C Condensor Life Expectancy 15-20 years
MFR. date "estimate" according to serial # decode recommend contact MFR. for conformation
Extra Info : mfr date 2005-12 years old

Zone 1 Central Air Manufacturer:
BRYANT

Zone 1 Cooling Equipment Energy Source:
Electricity

Zone 1 Central Air Size of Equipment:
24,000 BTU (2 TON) estimate

Zone 2 Heat Type:
Forced Air (gas)- Life Expectancy 15-20 years
MFR. date "estimate" according to serial # decode recommend contact MFR. for conformation
Extra Info : mfr date 2005-12 years old

Zone 2 Heat Energy Source:
Gas

Zone2 Heat System Brand:
BRYANT

Zone 2 BTU Rating of Heating System:
50,000 BTU output estimate

Zone 2 Cooling Equipment Type:
Central Air - Life Expectancy 10-15 years
MFR. date "estimate" according to serial # decode recommend contact MFR. for conformation

Zone 2 Cooling Equipment Energy Source:
Electricity

Zone 2 Central Air Manufacturer:
BRYANT

Zone 2 Central Air Size of Equipment:
24,000 BTU (2 TON) estimate

Garage system:
Carrier Wall unit duct free split system hvac heat pump 2 ton,
Extra Info : mfr date estimate 2007- 10 years old

Items

8.0 HVAC Systems Overview

Comments:

Gas supply was turned off. Zones 1 and 2 heat function not tested. Garage did not work properly. AC did not work or had substandard performance at all systems. Recommend that a complete system evaluation, servicing and repairs if needed be made to ensure proper operation prior to closing by a qualified licensed HVAC contractor.

8.1 Heating Equipment

Comments: Not Inspected, Repair or Replace

(1) **Inspector Tip-** *Utility companies and heating and cooling professionals recommend an annual inspection of furnaces and cooling condensers/compressors.*

(2) Refer to 6.5

(3) Garage hvac system in heat mode produced substandard temperatures. Recommend further evaluation/ inspection and correction by a qualified licensed HVAC contractor as needed.

8.2 Normal Operating Controls

Comments: Inspected

8.3 Automatic Safety Controls

Comments: Inspected

8.4 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected, Repair or Replace

(1) **Inspector Tip-** *Clean leaves and debris from the condenser of a central air conditioner seasonally. A rule of thumb is to maintain at least two-feet (24") between the A./C compressor/condenser unit and any nearby obstruction such as a building wall, shrub, or fence.*

Recommend replacing or washing HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or washing them as necessary. How frequently they need replacing or washing depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).

Recommend to have ductwork cleaned every 5 to 7 years. May improve air flow and efficiency in HVAC system, and reduce dust in home, and improve air quality.

(2) FYI- Inspector did not observe one or more hvac of the condensate lines recommend consulting with current owner. Condensate lines should be extended outside home to the ground and away from foundation and viewable so that periodic monitor during the summer months occur.

(3) Insulation on the heat pump or air conditioning condensing unit's refrigerant lines was deteriorated or missing in one or more areas. This may result in reduced efficiency and increased energy costs, and add unwanted moisture in **crawlspace**. Recommend that a qualified person replace or install insulation as necessary.



8.4 Item 1(Picture)

8.5 Presence of Installed Heat Source in Each Room

Comments: Inspected

8.6 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Not Inspected

The liner was not inspected by our company. I recommend a qualified chimney sweep inspect for safety.

8.7 Gas/LP Firelogs and or Fireplaces

Comments: Not Inspected

(1) The National Fire Protection Association (NFPA) recommends an annual inspection of all chimneys, fireplaces, solid fuel-burning appliances, and vents. . **I recommend having fire place and flue inspected by a licensed chimney sweep prior to any use.**

(2) Refer to 6.5

8.8 Cooling and Air Handler Equipment

Comments: Inspected, Repair or Replace

(1) **Inspector Tip-** *Utility companies and heating and cooling professionals recommend an annual inspection of furnaces and cooling condensers/compressors.*

AC Ton requirement for HVAC for this home is not within the scope of our inspection. However my rule of thumb for average well insulated home at 3000 square feet of living space the ton rating should fall in the 4-5 ton range in our area. Additional information- When sizing a cooling system for a home, keep in mind that it's better to undersize than to oversize. A smaller system may run a bit more often, but it will cost less to operate. A larger system will cost more to operate, in addition to being inefficient, which will cost more money in the long run. If you oversize the cooling system in your house, what will happen is that it will only operate in short little bursts and since it's operating for a short period of time, it doesn't have the opportunity to dehumidify the air in your home. When the cooling system is the proper size, it runs a little bit longer every time it turns on, and during this longer period of running, it provides cooling " and it will dehumidify and provide better comfort in the home. So the bottom line is, bigger is not always better.

(2) Zone 2 and Garage system - The ambient air test was performed by using thermometers on the hvac system in cool mode to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The air temperature on your

system read 8- 10 degrees. This indicates that the units are **not** cooling properly. Recommend further evaluation/inspection and correction by a qualified licensed **HVAC** contractor as needed.

(3) Zone 1 hvac system did not work properly when tested. No cold air. Recommend further evaluation/inspection and correction by a qualified licensed **HVAC** contractor as needed.

8.9 Presence of Installed Cooling Source in Each Room

Comments: Not Inspected

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind.

9. Insulation and Ventilation



The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces.

The Inspector is not required to disturb insulation. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances

Attached pictures only represent a sampling of items/areas of concern, and or deficiencies. Recommend evaluate all areas that may have the type of deficiencies /discoveries depicted in the report and summary.

Styles & Materials

Attic Insulation:

Fiberglass

Ventilation:

Ridge vents
Roof Vents

Exhaust Fans:

Fan

Dryer Power Source:

220 Electric

Dryer Vent Through Wall:

not visible

Dryer Vent Extension:

Unknown

Floor System Insulation:

Fiberglass

Items

9.0 Insulation in Attic

Comments: Inspected, Repair or Replace

(1) Typical for age of home UPGRADE RECOMMENDATION. Insulation levels appear to have been been acceptable at the time of original construction however is considered Inadequate according to todays standards. Current standards for this area is 10"-15" for approx. R-30 to R-38 insulating value. It is recommended that attic be properly insulated to current standards.

(2) FYI- Stored items in attic. You may want to have removed prior to closing.



9.0 Item 1(Picture)

(3) Typical for age of home. Upgrade recommendation. -One or more attic access panel(s) and or doors are not insulated. I recommend adding insulation to prevent heat/energy loss. A qualified person should repair as needed.



9.0 Item 2(Picture)

(4) Typical for age of home. Upgrade recommendation. The pull down stairs are not insulated. I recommend adding insulation to prevent heat/energy loss. A qualified person should repair as needed.



9.0 Item 3(Picture)

9.1 Insulation Under Floor System

Comments: Inspected, Repair or Replace

The insulation is missing and or is loose/fallen in the crawlspace. Heat loss can occur more on this home than one that is properly insulated. Recommend correction by a qualified licensed contractor.



9.1 Item 1(Picture)

9.2 Vapor Retarders (in Crawlspace or basement)

Comments: Inspected

9.3 Ventilation of Attic and Foundation Areas

Comments: Inspected

9.4 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected

A dryer vent connection was installed in the laundry room. The dryer vent was examined visually only. A visual examination will not detect the presence of lint accumulated inside the vent, which is a potential fire hazard. The Inspector recommends that you have the dryer vent cleaned at the time of purchase and annually in the future to help ensure that safe conditions exist. Lint accumulation can occur even in approved, properly installed vents. All work should be performed by a qualified contractor.

9.5 Ventilation Fans and Thermostatic Controls in Attic

Comments: Not Present

9.6 Wall Insulation

Comments: Not Inspected

Not visible behind finished walls.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind.

10. Built-In Kitchen/ Laundry Appliances



The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven.

The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Attached pictures only represent a sampling of items/areas of concern, and or deficiencies. Recommend evaluate all areas that may have the type of deficiencies /discoveries depicted in the report and summary.

Styles & Materials

Range/Oven/ Cook Top: FRIGIDAIRE	Hood: NONE	Built in Microwave: Unknown
Dishwasher Brand: BOSCH	Disposer Brand: IN SINK ERATOR	Trash Compactors: NONE
Refrigerator: WHIRLPOOL	Washing Machine: Whirlpool	Dryer: GE

Items

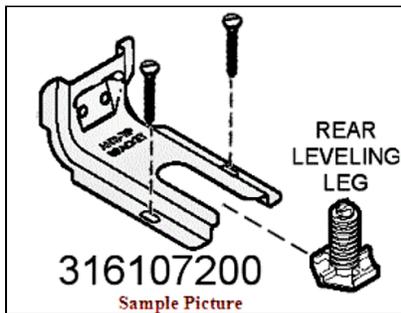
10.0 Ranges/Ovens/Cook tops

Comments: Inspected, Repair or Replace

(1) We ran the Ranges, Ovens, and or Cook tops through a short cycle to determine if it was functional and that the power source was functional. We cannot determine if all features work, and how will it will cook or warm , and can not determine how long it will last.

(2) The range could tip forward. An anti-tip bracket may not be installed. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. Recommend installing an anti-tip bracket to eliminate this safety hazard. For more information, visit:

<http://www.google.com/search?q=range+anti-tip+bracket>



10.0 Item 1(Picture)

10.1 Range Hood (s)

Comments: Not Present

10.2 Dishwasher

Comments: Inspected, Repair or Replace

(1) We ran the dishwasher through a short cycle to determine if it was functional and that the power source was functional. We cannot determine how it washes or dries dishes, and will not determine how long it will last.

(2) Dishwasher handle is loose and or damaged. Recommend further evaluation/inspection and correction by a qualified licensed contractor as needed.



10.2 Item 1(Picture)

10.3 Microwave (built in)

Comments: Inspected, Repair or Replace

Microwave has damaged components and did not work when tested. Recommend further evaluation/inspection and correction by a qualified licensed contractor as needed.

10.4 Food Waste Disposer

Comments: Inspected, Repair or Replace

The food disposer would not operate or non functional. I recommend repair as needed.

10.5 Trash Compactor

Comments: Not Present

10.6 Refrigerator

Comments: Inspected, Repair or Replace

(1) I recommend keep there freezer at zero and the refrigerator at 34 degrees.

(2) The refrigerator did not close properly, appears bent/damaged. Recommend further evaluation/inspection and correction by a qualified licensed contractor as needed.



10.6 Item 1(Picture)

(3) The refrigerator did not produce proper water flow and or ice. Water supply appears connected. Recommend verify operation before closing.

10.7 Sink Sprayer

Comments: Inspected, Repair or Replace

The sink sprayer did not work when tested. Has missing and or damaged components. Recommend further evaluation/inspection and correction by a qualified licensed plumbing contractor as needed.



10.7 Item 1(Picture)

10.8 Washing Machine

Comments: Inspected, Repair or Replace

(1) The wash machine was run through a short cycle. The washer filled with water, agitated, spun, and drained. This does not in anyway confirm how well the machine washes clothes, and will not determine how long it will last

Personal items in unit not inspected. Recommend confirm operation at or prior to walk through.

(2) Washing machine drip pan is damaged and the drain connection is loose. Recommend correction by a qualified licensed contractor as desired.



10.8 Item 1(Picture) damaged



10.8 Item 2(Picture)

10.9 Clothes Dryer

Comments: Inspected

We ran the dryer through a short cycle to determine if it was functional and that the power source was functional. The dryer got hot, but we can not tell how well it dries clothes, and will not determine how long it will last.

FYI- Dryer Vent Cleaning- Clean the lint filter before and after each load of laundry. Don't forget to clean the back of the dryer where lint can build up. In addition, clean the lint filter with a nylon brush at least every six months or more often if it becomes clogged. Clean lint out of the vent pipe every three months. Have your dryer cleaned regularly by a professional, especially if it is taking longer than normal for clothes to dry.

https://www.usfa.fema.gov/prevention/outreach/clothes_dryers.html <http://www.seviriniadryervent.com/>

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind.



INVOICE

JODAT INSPECTIONS
STATE OF VIRGINIA LICENSED INSPECTOR
#33800-00595 w/ NRS
ASHI Certified Inspector #259838
InterNACHI Certified Inspector #14040417
3529 Sea Gull Road
Virginia Beach VA 23452
757-477-3100
Inspected By: David Throckmorton

Inspection Date: 8/26/2017
Report ID:

Customer Info:	Inspection Property:
Happy Client 1234 Street Virginia Beach Virginia 22222 Customer's Real Estate Professional: Happy Agent	1234 Street Virginia Beach Virginia 22222

Inspection Fee:

Service	Price	Amount	Sub-Total
2000 - 2499 Sq Ft	375.00	1	375.00
			Tax \$0.00
			Total Price \$375.00

Payment Method:
Payment Status: Paid At Time Of Inspection
Note: