

Jodat

INSPECTIONS



Inspection Report

Happy Client

Property Address:
123 Street
Tidewater city Virginia 12345



JODAT INSPECTIONS

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Date: 3/21/2024	Time:	Report ID: 3 20 2024
Property: 123 Street Tidewater city Virginia 12345	Customer: Happy Client	Real Estate Professional: Happy Agent

This inspection report is the property of JODAT INSPECTIONS and the CLIENT(S) and is valid for the date of inspection only. Use of this report by any unauthorized persons is prohibited. This report Shall not be used for any future transaction on this property.

Comment Key, Definitions, and Important Information

The following definitions of comment descriptions represent this inspection report. All comments by the inspector(s) should be considered before purchasing this home. Any recommendations by the inspector(s) 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 = Inspector(s) visually observed the item and/or system at accessible areas according to the inspector(s), and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear and considered not to be significantly deficient at time of inspection.

Not Inspected = Inspector(s) did not inspect this item and/or system, and made no representations of whether or not it was functioning as intended. Any statements in the report are made out of courtesy and do not constitute an inspection on these items.

Not Present = This item/component/unit/system or unit was not observed/considered to be of minimal existence in and/or adjacent to the structure inspected.

home = building = structure

Right, Left, Rear, Center, Front = Used to describe an item/comment/area from the viewpoint of if you were ALWAYS looking directly at the home's FRONT DOOR

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

"One or more" or "areas" meaning/definition = one, several, multiple, and/or numerous – so if a deficiency and/or concern is contained in the report all like items and associated system(s) should be further evaluated and corrected as needed by a qualified licensed specialist contractor.

IMPORTANT INFORMATION

The "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, that could affect your evaluation of the property, and or additional recommendations. It is required that the customer and representatives read the complete report carefully.

The following items and/or discoveries in the PARTIAL SUMMARY and ENTIRE REPORT indicate that these systems and or components do not function as intended or adversely affects the habitability of the dwelling, and warrants further investigation by qualified licensed specialist contractor(s), who may well identify additional defects and or recommend some upgrades that could affect your evaluation of the property prior to closing. A home inspection is not a technically exhaustive inspection other deficiencies and or concerns may exist. Attached pictures only represent a sampling of items/areas of concern, and or deficiencies observed at accessible areas according to the inspector(s). Not all areas of deficiencies or conditions will be supported with photos. Do not rely on pictures alone when requesting repairs and/or further investigations pictures in most if not all instances are examples only.

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 PARTIAL SUMMARY and ENTIRE REPORT .

Inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the needed 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; underground items, or items not permanently installed. The inspector is not required to comment on items considered cosmetic as deemed by the inspector any comments in report are considered complementary. The inspector does not evaluate and/or ensure the existence of gas, liquid propane or oil storage tanks. 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, electromagnetic fields/radiation 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.

The home is older than 40 years The home inspector(s) considers this while inspecting. It is common to have areas that no longer comply with current building standards. This is not a new home and this home cannot be expected to meet current building standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Standards of Practice:

Standards of Practice set forth for Home Inspectors by the Virginia Board for Asbestos, Lead and Home Inspectors, as contained in the 18 Virginia Administrative Code 15-40-130

Inspector(s):

Justin Throckmorton DPOR license expiration 2025-08-31, David Throckmorton DPOR license expiration 2024-09-30

In Attendance:

Customers agent, Client(s), Listing agent

Type of building:

Single Family (3 story)

Approximate age of building:

Year Built: 1911 estimate according to listing information

Temperature:

Below 60 (F) = 15.5 (C)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Inspection start time:

12:00 pm

Inspection completion time:

2:33 pm

Partial Summary

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Customer
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VERY IMPORTANT TO READ ENTIRE REPORT!

ADDITIONAL DEFICIENCIES and CONCERNS are in the BODY of the REPORT

Do not rely on pictures alone when requesting repairs and/or further investigations pictures are examples only.

1. Roofing



1.0 Roof Coverings/Flashing/ Penetrations

Inspected

- (1) Roof system(s) -problems, concerns and or deficiencies observed in accessible areas such as -
- shingle(s)- slightly lifted/risen, loose, granular loss, and or substandard.
 - algae growth at one or more areas – *can or have caused deterioration of roof covering*
 - *considered a typical finding and rarely corrected* – Shingle overhang considered substandard (*Roof shingle overhang standard – 1 inch to 1.5 inches — or between 1/2 inch and 3/4 of an inch if drip edge flashing is installed. Too little of the shingle overhang can cause water entry to occur. Too much overhang increases the likelihood shingles will crack and fail.*)
 - pipe penetrations in valleys and/or ridges considered unconventional however a typical finding on a structure of this age potential for roof leaks are higher
 - Safe roof access in area(s) according to the inspector limited inspectors visual and or physical access this is not an unusual occurrence. For example the flat roof was not accessible and/or visible. According to the listing agent repairs have been completed lately. Recommend obtaining details on repairs.

Moisture intrusion can occur with roofing system deficiency(ies). Recommend further evaluation and correction of roofing system(s) by a qualified contractor(s) as needed to ensure proper function (*this inspection is not a technically exhaustive inspection other deficiencies and/or concerns may exist*). FYI – *some roofing contractor(s) have a tendency to be overzealous and it appears they would rather do roof covering replacement rather than roof repairs*

in most cases. Additionally the requirements of insurance companies vary and often times require replacement of roof coverings rather than repairs to obtain insurance coverage. Do not rely on pictures alone. Pictures are examples only

2. Exterior



2.0 Wall Cladding, Flashing, Eaves, Doors, Windows, Wood components, Trim, and the Exterior

Inspected

- (2) Exterior in areas – Problems, concerns and or deficiencies with wood components such as -
- wood component(s) deteriorated and/or appear to be (*further deterioration can occur*)
 - FYI – exterior paint and or stain finish appears to have been completed recently in areas this can inhibit the visual inspection process – deterioration for example may not be clearly visible

and any other problems that a qualified specialist contractor may discover while inspecting wood components further and performing repairs needs correcting. Moisture/water/pest can enter behind deficiencies which can cause issues. Do not rely on pictures alone. Pictures are examples only..

3. Interiors



3.0 Interior Systems and General Information (include garage(s) and detached structure(s) if inspected)

(6) A majority if not all Windows are Considered AGED. Double-pane windows can last ten to 30 years, but if moisture gets between the panes, you might notice condensation and fogginess. Seals in one or more windows beginning to deteriorate. Recommend monitor and budget for new windows.

3.3 Doors (interior representative number)-may include exterior doors

Inspected

One or more doors --from a representative amount inspected

- Exterior door(s)- weather-stripping- missing, deteriorated, and or substandard (possible water entry which can or has caused deterioration). Example/Sample- Front Door

Recommend a qualified contractor correct doors as needed and, ensure doors are functioning properly. Do not rely on pictures alone. Pictures are examples only.

3.6 Windows (representative number)

Inspected

- (2) Window(s) -From a representative amount inspected –problems, concerns and or deficiencies such as-
- Stuck shut and or difficult to operate (*This can happen with windows that are older or that have been closed for extended amount of time*) Example/Sample- Second level Rear Bedroom.
 - Did not latch/lock and/or missing locking components Example/Sample- Den, Second level Hall Bathroom, Third level Front Bedroom .
 - Damaged glazing/glass Example/Sample- Second level Rear Bedroom.
 - Pass thru windows that are above bedrooms are not tested during inspection (these windows are not properly operable and their functionality is no longer in use with central heating/air conditioning) Example/ Sample- Second level Rear Bedroom.

and any other problems that a qualified specialist contractor may discover while evaluating further needs correcting to ensure window systems are proper. Window deficiencies can cause moisture/water entry which can cause a host of un-wanted issues. Windows are a egress point in case of emergency such as a fire. Do not rely on pictures alone. Pictures are examples only.

4. Structural Components



4.0 Foundations, Basement, Crawlspace, Floors, Columns, Walls and/or Piers (may include vapor barrier)

Inspected

(1) Basement – Deficiencies and/or concerns observed in the crawlspace and or basement at accessible areas such as –

- deteriorated/damaged wood member(s)
- floor joist do not have the recommended airspace upon entering/resting into the Masonry wall which is typical for the age of structure. However this hampers inspection of the wood members

Structural concerns can cause floor sagging for example.

Inspector recommends qualified contractor(s) to further evaluate system(s) and component(s) and make any necessary corrections to ensure proper function (*This inspection is not a technically exhaustive inspection other deficiencies and/or concerns may exist*). Do not rely on pictures alone. Pictures are examples only.

5. Plumbing System



5.1 Water Meter

Inspected

The main water shut-off valve was covered with soil/debris at the water meter. Recommend removing water/soil/debris as needed so the valve is readily accessible.

5.3 Plumbing Drain, Waste and Vent Systems (may include supply components)

Inspected

(2) Crawlspace- plumbing problems, concerns and or deficiencies such as -

- Plumbing leak(s) observed. I could locate the source of moisture. Moisture/water can cause unwanted fungi growth, and damage other building components. Recommend further evaluation/inspection and correction by a qualified licensed plumber to ensure all plumbing leaks are corrected. *With any water leaks associated areas should be evaluated for subsequent damage and repaired or replaced as needed.* – Located - near the front of the home
- rubber style waste pipe couplings not considered to be the best choice of waste pipe connection above ground - *considered a typical finding at least monitor*

and any other problems that a qualified Plumbing contractor may discover while evaluating further and performing repairs needs correcting to ensure proper function (*This inspection is not a technically exhaustive inspection other deficiencies and/or concerns may exist*). Plumbing deficiencies can cause leaks and/or plumbing performance issues for example. Do not rely on pictures alone. Pictures are examples only.

5.4 Plumbing Water Supply, Distribution System and Fixtures (may include waste components)

Inspected

(2) The problems/concerns observed at one or more hose bibs such as one or more of -

- loose (*needs securing to wall Loose hose bib can cause leaks*) Example/Sample- Right side of Home

and any other problems that a qualified licensed plumber may discover while ensuring proper operation of hose bibs needs correcting.

(3) Bathrooms/Kitchen- problems, concerns and or deficiencies such as -

- Plumbing leak(s) observed. Moisture/water can cause unwanted fungi growth, and damage other building components. Example/Sample- Kitchen Sink, First level Hall Bathroom Sink, Third level Hall Bathroom Sink
- water control handle leaks while in use Example/Sample- Second level Hall Bathroom Shower

- tub spout plumb supply pipe is loose Example/Sample- Primary Bathroom Shower
- shower heads leaks while in use Example/Sample- Primary Bathroom Shower
- shower supply pipe is loose Example/Sample- Primary Bathroom Shower
- Third level Hall Bathroom Shower diverter does not have proper start and stop point
- P-trap cleanout not accessible Example/Sample- Kitchen Sink
- Primary Bathroom Left Sink has unconventional plumbing that appeared to be functioning at time of inspection
- corrugated drain line that should be replaced with proper plumbing material. Debris can easily get clogged in this pipe style. Example/Sample- First level Hall Bathroom Sink
- faucet loose at countertop Example/Sample- First level Hall Bathroom Sink
- chrome waste piping is susceptible to leaking (brass lining may be deteriorated) Example/Sample- Second level Hall Bathroom Sink, Third level Hall Bathroom Sink
- tub spout leaks when in shower mode (*this waste supply water, and could affect shower water supply*) Example/Sample- Second level Hall Bathroom Shower, Primary Bathroom Shower, Third level Hall Bathroom Shower
- water control handle has opposite operation (clockwise should be off and counter clockwise should be on) Example/Sample- Primary Bathroom Shower hot water handle, Third level Hall Bathroom Shower cold water handle
- control knob/stopper system not working properly and or missing components Example/Sample- First level Hall Bathroom Sink, Primary Bathroom Left Sink, Primary Bathroom Shower, Third level Hall Bathroom Shower, Third level Hall Bathroom Sink, Primary Bathroom Sinks

and any other problems that a qualified licensed plumbing and/or specialty contractor may discover while evaluating further and performing repairs need correcting. Loose pipes and or components can or have caused leaks. Do not rely on pictures alone. *With any water leaks associated areas should be evaluated for subsequent damage and repaired or replaced as needed.* Pictures are examples only.

6. Electrical System



6.2 Service Entrance Conductors

Inspected

The electrical service conductors/drop (outside) -problems, concerns and or deficiencies such as one or more but not limited to -

- Service Mast is and/or appears to be not secured properly to the structure properly
- *considered a typical finding* –electrical service conductors clearance (outside) from the deck is and/or appears to be lower than 10 feet

and any other problems that a qualified licensed electrical contractor, and/or electrical company may discover while inspecting further and performing repairs need correcting. Electrical issues are considered safety hazards till repaired. Do not rely on pictures alone. Pictures are examples only.

6.3 Service and Grounding Equipment, Main Overcurrent Device, Main, Distribution Panel(s), and electrical

Inspected

The problems/concerns discovered in one or more electrical panels and or electric system such as -

- labeling issue – circuit not labeled/identified and or confusing
- circuit breaker is different brand (*not the brand of manufacture of panel some breakers are interchangeable – beyond scope of Inspection*)
- screw missing for cover – (*screws need blunt ends*)
- neutral circuit connection doubled/multiple wiring
- minor rusting/deterioration
- *FYI- a branch circuit appears to be tinned copper wire (does not appear to be aluminum)*
- electrical wire exiting the panel not secured with in 12 inches

One or more items listed below are typical for age of home and/or electrical panel –

- aged wiring (*electrical wiring prior to the mid 1980s considered aged and/or obsolete*)

typical finding not always viewable at time of inspection items –

- unverifiable proper bonding for plumbing pipe
- unverifiable HVAC component(s) to circuit breaker compliance

and any other problems that a qualified electrical contractor may discover while inspecting further and performing repairs need correcting a (*this inspection is not a technically exhaustive inspection other deficiencies and/or concerns may exist*). Electrical issues are considered a safety hazard until repaired. Do not rely on pictures alone. Pictures are examples only.

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

Inspected

(1) Second level Rear Bedroom - In the home in one or more areas 3 slot outlets do not have grounds, this is for your information. The best solution is to attach a ground to all of these outlets, however in some cases this is to costly and invasive. All of these 3 slot outlets should be labeled as having no ground wire. Another option is to make all these outlets GFCI protected which is not as good as having the ground wire attached, this affords better protection than what is currently done. All devices do not require a ground in order to function as intended(2 prong). Other devices(3 prong) do require having a ground wire for safety purposes. Recommend further evaluation/inspection and correction by a qualified licensed electrical contractor as needed.

More information can be obtained below at this link to guide you in making the best decision for your needs.

<http://activerain.com/blogsvieview/184360/purchasing-a-home-with-ungrounded-outlets>

(3) Tested as Active knob-and-tube wiring (*K&T wiring commonly installed prior to 1950. This system is ungrounded and over time the wire's insulation may become brittle and fall apart or wear thin, resulting in exposed conductors and a risk of shock and/or fire. This wiring is considered dangerous by most insurance companies today, making it hard to insure homes and buildings that incorporate it.*) observed in Basement

Attic – and did not find any of it energized. Yet, we cannot guarantee that all the suspect knob-and-tube wiring throughout the house has been de-energized and replaced. We recommend that a qualified licensed electrician make that determination. Another recommendation is to remove all the unnecessary and de-energized wiring.

6.5 Outlets/Receptacles, junction boxes, and switches (Observed from a representative number)

Inspected

(1) One or more outlets/receptacles, switches, and/or junction boxes- -From a representative amount inspected

- Cover plate deficiencies, and or missing (cover plates are intended to contain fire and prevent electric shock form occurring due to exposed wires). Example/Sample- Third level unfinished Wash Room

Recommend a qualified licensed Electrical contractor ensure electrical components are in proper and safe working order. Electrical issues are considered safety hazards till repaired. Do not rely on pictures alone when requesting repairs and/or further investigations pictures are examples only.

6.6 Lighting fixtures etc. (Observed from a representative number)

Inspected

One or more light fixtures were inoperable/not working properly (didn't turn on when nearby switches were operated, flickered, and or missing bulbs for example). Recommend further evaluation by replacing bulbs and/or consulting with the property owner concerning sensors/switch(es) for example. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary. Example/Sample- Rear of Home.

6.8 GFCI (Ground Fault Circuit Interrupters-in and or near the structure)

Inspected

(2) One or more electric receptacles(outlets) in areas had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present such as but not limited to.

- Kitchen counters
- Exterior Example/Sample- Rear of Home
- Primary Bathroom
- Near Laundry
- Dishwasher

If not GFCI-protected, receptacles in wet/damp areas pose a shock hazard. Recommend that a qualified licensed electrical contractor evaluate and install GFCI protection as needed per most current electrical safety practices. GFCI protection may not have been required at original construction and/or remodeling in areas. Newly installed and/or replacement receptacles in designated areas are required to be GFCI protected according to the most current electrical safety standards (*beyond scope of inspection to determine when and if receptacles were changed*).

(3) Basement – one or more ground fault circuit interrupter (GFCI) receptacles (outlets) did not trip with a test instrument, wouldn't reset! were energized when tripped this is a potential shock hazard. Recommend correction by a qualified licensed electrical contractor as needed.

6.10 Smoke Alarm**Not Inspected**

Smoke alarms - problems, concerns and or deficiencies such as -

- *Mandated statement to be included in report* – “It is recommended that a home have smoke alarms on each level of the dwelling and in every bedroom or sleeping area. Clients should replace any existing smoke alarms that are not in good working order with new ones and install smoke alarms where they may be missing or not properly located. Any test of a smoke alarm during a home inspection only reflects its condition at the time of inspection and is not a guarantee, warranty, or any form of insurance. A test performed during the home inspection does not supersede the smoke alarm manufacturer's testing recommendations. Clients should follow the manufacturer's instructions for proper placement, installation, and maintenance.”
- FYI- We also do not smoke-test alarms, which is the only definitive test to confirm proper function. We do not determine the age of smoke alarms. According to the U.S. Fire Administration, most smoke alarms have a life span of 8-10 years.

Inspector recommends a qualified smoke alarm specialist contractor fully evaluate(*technically exhaustive inspection*) of the smoke alarm system(s) and correct as needed to ensure proper function. Possible safety concerns exist. Do not rely on pictures alone. Pictures are examples

6.11 Carbon Monoxide Detectors ,and Fire extinguisher**Not Inspected**

Carbon Monoxide alarms, and or Fire Extinguishers missing in areas, incorrect placement and or appear aged. HIGHLY Recommend correction for safety. Inspector recommends to replace all with new (*always follow manufacture instructions for placement*) or have a professional qualified licensed company to ensure proper function and placement. FYI- We do not test Carbon monoxide alarms technical equipment such as Gas analysers are used which is beyond the scope of this inspection. Additionally alarms may be connected to alarms systems/monitoring services in some structures which in turn notify the fire department. Carbon monoxide detectors generally last between five and seven years. The recommendation is to replace them every five years because their ability to detect carbon monoxide is questionable after that point.

7. Heating / Central Air Conditioning**7.0 HVAC Systems****Inspected**

(1) HVAC system-problems, concerns and/or deficiencies such as -

- First level heating system appears to heat all three levels and the third level HVAC system is AC only – beyond scope of this inspection to determine if this is sufficient recommend evaluation by an HVAC contractor at the least monitor and correct as needed
- AC system not tested due to outside temperatures lower than 65° for an extended amount of time– recommend ensure proper function
- oil furnace in the basement component appears to be leaking, and is not secured
- vent pipe for oil type not confirmable due to label missing and or not observed by inspector
- condensation line for AC in the basement missing recommended TRAP – condensate may not drain properly
- FYI – oil vent pipe goes into chimney proper function not observable at time of inspection considered a typical finding

and any other problems/concerns that a qualified HVAC contractor may discover while evaluating further needs correcting to ensure proper HVAC function for the structure (*this inspection is not a technically exhaustive inspection other deficiencies and/or concerns may exist* . One or more are considered a safety issue and/or could affect performance of the HVAC system. Do not rely on pictures alone. Pictures are examples only.

7.7 Gas/LP Firelogs, Fireplaces and/or Woodstoves (may include chimney/venting components)

Inspected

(1) Fire place, chimney - problems, concerns and or deficiencies such as -

- Primary Bedroom may not be properly sealed off, information obtained at inspections was the fireplaces were decorative not in use. Recommend further evaluation by a qualified contractor
- Majority of fireplaces appeared to be not in use/sealed- this was not confirmable at time of inspection due to safe access – and unsealed chimney can let water in which can cause issues
- typical mortar deterioration observed on one or more chimneys

and any other problems need correcting. One or more a considered a hazard. Recommended Level II inspection, and any needed corrections by a qualified licensed chimney sweep prior to using. *FYI- Level II inspection(which is highly recommended) is very comprehensive and can better determine the condition of the flue for example rather than a visual limited generalist inspection or a Level I chimney inspection.*

9. Built-In Kitchen/ Laundry Appliances



9.2 Dishwasher

Inspected

(2) No anti-siphon/vacuum breaker device is visible at discharge line. These devices are intended to prevent waste from the DWV plumbing or disposal from entering the dishwasher. Units without built in devices should have the discharge lines looped up and secured in such a manner as to create an air gap between the dishwasher and the line termination, to the food waste disposer.

9.6 Washing Machine

Not Inspected

(2) Second level Hallway Washing machine supplies- problems, concerns and or deficiencies such as one or more -

- water supplies for the washing machine are dripping water (this is usually not a concern when connected to the washing machine)

and any other problems that a qualified licensed plumbing contractor may discover while inspecting further and performing repairs needs correcting.

(3) Basement/washing machine and related plumbing- problems, concerns and or deficiencies such as one or more

- Vent line not plumbed to exterior and/or missing a AAV vent-Sewer gas could enter basement for example
- standpipe improper

and any other problems that a qualified specialist contractor may discover while inspecting further and performing repairs needs correcting.

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



1. Roofing

The 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 inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing.

The 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 (Safe roof access in area(s) according to the inspector limited inspectors visual and or physical access this is a limitation of the inspection). Note that the inspector does not provide an estimate of remaining life on the roof surface material, any age estimates by the inspector 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. Determine the amount of shingle/roof covering layers due to this can be concealed by installation techniques. 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. Inspector recommends consider the requirements of your insurance company.

Styles & Materials

Roof Covering(s):

3-Tab fiberglass/asphalt style shingles – life expectancy approximately 15 to 20 years
flat roof membrane- type unknown

Age of Roof- Estimate:

Asphalt roofing-ESTIMATED -MIDDLE to LAST 1/3 of life expectancy
FLAT ROOFS are not aged by the inspector

Roof Age Source:

Roofs are not required to be aged by inspector this is an estimate only and is not a guarantee or warranty of any kind.

Viewed roof(s) covering from:

Safe roof access in area(s) limited inspectors visual and or physical access.
Ground
Ladder in one or more areas
Binoculars
telescoping camera

Chimney (exterior):

Brick

Gutter Installation:

gutter installation appears adequate

Gutter Material:

Metal

Items

1.0 Roof Coverings/Flashing/ Penetrations

Comments: Inspected

- (1) Roof system(s) -problems, concerns and or deficiencies observed in accessible areas such as -
 - shingle(s)- slightly lifted/risen, loose, granular loss, and or substandard.
 - algae growth at one or more areas – *can or have caused deterioration of roof covering*
 - *considered a typical finding and rarely corrected* – Shingle overhang considered substandard (*Roof shingle overhang standard – 1 inch to 1.5 inches — or between 1/2 inch and 3/4 of an inch if drip edge flashing is installed. Too little of the shingle overhang can cause water entry to occur. Too much overhang increases the likelihood shingles will crack and fail.*)
 - pipe penetrations in valleys and/or ridges considered unconventional however a typical finding on a structure of this age potential for roof leaks are higher
 - Safe roof access in area(s) according to the inspector limited inspectors visual and or physical access this is not an unusual occurrence. For example the flat roof was not accessible and/or visible. According to the listing agent repairs have been completed lately. Recommend obtaining details on repairs.

Moisture intrusion can occur with roofing system deficiency(ies). Recommend further evaluation and correction of roofing system(s) by a qualified contractor(s) as needed to ensure proper function (*this inspection is not a technically exhaustive inspection other deficiencies and/or concerns may exist*). FYI – some roofing contractor(s) have a tendency to be overzealous and it appears they would rather do roof covering replacement rather than roof repairs in most cases. Additionally the requirements of insurance companies vary and often times require replacement of roof coverings rather than repairs to obtain insurance coverage. Do not rely on pictures alone. Pictures are examples only



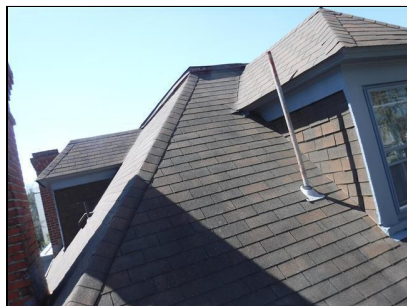
1.0 Item 1(Picture) Example/
Sample- shingles on one or more dormers considered lifted risen this is a common finding due to during insulation installers not apply sealant on the tabs – prone to be blown off for example during periods of high wind



1.0 Item 2(Picture) Example/
Sample- shingles in one or more areas considered worn and estimated to be in last one third of life expectancy



1.0 Item 3(Picture) Example/
Sample- front of home shingle loose and or installed improperly



1.0 Item 4(Picture) Example/
Sample- – algae growth at one or more areas – can or have caused deterioration of roof covering



1.0 Item 5(Picture) Example/
Sample- – considered a typical finding – Shingle overhang considered substandard



1.0 Item 6(Picture) Example/
Sample- pipe penetrations in valleys and/or ridges considered unconventional however a typical finding on a structure of this age potential for roof leaks are higher



1.0 Item 7(Picture) Example/
Sample- flat roof

(2) Most underlayment, and flashing 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. **Regular Maintenance-** Check for damaged roofing and flashing materials twice a year.

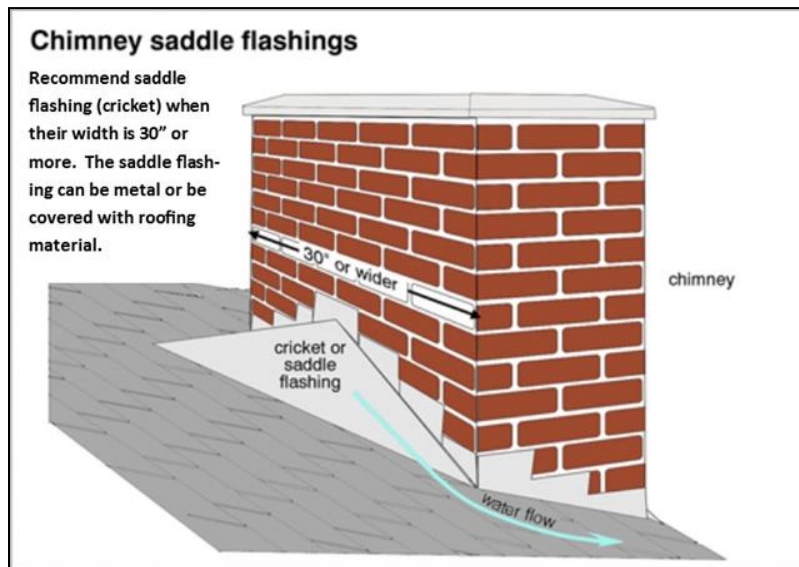
Inspector Tip- In an ideal world FLAT ROOFS are expertly inspected annually, preferably in the autumn before the wind, rain and snow sets in. Otherwise, it's recommended to have a flat roof inspected every 2 years.

Tip- SKYLIGHTS are excellent sources of light to dwellings, but frequently have condensation issues and are always a risk for potential water leaks because flashings require regular ongoing maintenance by a qualified licensed roofing contractor. Monitor regularly and repair as necessary.

1.1 Skylights, Chimneys and Roof Penetrations

Comments: Inspected

Typical for assumed age of structure- Chimney cricket(s) not present (a cricket, also referred to as a saddle, is a peaked, structural piece used to divert water and debris from around a chimney recommended when the chimney width is more than 30 inches). A chimney cricket would be desirable for this chimney. Recommend a qualified licensed roofing contractor install proper cricket/saddle as needed. In the event that a cricket/saddle is not installed inspector at the least recommends monitoring and maintenance be performed to prevent leaks, and install when roof covering is replaced.



1.1 Item 1(Picture)



1.1 Item 2(Picture) Example/ Sample-

1.2 Roof Drainage Systems

Comments: Inspected

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

(2) The drain connectors on one or more downspouts goes in ground at one or more areas of home either to french drain, dry well or drainage area I assume. I recommend consult with current owner of home for clarity, and monitor during rain to confirm water from roof is draining away from home. Do not rely on pictures alone pictures are examples only.



1.2 Item 1(Picture) Example/
Sample-

2. Exterior



The 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 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 visually suspected at safely assessable areas according to the inspector.

The inspector is not required to observe: Cosmetic deficiencies and/or concerns according to the inspector, 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); exterior gas and/or wood-burning units, kitchen style equipment; Detached/Adjacent buildings or structures; or Presence or condition of buried fuel storage tanks. The inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility. 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.

Styles & Materials

Exterior Material:

Brick

Exterior Entry Doors:

Metal

Wood

Appurtenance:

Deck

Sidewalk

Driveway:

Concrete

Hand and or Guard Rails:

Metal style

Steps:

Masonry

Wood

Items

2.0 Wall Cladding, Flashing, Eaves, Doors, Windows, Wood components, Trim, and the Exterior

Comments: Inspected

- (1) Exterior in one or more areas – Problems, concerns and or deficiencies with one or more sections/ components of exterior, siding, cladding, eaves, windows, doors, and or trim such as -
- sealant/ caulk maintenance needed- water entry can occur which can cause damage for example –(gaps wider than 1/4 inch, an appropriate material other than caulk should be used, and openings as small as 1/64 of an inch can let moisture enter)

and any other problems that a qualified specialist contractor may discover while inspecting further and performing repairs need correcting to ensure exterior components are proper and functioning as intended. Moisture/water/pest can enter behind deficiencies which can cause issues. Do not rely on pictures alone. Pictures are examples only. *FYI – we generally do not put examples of caulking, paint and/or weatherstripping deficiencies in the report.*

- (2) Exterior in areas – Problems, concerns and or deficiencies with wood components such as -
- wood component(s) deteriorated and/or appear to be (further deterioration can occur)
 - FYI – exterior paint and or stain finish appears to have been completed recently in areas this can inhabit the visual inspection process – deterioration for example may not be clearly visible

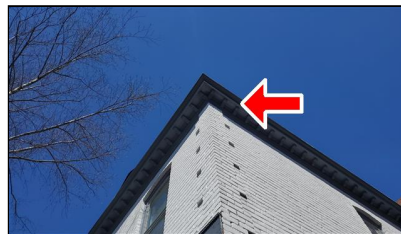
and any other problems that a qualified specialist contractor may discover while inspecting wood components further and performing repairs needs correcting. Moisture/water/pest can enter behind deficiencies which can cause issues. Do not rely on pictures alone. Pictures are examples only..



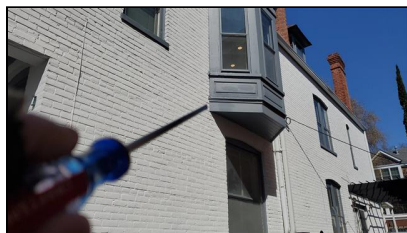
2.0 Item 1(Picture) Example/
Sample- front of home



2.0 Item 2(Picture) Example/
Sample- Front of home-



2.0 Item 3(Picture) Example/
Sample- Front of home-



2.0 Item 4(Picture) Example/
Sample- Right side of home-



2.0 Item 5(Picture) Example/
Sample- window upper-level rear
of home

(3) **Inspector Tip-** Inspect window, door and wall penetration caulking and weather stripping yearly.

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

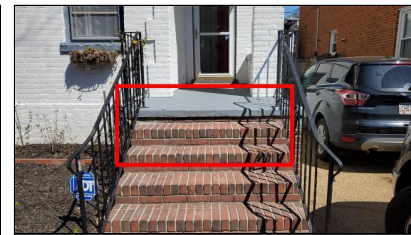
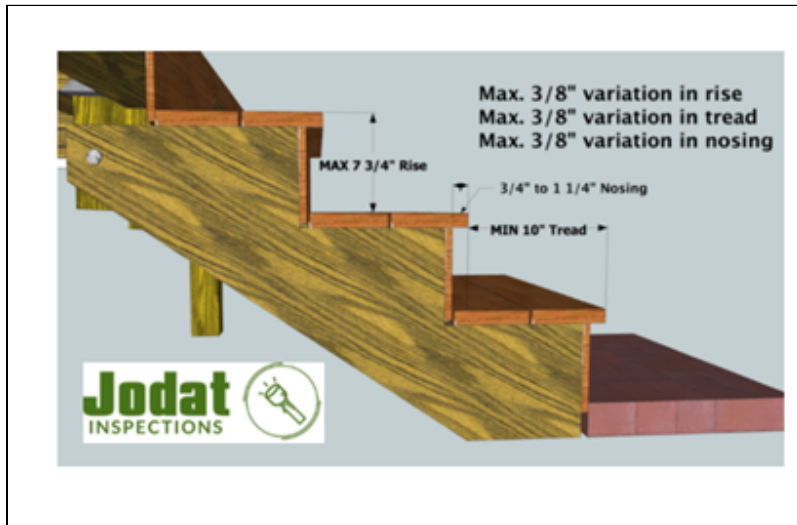
Comments: Inspected

(1) Exterior in one or more areas – Steps, stairs, porch and or railings- problems, concerns and or deficiencies such as -

One or more items listed below (Typical for age of construction)

- riser incorrect for height (SAFETY STANDARD for RISERS- maximum height of 7 3/4 inches minimum 4 inches only 3/8 inch variance between flight)
- handrail and/or guardrail height is to low (Handrail standard -34 inches and not more than 38 inches. Guardrail standard -36 inches minimum height.)
- handrails not correct (to wide, not graspable- the handrail, itself, should be easy to grip, with a minimum diameter of 1 1/4 inches and a maximum diameter of 2 1/4 inches)

and any other problems that a qualified specialist contractor may discover while inspecting further and performing repairs need correcting to ensure steps, stairs, porches and railings are proper. Do not rely on pictures alone. Pictures are examples only. One or more could cause a fall and or injury at a minimum, be aware of these hazards.

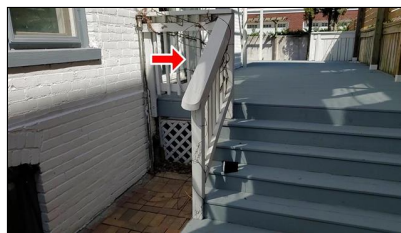


2.1 Item 2(Picture) Example/ Sample-

2.1 Item 1(Picture)



2.1 Item 3(Picture) Example/ Sample-



2.1 Item 4(Picture) Example/ Sample-

(2) Deck(s)- Appeared stable at time of inspection based on visual inspection of accessible areas and inspector walking on surface in areas. *Appears to be built primarily with the standards considered acceptable at original time of construction.* Decks/porches/stairs not built to best current building standards is considered a possible safety hazard. The inspector had limited access to the underside of the structure this is considered a limitation of the inspection. Typical wear, tear and or deterioration observed for assumed age. Deficiencies and/or concerns according to current standards include for example -wood to soil contact (*wood to soil contact can*

cause issues such as wood deterioration), and post to beam connections substandard. Recommend a qualified licensed contractor further investigate and make modifications to bring decks up to current safety standards.



2.1 Item 5(Picture) Example/
Sample-

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

Comments: Inspected

Regular Maintenance- Cut back trees and shrubs from the house walls, roof and air conditioning system as needed.

2.3 Fence

Comments: Not Inspected

Fences and gates if present are not included as part of this inspection. Recommend confirming that all fences and gates are in serviceable condition prior to closing.

3. Interiors



The inspector shall observe: Accessible Areas according to the inspector- 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 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 inspector is not required to observe: Cosmetic deficiencies and/or concerns. Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories. Presence of safety glazing in doors and windows. 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. The inspection did not involve moving furniture/items and inspecting behind furniture/items, area rugs or areas obstructed from view. Floor coverings near water (kitchens, laundry, bathrooms, etc.) should be monitored regularly for moisture. Monitoring for damage to floor coverings is recommended to prevent moisture from getting under the flooring creating conducive conditions for fungal growth. Moisture may have penetrated beneath floor coverings in the structure, and any fungal growth or sub floor damage would not be detected during a visual home inspection.

Styles & Materials

Ceiling Materials:

Drywall/Gypsum Board and or Plaster

Wall Material:

Drywall/Gypsum Board and or Plaster

Floor Covering(s):

Area rug

Carpet

Tile style

Wood style

Concrete

Interior Doors:

Wood Style

Window Types:

Single and or double-hung
skylight

Cabinetry:

Wood style

Countertop:

Cultured marble style

Granite style

Items

3.0 Interior Systems and General Information (include garage(s) and detached structure(s) if inspected)

(1) One or more floors have sags, humps and or dips this is not unusual for a home of this age (*possibly this could be linked to other concerns that may be in the report – read entire report, and take action accordingly*). Consult with current owner for more information. However in the event no action is taken recommend to monitor and if worsens over time have inspection and repair by a qualified licensed specialist contractor as needed. Pictures are examples only.



3.0 Item 1(Picture) Example/
Sample- Second level Rear
Bedroom

(2) Stains, imperfections and or Repairs were observed in one or more wall, floor, ceiling, windows, other interior components and or associated areas. However, no elevated levels of moisture were found (*unless noted in report*). The stain(s)/ imperfection(s) may be due to past roof, building, window, HVAC and/or plumbing leaks, and/or other issues for example. Consult with the property owner and monitor area(s) in the

future for example after heavy or prolonged rain. If elevated moisture or issues are found in the future, then recommend that a qualified specialist contractor evaluate and repair as necessary. Pictures are examples only. Pictures are examples only.



3.0 Item 2(Picture) Example/
Sample- Third level Front
Bedroom

(3) Minor cracks, nail pops, cracks, damage and/or blemishes were found in walls, floors, doors, windows, ceilings, counter tops, fixtures, and or cabinets 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 (unless noted in report). However: Recommend monitoring all cracks and if worsen over time have evaluated and repaired by qualified contractor as needed. But the client may wish to repair these for aesthetic reasons. **FYI** – *we do not put example pictures of minor cracks, nail pops, blemishes, items considered cosmetic etc. in the report if examples are included they are to be considered examples only and not inclusive.*



3.0 Item 3(Picture) Example/
Sample- Kitchen



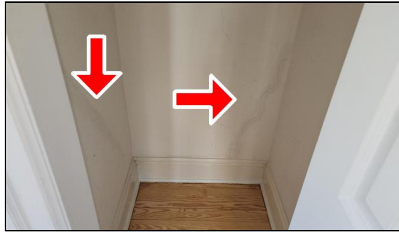
3.0 Item 4(Picture) Example/
Sample- Den



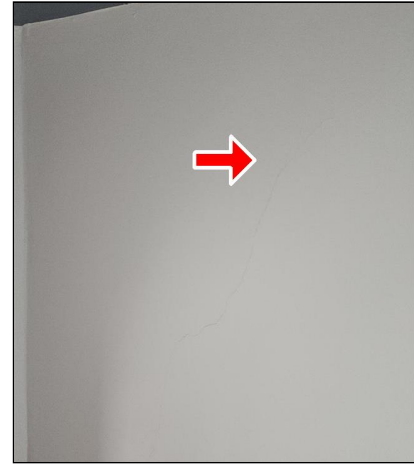
3.0 Item 5(Picture) Example/
Sample- Second level Hall
Bathroom



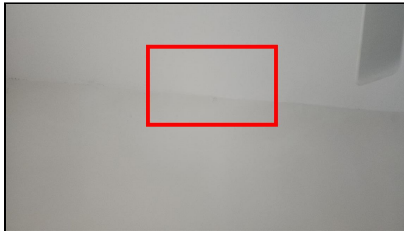
3.0 Item 6(Picture) Example/
Sample- Second level Hall
Bathroom



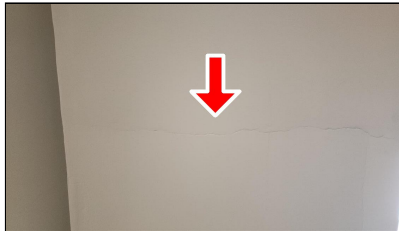
3.0 Item 7(Picture) Example/
Sample- Second level Rear
Bedroom Closet



3.0 Item 8(Picture) Example/
Sample- Third level Front
Bedroom



3.0 Item 9(Picture) Example/
Sample- Third level Front
Bedroom



3.0 Item 10(Picture) Example/
Sample- Third level Hallway

(4) In one or more areas- The caulk/grout was deteriorated, substandard, missing, and or needs renewed. *Water intrusion from bathtubs, shower enclosures, and counters for example is a common cause of damage behind walls, sub floors, and ceilings. As such, periodic re-caulking and grouting of tub, shower fixtures, counters 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(unless noted in report). Recommend further evaluation/inspection and correction by a qualified contractor as needed. **FYI** – we do not put example pictures of caulking deficiencies in the report if examples are included they are to be considered examples only and not inclusive. Observed in one or more areas such as– kitchen, bathrooms.



3.0 Item 11(Picture) Example/
Sample- Second level Hall
Bathroom

(5) **Regular Maintenance**- Check the bathtub and shower caulking monthly and improve promptly as needed.

(6) A majority if not all Windows are Considered AGED. Double-pane windows can last ten to 30 years, but if moisture gets between the panes, you might notice condensation and fogginess. Seals in one or more windows beginning to deteriorate. Recommend monitor and budget for new windows.

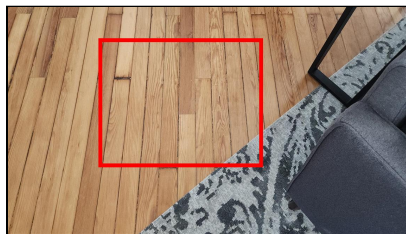
3.1 Walls, floors, doors, Ceilings, cabinets, counters and associated areas(representative number)

Comments: Inspected

3.2 Floors

Comments: Inspected

FYI- Den- One or more floor areas has squeaks (appears to be nuisance only). Recommend monitor or have a qualified licensed contractor inspect floors further. Do not rely on pictures alone when requesting repairs and/or further investigations pictures are examples only.



3.2 Item 1(Picture) Example/
Sample- Den

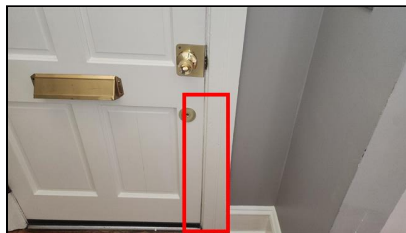
3.3 Doors (interior representative number)-may include exterior doors

Comments: Inspected

One or more doors --from a representative amount inspected

- Exterior door(s)- weather-stripping- missing, deteriorated, and or substandard (possible water entry which can or has caused deterioration). Example/Sample- Front Door

Recommend a qualified contractor correct doors as needed and, ensure doors are functioning properly. Do not rely on pictures alone. Pictures are examples only.



3.3 Item 1(Picture) Example/
Sample- Front Door

3.4 Steps, Stairways, Balconies and Railings

Comments: Inspected

(1) (Typical for age of home) Recommended Safety upgrade - The stair/step systems in the home in one or more areas does not conform to current safety standards all of which can be a trip/fall hazard (Example/Sample-

such as but not limited to handrail/guardrail deficiencies, stair tread and/or riser deficiencies, and/or stair width and height deficiencies). Recommend a qualified licensed contractor correct all stair/step systems for safety. However in the event no repairs and/or upgrades done at the least be aware of these hazards.



3.4 Item 1(Picture) Example/
Sample- handrail height to low



3.4 Item 2(Picture) Example/
Sample- height clearance
inadequate

(2) Considered a typical finding – handrail to basement not graspable, and pickets missing. Considered a safety concern. Recommend correction as desired.



3.4 Item 3(Picture) Example/
Sample-

3.5 Counters and Cabinets (representative number)

Comments: Inspected

Representative number of cabinets inspected appeared secured at time of inspection(unless noted in report)- However improper style/type of screws securing the cabinets to the wall in one or more areas (*Most if not all mfrs. of cabinets call for the cabinets to mounted with "Cabinet Screws"*). Potential for sagging, screw pull through or even falling over time. If this is of concern Inspector recommends evaluation and repair by a licensed cabinet installation contractor. Do not rely on pictures alone when requesting repairs and/or further investigations pictures are examples only.



3.5 Item 1(Picture) Example/
Sample- Kitchen

3.6 Windows (representative number)

Comments: Inspected

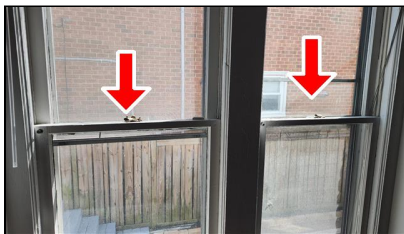
(1) The window/door screens are not evaluated because many people choose to remove them for aesthetic reasons. However one or more window and or door screens are damaged. Do not rely on pictures alone when requesting repairs and/or further investigations pictures in most if not all instances are examples only.



3.6 Item 1(Picture) Example/
Sample- Right side of Home

- (2) Window(s) -From a representative amount inspected –problems, concerns and or deficiencies such as-
- Stuck shut and or difficult to operate (*This can happen with windows that are older or that have been closed for extended amount of time*) Example/Sample- Second level Rear Bedroom.
 - Did not latch/lock and/or missing locking components Example/Sample- Den, Second level Hall Bathroom, Third level Front Bedroom .
 - Damaged glazing/glass Example/Sample- Second level Rear Bedroom.
 - Pass thru windows that are above bedrooms are not tested during inspection (these windows are not properly operable and their functionality is no longer in use with central heating/air conditioning) Example/Sample- Second level Rear Bedroom.

and any other problems that a qualified specialist contractor may discover while evaluating further needs correcting to ensure window systems are proper. Window deficiencies can cause moisture/water entry which can cause a host of un-wanted issues. Windows are a egress point in case of emergency such as a fire. Do not rely on pictures alone. Pictures are examples only.



3.6 Item 2(Picture) Example/
Sample- Den- Did not latch/lock,
missing locking components



3.6 Item 3(Picture) Example/
Sample- Second level Hall
Bathroom- Did not latch/lock



3.6 Item 4(Picture) Example/
Sample- Second level Rear
Bedroom- Pass thru windows that
are above bedrooms are not
tested during inspection



3.6 Item 5(Picture) Example/
Sample- Second level Rear
Bedroom- Stuck shu



3.6 Item 6(Picture) Example/
Sample- Second level Rear
Bedroom- Damaged glazing/glass

4. Structural Components



The Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof at reasonably accessible areas as deemed by the inspector. The 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 visually 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 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 as deemed by the inspector. 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 such as the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing. Inspector is not required to determine whether structures with basements and or crawlspaces had or will have water and or moisture intrusion.

Styles & Materials

<p>Foundation: Raised</p>	<p>Method used to observe Crawlspace: No crawlspace observed</p>	<p>Floor Structure: Wood joists Wood beams</p>
<p>Wall Structure: Wood Masonry</p>	<p>Columns or Piers: Masonry block Steel screw jacks</p>	<p>Roof-Type: Flat Gable Geodesic Hip</p>
<p>Ceiling Structure: 4" or better</p>	<p>Method used to observe attic: From entry</p>	<p>Roof Structure: Stick-built</p>
<p>Attic info: Attic access</p>		

Items

4.0 Foundations, Basement, Crawlspace, Floors, Columns, Walls and/or Piers (may include vapor barrier)

Comments: Inspected

- (1) Basement – Deficiencies and/or concerns observed in the crawlspace and or basement at accessible areas such as –
- deteriorated/damaged wood member(s)
 - floor joist do not have the recommended airspace upon entering/resting into the Masonry wall which is typical for the age of structure. However this hampers inspection of the wood members

Structural concerns can cause floor sagging for example.

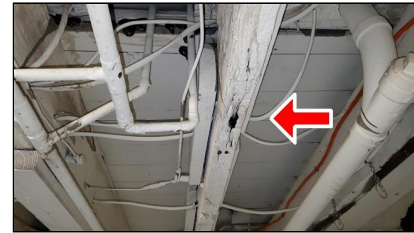
Inspector recommends qualified contractor(s) to further evaluate system(s) and component(s) and make any necessary corrections to ensure proper function (*This inspection is not a technically exhaustive inspection other deficiencies and/or concerns may exist*). Do not rely on pictures alone. Pictures are examples only.



4.0 Item 1(Picture) Example/
Sample- floor joist do not have the recommended airspace upon entering/resting into the Masonry wall which is typical for the age of structure. However this hampers inspection of the wood members



4.0 Item 2(Picture) Example/
Sample- floor joist – deteriorated/
damaged wood member(s)



4.0 Item 3(Picture) Example/
Sample- floor joist – deteriorated/
damaged wood member(s)

(2) One or more cracks (1/4 inch or less), damage(considered to be minor) and or repairs were observed in the foundation. Cracking may be an indication of structural failure and evaluation by a qualified contractor may be needed to determine if repairs are needed. These didn't appear to be a structural concern at time of inspection. Inspector recommends sealing any cracks to prevent water infiltration and monitoring for any new cracking, displacement or worsening of the conditions. If any change in the condition is observed I recommend further evaluation by a qualified Foundation contractor.

(3) *Typical findings for age of structure* –The crawlspace/basement/wall structure is considered under built according to current building standards which is a typical finding. Repairs and/or modification(s) may have also been made in the past which do not conform to current building structural standards. Based on inspector's limited access- All crawlspace/basement/wall structure observed at time of inspection appears to be functioning as intended and not considered to be significantly deficient (unless otherwise mentioned in the report). Inspectors recommendation to monitor have scheduled inspections and correct as needed.

Additionally the structure appears to have Balloon framing (*a technique suspending floors from the walls was common until the late 1940s*). Balloon framing has a few disadvantages. One major one is that the exterior wall studs all the way to the roof, which provides an unbroken path for fire to travel.

(4) *Considered a typical finding in this geographical area* –Structures with basements such as this are subject to water and moisture intrusion which can cause a host of unwanted issues that may not be

discoverable during a general inspection (*this inspection is not a technically exhaustive inspection*). Inspector recommends to consult with current owner regarding water and moisture intrusion occurrences. Consider a more technically exhaustive inspection by a water/moisture intrusion expert. Make corrections recommended in the report. At the least recommend monitoring/ensuring sump pump system is effective and correct as needed. Additionally it is always best practice to stop water/moisture entry before entering basement/crawlspace areas rather than addressing the issue once water has entered crawlspace/basement.

(5) **Inspector Tip-** *Recommend termite moisture inspection annually and if it applies to the structure check the condition of existing wood members and insulation in underside of the structure annually.*

4.1 Ceilings (Structural)

Comments: Inspected

4.2 Roof Structure and Attic

Comments: Inspected

(1) One or more areas of the attic(s) was not visible and/or accessible due to normal attic conditions (framing, ductwork, coverings, insulation, storage, and/or inaccessible areas for example). We will not attempt to enter attic areas that has less than thirty-six inches of headroom; if there is no standard floor (24" wide) designed for normal walking; if walking, in the inspectors opinion, may compromise the ceiling below; if movement is restricted by air ducts ect; or if movement is deemed hazardous in the inspectors opinion. There is the possibility that defects or other problems are present but not visible due to conditions. Note that attic insulation is never moved or otherwise disturbed, so anything under the insulation was not inspected or otherwise examined. Condition of attic(s) and interior ceilings and walls seemed to indicate that there were no major and/or significant defects relating to the the attic(s), system(s) or roof(s) at the time of the inspection(unless noted elsewhere in the report).

(2) **Regular Maintenance-** Check attics for evidence of leaks and condensation and make sure vents are not obstructed, at least twice a year.

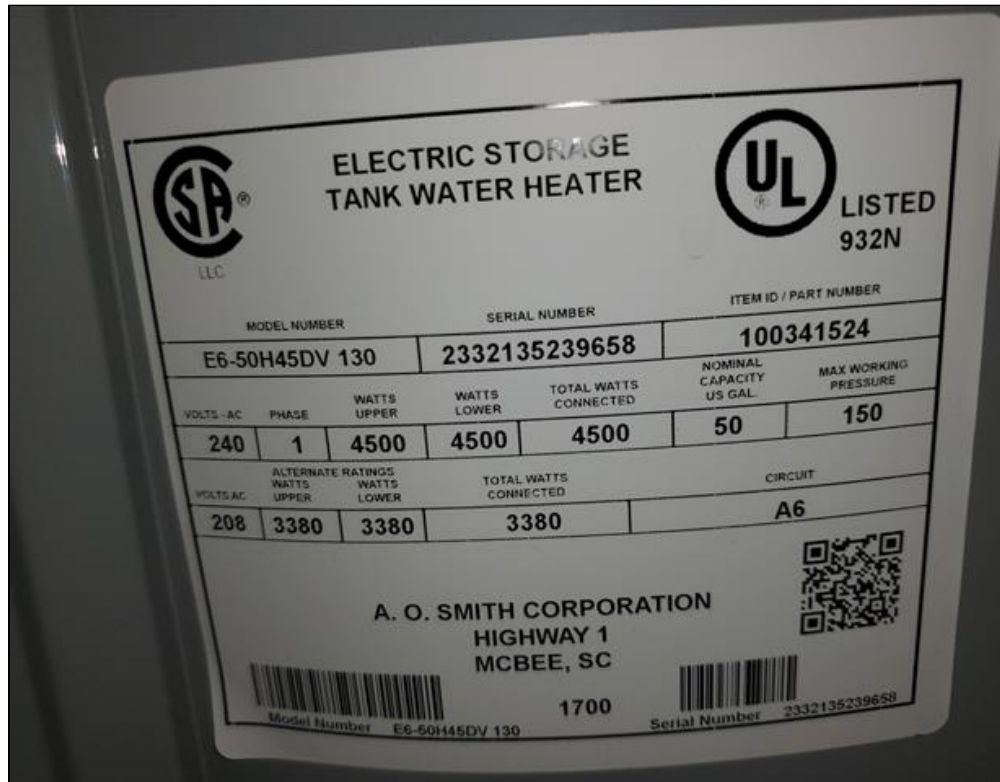
(3) *Typical for age of structure* –The attic/floor/wall framing is considered under framed according to current building standards due to age and or modifications. Based on inspector's limited access. All framing observed at time of inspection appears to be functioning as intended(unless otherwise mentioned in the report). Inspectors recommendation is to either have a structural contractor bring attic framing up to current building standards and or monitor.

5. Plumbing System



The 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 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 accessible 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 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; To determine water heater performance will be adequate for inhabitants of the structure; 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; hot tubs; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. The inspector does not evaluate and/or ensure the existence of gas, liquid propane or oil storage tanks. The inspector does not make any determination about any plumbing component(s) not visually observed.



Water heater label

Styles & Materials

Meter Location:

Near street in front of home

Water Source:

Public

Plumbing Water Supply (into home):

Not visible in the ground for example not visible

Plumbing Water Distribution (inside):

not visible behind walls ect.
Other forms of plumbing pipe, and/or components may exist.
Copper
PEX

Washer Drain Size:

2" Diameter estimate

Plumbing Waste:

Other forms of plumbing pipe, and/or components may exist.
NOT VISIBLE in areas such as behind walls, and the ground
AGED
Cast iron (if aged considered problematic)
PVC

Number of Water Heaters Observed:

one

Water Heater Capacity(s):

50 Gallon (2-4 people) estimate

Water Heater Power Source (s):

Electric

Manufacturer/Brand(s):

A.O. SMITH

Life Expectancy:

Date/age "estimate" according to serial #
 decode recommend contact water heater
 manufacture for conformation.
 Average Hot Water Heater Life
 Expectancy 7-14 years
 Manufacturer year 2023

Water Heater Location(s):

Basement

Water Pressure:

adequate(unless mentioned elsewhere in report)

Items

5.0 Plumbing System, Upgrade Recommendations and General Information

(1) **FYI-** We test drain lines by draining all accessible fixtures and watching for blockages and or slow drains. The adequacy and ability of the washer drain line, and other sewer/drain lines to properly drain cannot be fully evaluated as part of a visual inspection. This should only be done by a qualified licensed plumber and a CAMERA-SCAN of drain line(s) which is recommended on aged plumbing systems. Additionally to ensure proper drain waste venting (*especially in older structures*) and waste pipe slope for all plumbing components is not always possible due to components not visible and/or limited access. Your inspector cannot see through walls for example. If this is of concern and or aged piping is observed inspector recommends consult a qualified licensed plumbing contractor for more information about obtaining a more technically exhaustive inspection.

FYI- Other forms/types of plumbing pipe/components may exist that may be not listed in the Styles and Materials section of the report, and or noted in the report which could be problematic (*your inspector(s) cannot see through walls, and areas not observable for example*). The inspector inspects for visually deficient components, and does not report or mention any of the numerous plumbing component lawsuits unless relevant according to inspectors opinion.

FYI- *Cast iron pipes have a tendency to corrode and crack over time, It is a defect caused by inadequate annealing – heat treatment of the cast iron pipe during the manufacturing process (repeated heating and cooling). It makes the pipe more vulnerable to corrosion and sometimes causes it to crack.* Average lifespan of cast iron drain/sewer pipe is 50 to 80 years.

FYI- Bath/shower/sink/plumbing multi style function systems(s) are tested for basic functions only when reasonably accessible. This a limitation of the non technical exhaustive inspection . Recommend client(s) ensure satisfactory operations prior to closing.

FYI- Private well systems, septic systems, water filtration systems, sprinkler systems, pools, fountains, hot tubs, solar hot water systems, abandoned systems and other such systems and/or components are not part of this inspection. If any of these systems and associated components (including electrical) exist inspector recommends confirm proper and safe operation/existence the services of a qualified licensed specialty contractor(s) is recommended.

I recommend plumbing fixtures in showers//tubs be caulked. 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. I recommend a qualified person caulk all plumbing fixtures as needed (*and leave a small gap in the caulk at the bottom of the fixture to allow water to escape out in the event of a leak*).

Regular Maintenance-Check the bathtub and shower caulking monthly and improve promptly as needed.

Regular Maintenance-Shut off outdoor water faucets in the fall.

I recommend all toilets be caulked in home. **FYI**- Most manufactures recommendations/instructions include that plumbing fixtures should be sealed where they meet floors and ceilings. <http://www.home-repair-central.com/caulking-around-a-toilet-base.html> **Inspector Tip**- Caulk all around the toilet and leave about a one-inch gap in the caulk at the back of the toilet to allow water to escape out in the event of a leak.

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

Inspector Tip- Water heaters should be flushed annually to prevent sediment buildup and maintain efficiency.

(2) Typical for age of home UPGRADE RECOMMENDATION - A common defect exists in that one or more exterior faucets was not equipped with back-flow prevention. These anti-siphon devices are required for by today's commonly accepted construction standards and are recommended to prevent suctioning non-potable water into the drinking water system if the house pressure suddenly drops.



5.0 Item 1(Picture)

(3) I recommend plumbing fixtures in showers//tubs be caulked. 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. I recommend a qualified person caulk all plumbing fixtures as needed (*and leave a small gap in the caulk at the bottom of the fixture to allow water to escape out in the event of a leak*).

Regular Maintenance-Check the bathtub and shower caulking monthly and improve promptly as needed.

Regular Maintenance-Shut off outdoor water faucets in the fall.

5.1 Water Meter

Comments: Inspected

The main water shut-off valve was covered with soil/debris at the water meter. Recommend removing water/soil/debris as needed so the valve is readily accessible.



5.1 Item 1(Picture)

5.2 Main Water Shut-off Device (Describe location)

Comments: Inspected

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



5.2 Item 1(Picture)

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

5.3 Plumbing Drain, Waste and Vent Systems (may include supply components)

Comments: Inspected

(1) One or more Toilet(s) are missing one or more flange bolt covers. Recommend a qualified person install toilet flange bolt covers as needed. Example/Sample- Third level Hall Bathroom.



5.3 Item 1(Picture)

(2) Crawlspace- plumbing problems, concerns and or deficiencies such as -

- Plumbing leak(s) observed. I could not locate the source of moisture. Moisture/water can cause unwanted fungi growth, and damage other building components. Recommend further evaluation/ inspection and correction by a qualified licensed plumber to ensure all plumbing leaks are corrected. *With any water leaks associated areas should be evaluated for subsequent damage and repaired or replaced as needed.* – Located - near the front of the home
- rubber style waste pipe couplings not considered to be the best choice of waste pipe connection above ground - *considered a typical finding at least monitor*

and any other problems that a qualified Plumbing contractor may discover while evaluating further and performing repairs needs correcting to ensure proper function (*This inspection is not a technically exhaustive inspection other deficiencies and/or concerns may exist*). Plumbing deficiencies can cause leaks and/or plumbing performance issues for example. Do not rely on pictures alone. Pictures are examples only.



5.3 Item 2(Picture) Example/ Sample- Example/Sample- floor joist – deteriorated/damaged wood member(s)

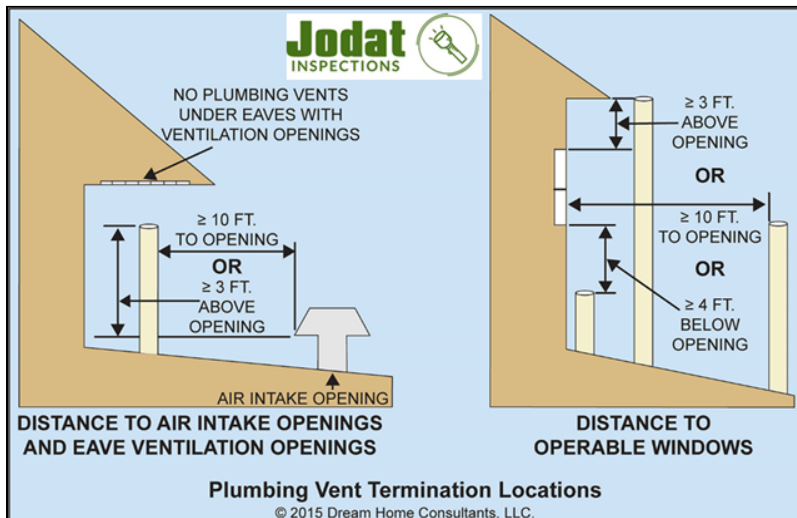


5.3 Item 3(Picture) Plumbing leak appears to be coming from pipes above this area

(3) Plumbing vent - problems, concerns and or deficiencies such as -

- *Typical finding for age of home-vent pipe on roof is to close to window- which can lead sewer gas enter the home*

and any other problems that a qualified licensed plumbing contractor may discover while evaluating further and performing repairs needs correcting. Plumbing venting issues can be a potential cause of poor plumbing performance and/or health concerns. Do not rely on pictures alone. Pictures are examples only.



5.3 Item 4(Picture)

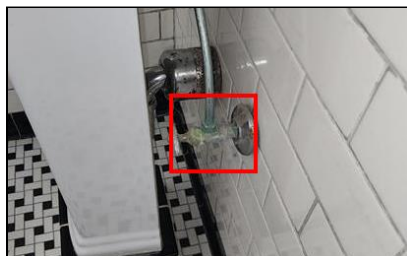


5.3 Item 5(Picture) Example/ Sample- Rear of home-

5.4 Plumbing Water Supply, Distribution System and Fixtures (may include waste components)

Comments: Inspected

(1) In one or more areas corrosion/deterioration observed on one or more plumbing components no leaks observed at visible areas by the inspector(s) unless noted in the report. Corrosion/deterioration can lead to plumbing issues. Recommend consult current owner for any information regarding any past leaks, and either monitor and/or have a technically exhaustive evaluation of the plumbing system done by a qualified licensed plumbing contractor and make any recommended corrections and/or upgrades. Do not rely on pictures alone when requesting repairs and/or further investigations pictures are examples only.

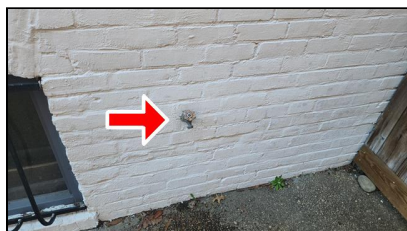


5.4 Item 1(Picture) Example/
Sample- Second level Hall
Bathroom Sink

(2) The problems/concerns observed at one or more hose bibs such as one or more of -

- loose (*needs securing to wall Loose hose bib can cause leaks*) Example/Sample- Right side of Home

and any other problems that a qualified licensed plumber may discover while ensuring proper operation of hose bibs needs correcting.



5.4 Item 2(Picture) Example/
Sample- Right side of Home-
loose

(3) Bathrooms/Kitchen- problems, concerns and or deficiencies such as -

- Plumbing leak(s) observed. Moisture/water can cause unwanted fungi growth, and damage other building components. Example/Sample- Kitchen Sink, First level Hall Bathroom Sink, Third level Hall Bathroom Sink
- water control handle leaks while in use Example/Sample- Second level Hall Bathroom Shower
- tub spout plumb supply pipe is loose Example/Sample- Primary Bathroom Shower
- shower heads leaks while in use Example/Sample- Primary Bathroom Shower
- shower supply pipe is loose Example/Sample- Primary Bathroom Shower
- Third level Hall Bathroom Shower diverter does not have proper start and stop point
- P-trap cleanout not accessible Example/Sample- Kitchen Sink

- Primary Bathroom Left Sink has unconventional plumbing that appeared to be functioning at time of inspection
- corrugated drain line that should be replaced with proper plumbing material. Debris can easily get clogged in this pipe style. Example/Sample- First level Hall Bathroom Sink
- faucet loose at countertop Example/Sample- First level Hall Bathroom Sink
- chrome waste piping is susceptible to leaking (brass lining may be deteriorated) Example/Sample- Second level Hall Bathroom Sink, Third level Hall Bathroom Sink
- tub spout leaks when in shower mode (*this waste supply water, and could affect shower water supply*) Example/Sample- Second level Hall Bathroom Shower, Primary Bathroom Shower, Third level Hall Bathroom Shower
- water control handle has opposite operation (clockwise should be off and counter clockwise should be on) Example/Sample- Primary Bathroom Shower hot water handle, Third level Hall Bathroom Shower cold water handle
- control knob/stopper system not working properly and or missing components Example/Sample- First level Hall Bathroom Sink, Primary Bathroom Left Sink, Primary Bathroom Shower, Third level Hall Bathroom Shower, Third level Hall Bathroom Sink, Primary Bathroom Sinks

and any other problems that a qualified licensed plumbing and/or specialty contractor may discover while evaluating further and performing repairs need correcting. Loose pipes and or components can or have caused leaks. Do not rely on pictures alone. *With any water leaks associated areas should be evaluated for subsequent damage and repaired or replaced as needed.* Pictures are examples only.



5.4 Item 3(Picture) Example/Sample- Kitchen Sink- P-trap cleanout not accessible, Plumbing leak(s) observed.



5.4 Item 4(Picture) Example/Sample- First level Hall Bathroom Sink- faucet loose at countertop



5.4 Item 5(Picture) Example/Sample- First level Hall Bathroom Sink- corrugated drain line, leak observed



5.4 Item 6(Picture) Example/Sample- Second level Hall Bathroom Sink- chrome waste piping is susceptible to leaking



5.4 Item 7(Picture) Example/Sample- Second level Hall Bathroom Shower- tub spout leaks when in shower mode, water control handle leaks while in use



5.4 Item 8(Picture) Example/Sample- Primary Bathroom Shower- tub spout plumb supply pipe is loose



5.4 Item 9(Picture) Example/
Sample- Primary Bathroom
Shower- shower supply pipe is
loose, shower heads leaks while
in use



5.4 Item 10(Picture) Example/
Sample- Third level Hall
Bathroom Sink- leak observed



5.4 Item 11(Picture) Primary
Bathroom Left Sink has
unconventional plumbing

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

Comments: Inspected

5.6 Hot Water Temperature

Comments: Inspected

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. Hot water tested at 115 (F).

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

Comments: Inspected

5.8 Main Fuel Shut-off (Describe Location)

Comments: Inspected

The main shut off for oil is at oil barrel in basement. Recommend consulting with current owner about any other fuel shut offs.

5.9 Sump Pump

Comments: Not Inspected

The basement could be subject to moisture intrusion, but appears to be equipped with a sump pump(s). Common sense dictates that moisture should be handled before it even enters a structure. Nevertheless, the sump-pump should be tested periodically and monitored to ensure proper operation.

The sump pump did activate. Actual Pumping operation and functionality cannot be determined during a Non-technically exhaustive inspection. Recommend ensure proper operation prior to closing.



5.9 Item 1(Picture)

6. Electrical System



The 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 accessible 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 accessible 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 inspector shall report any observed aluminum branch circuit wiring. The inspector shall report on presence or absence of smoke detectors.

The 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. Although exterior lighting is outside the scope of this inspection, the inspector attempts to operate one or more 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.

Styles & Materials

<p>Electrical Service Conductors: Overhead service</p>	<p>Panel capacity: 200 AMP estimate</p>	<p>Panel Type: main panel – circuit breakers</p>
<p>Electric Panel Manufacturer: CROUSE-HINDS</p>	<p>Wiring Methods: not visible behind walls etc. AGED NON-METALLIC SHEATHED</p>	<p>Branch wire 15 and 20 AMP: AGED not visible behind walls etc. Copper</p>

Items

6.0 Electrical System and General Information

(1) Although exterior lighting is outside the scope of this inspection, the inspector attempts to operate one or more 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.

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

(2) *Typical for assumed age of structure- Electrical Safety upgrade recommendation-*

- One or more exterior outlets are intended for "damp areas". Recommend upgrading exterior outlets to outlets intended for "wet areas". All electrical work should be by a qualified licensed electrical contractor for safety reasons.
- One or more interior outlets are not tamper resistant receptacles will reduce the likelihood of accidental injury." If a house does not have tamper resistant receptacles, it does not make the house unsafe. Installing them makes the house slightly safer.



6.0 Item 1(Picture)

(3) *Typical for age of home UPGRADE RECOMMENDATION-* None and or Insufficient amount of exterior outlets observed. Recommend installing GFCI protected outlet(s) as needed. Current standards- There should be at least one GFCI protected outlet in front and rear of home, and within 25 feet from the exterior HVAC unit.

(4) *Typical for age of home, and/or electrical panel UPGRADE RECOMMENDATION-* One or more Dedicated Circuits missing. The current electrical standard requires that every large appliance be served by a separate, dedicated circuit, not shared with any other appliance. Breakers that are constantly tripping are a good indication of appliances in need of a dedicated circuit. If it has a motor, it typically requires its own circuit. Such as Electric ranges, Wall ovens, Refrigerators, Large Microwaves, Freezers, Dishwashers, Garbage disposals, Toaster ovens, Washers, Dryers, Heating and air conditioning units, Furnaces, Water heaters, Sump pumps, Water pumps, Central vacuums, Hot tubs, Saunas, Specific areas of your home such as bathrooms, kitchen counter area, and garages. Inspector recommends to consider upgrading electrical system to current standards.

6.1 Location of Main and Distribution Panels

Comments: Inspected

The main panel box is located in the basement.

6.2 Service Entrance Conductors

Comments: Inspected

The electrical service conductors/drop (outside) -problems, concerns and or deficiencies such as one or more but not limited to -

- Service Mast is and/or appears to be not secured properly to the structure properly
- *considered a typical finding* –electrical service conductors clearance (outside) from the deck is and/or appears to be lower than 10 feet

and any other problems that a qualified licensed electrical contractor, and/or electrical company may discover while inspecting further and performing repairs need correcting. Electrical issues are considered safety hazards till repaired. Do not rely on pictures alone. Pictures are examples only.



6.2 Item 1(Picture) Example/
Sample-

6.3 Service and Grounding Equipment, Main Overcurrent Device, Main, Distribution Panel(s), and electrical

Comments: Inspected

The problems/concerns discovered in one or more electrical panels and or electric system such as -

- labeling issue – circuit not labeled/identified and or confusing
- circuit breaker is different brand (*not the brand of manufacture of panel some breakers are interchangeable – beyond scope of Inspection*)
- screw missing for cover – (*screws need blunt ends*)
- neutral circuit connection doubled/multiple wiring
- minor rusting/deterioration
- *FYI- a branch circuit appears to be tinned copper wire (does not appear to be aluminum)*
- electrical wire exiting the panel not secured with in 12 inches

One or more items listed below are typical for age of home and/or electrical panel –

- aged wiring (*electrical wiring prior to the mid 1980s considered aged and/or obsolete*)

typical finding not always viewable at time of inspection items –

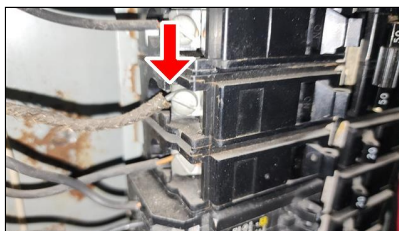
- unverifiable proper bonding for plumbing pipe
- unverifiable HVAC component(s) to circuit breaker compliance

and any other problems that a qualified electrical contractor may discover while inspecting further and performing repairs need correcting a (*this inspection is not a technically exhaustive inspection other deficiencies and/*

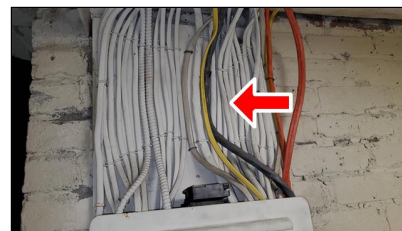
or concerns may exist). Electrical issues are considered a safety hazard until repaired. Do not rely on pictures alone. Pictures are examples only.



6.3 Item 1(Picture) Electrical panel(s) uncovered by inspector during inspection



6.3 Item 2(Picture) Example/ Sample- appears to be tinned copper wire



6.3 Item 3(Picture) Example/ Sample- electrical wire exiting the panel not secured within 12 inches

6.4 Branch Circuit Conductors, Overcurrent Devices and Compatibility of their Amperage and Voltage

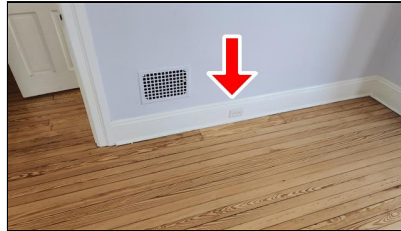
Comments: Inspected

(1) Second level Rear Bedroom - In the home in one or more areas 3 slot outlets do not have grounds, this is for your information. The best solution is to attach a ground to all of these outlets, however in some cases this is too costly and invasive. All of these 3 slot outlets should be labeled as having no ground wire. Another option is to make all these outlets GFCI protected which is not as good as having the ground wire attached, this affords better protection than what is currently done. All devices do not require a ground in order to function as intended(2 prong). Other devices(3 prong) do require having a ground wire for safety purposes. Recommend further evaluation/inspection and correction by a qualified licensed electrical contractor as needed.

More information can be obtained below at this link to guide you in making the best decision for your needs.
<http://activerain.com/blogsview/184360/purchasing-a-home-with-ungrounded-outlets>



6.4 Item 1(Picture)



6.4 Item 2(Picture) Example/
 Sample- Second level Rear
 Bedroom

(2) Primary Bedroom Closet - The home contained one or more outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable 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. Consider updating the existing condition to meet generally-accepted current safety standards. For more information- <http://activerain.com/blogsview/184360/purchasing-a-home-with-ungrounded-outlets>



6.4 Item 3(Picture) Example/
 Sample- Primary Bedroom Closet

(3) Tested as Active knob-and-tube wiring (*K&T wiring commonly installed prior to 1950. This system is ungrounded and over time the wire's insulation may become brittle and fall apart or wear thin, resulting in exposed conductors and a risk of shock and/or fire. This wiring is considered dangerous by most insurance companies today, making it hard to insure homes and buildings that incorporate it.*) observed in Basement

Attic – and did not find any of it energized. Yet, we cannot guarantee that all the suspect knob-and-tube wiring throughout the house has been de-energized and replaced. We recommend that a qualified licensed electrician make that determination. Another recommendation is to remove all the unnecessary and de-energized wiring.



6.4 Item 4(Picture) Example/
Sample- basement



6.4 Item 5(Picture) Example/
Sample- basement



6.4 Item 6(Picture) Example/
Sample- basement



6.4 Item 7(Picture) Example/
Sample- attic – tested not active
however recommend remove

6.5 Outlets/Receptacles, junction boxes, and switches (Observed from a representative number)

Comments: Inspected

(1) One or more outlets/receptacles, switches, and/or junction boxes- -From a representative amount inspected

- Cover plate deficiencies, and or missing (cover plates are intended to contain fire and prevent electric shock form occurring due to exposed wires). Example/Sample- Third level unfinished Wash Room

Recommend a qualified licensed Electrical contractor ensure electrical components are in proper and safe working order. Electrical issues are considered safety hazards till repaired. Do not rely on pictures alone when requesting repairs and/or further investigations pictures are examples only.



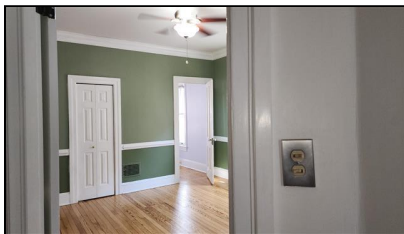
6.5 Item 1(Picture) Example/
Sample- Third level unfinished
Wash Room- cover plate missing

(2) One or more mystery switches observed. purpose unknown to inspector. Recommend consulting with current owner about switches that have no apparent use.



6.5 Item 2(Picture)

(3) Fyi- Second level Middle Bedroom switch located in the hallway.



6.5 Item 3(Picture)

6.6 Lighting fixtures etc. (Observed from a representative number)

Comments: Inspected

One or more light fixtures were inoperable/not working properly (didn't turn on when nearby switches were operated, flickered, and or missing bulbs for example). Recommend further evaluation by replacing bulbs and/ or consulting with the property owner concerning sensors/switch(es) for example. If replacing bulbs doesn't

work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary. Example/Sample- Rear of Home.



6.6 Item 1(Picture) Example/
Sample- Rear of Home

6.7 Ceiling Fans etc. (Observed from a representative number)

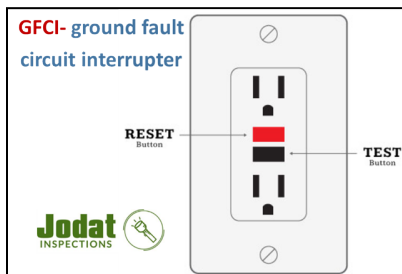
Comments: Inspected

6.8 GFCI (Ground Fault Circuit Interrupters-in and or near the structure)

Comments: Inspected

(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 by the NEC the State of Virginia is delayed in its application of these standards. partial list - 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 within 6 feet of sink 2014 - All receptacle outlets in laundry area, and Dishwasher. 2017- for newly installed and replacement 15 and 20 amp receptacles on kitchen countertops, in bathrooms, outdoor areas, unfinished basements and crawl spaces, garages, boathouses, laundry areas, and within 6' of sinks, bathtubs and shower stalls. IF NOT INSTALLED OR MISSING IN AREAS IN HOME. RECOMMEND CONSULT WITH ELECTRICAL CONTRACTOR FOR POSSIBLE UPGRADE TO CURRENT GFCI ELECTRICAL SAFETY STANDARDS.**

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.



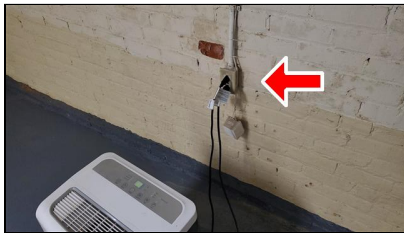
6.8 Item 1(Picture)

(2) One or more electric receptacles(outlets) in areas had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present such as but not limited to.

- Kitchen counters
- Exterior Example/Sample- Rear of Home
- Primary Bathroom
- Near Laundry
- Dishwasher

If not GFCI-protected, receptacles in wet/damp areas pose a shock hazard. Recommend that a qualified licensed electrical contractor evaluate and install GFCI protection as needed per most current electrical safety practices. GFCI protection may not have been required at original construction and/or remodeling in areas. Newly installed and/or replacement receptacles in designated areas are required to be GFCI protected according to the most current electrical safety standards (*beyond scope of inspection to determine when and if receptacles were changed*).

(3) Basement – one or more ground fault circuit interrupter (GFCI) receptacles (outlets) did not trip with a test instrument, wouldn't reset! were energized when tripped this is a potential shock hazard. Recommend correction by a qualified licensed electrical contractor as needed.



6.8 Item 2(Picture)

6.9 AFCIs (Arc-Fault Circuit-Interrupters)

Comments: Not Present

How does a AFCIs work? AFCI (Arc-Fault Circuit-Interrupters) 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 regulations, 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 NEC The State of Virginia is delayed in its application of these standards. partial list-** **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. **2017-** all 120-volt, single-

phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by AFCIs.

The structure(s) were built before the requirements for AFCI protection and/or not up to AFCI protection in all areas now recommended. You may wish to consult with an electrical contractor regarding the installation of AFCI protection at recommended locations.

6.10 Smoke Alarm

Comments: Not Inspected

Smoke alarms - problems, concerns and or deficiencies such as -

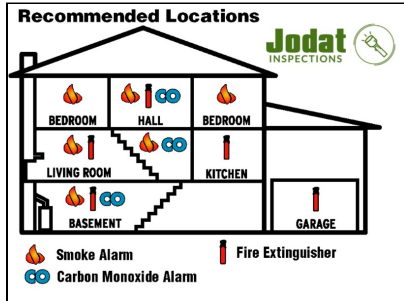
- *Mandated statement to be included in report* – “It is recommended that a home have smoke alarms on each level of the dwelling and in every bedroom or sleeping area. Clients should replace any existing smoke alarms that are not in good working order with new ones and install smoke alarms where they may be missing or not properly located. Any test of a smoke alarm during a home inspection only reflects its condition at the time of inspection and is not a guarantee, warranty, or any form of insurance. A test performed during the home inspection does not supersede the smoke alarm manufacturer’s testing recommendations. Clients should follow the manufacturer’s instructions for proper placement, installation, and maintenance.”
- FYI- We also do not smoke-test alarms, which is the only definitive test to confirm proper function. We do not determine the age of smoke alarms. According to the U.S. Fire Administration, most smoke alarms have a life span of 8-10 years.

Inspector recommends a qualified smoke alarm specialist contractor fully evaluate (*technically exhaustive inspection*) of the smoke alarm system(s) and correct as needed to ensure proper function. Possible safety concerns exist. Do not rely on pictures alone. Pictures are examples

6.11 Carbon Monoxide Detectors ,and Fire extinguisher

Comments: Not Inspected

Carbon Monoxide alarms, and or Fire Extinguishers missing in areas, incorrect placement and or appear aged. HIGHLY Recommend correction for safety. Inspector recommends to replace all with new (*always follow manufacture instructions for placement*) or have a professional qualified licensed company to ensure proper function and placement. FYI- We do not test Carbon monoxide alarms technical equipment such as Gas analysers are used which is beyond the scope of this inspection. Additionally alarms may be connected to alarms systems/monitoring services in some structures which in turn notify the fire department. Carbon monoxide detectors generally last between five and seven years. The recommendation is to replace them every five years because their ability to detect carbon monoxide is questionable after that point.



6.11 Item 1(Picture)



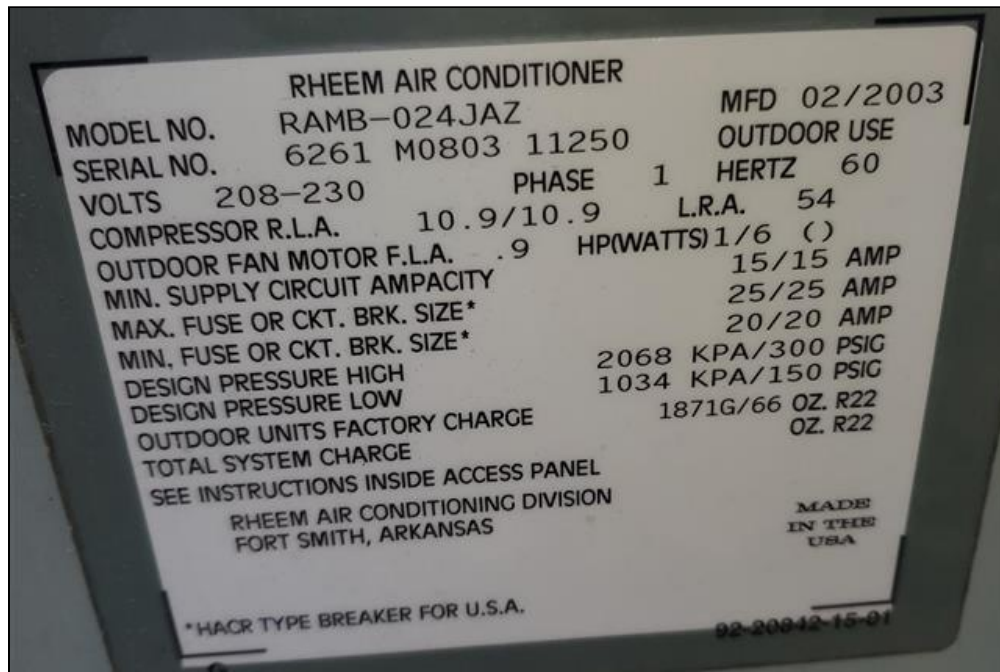
6.11 Item 2(Picture) Example/Sample- Second level Hallway- aged

7. Heating / Central Air Conditioning



The 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 (*inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed HVAC contractor would discover*).

The inspector is not required to: Inspect interiors of vent systems, flues and chimneys that are not readily accessible. Inspect heat exchangers, humidifiers, AC coils, and dehumidifiers; electric air cleaning and sanitizing devices; or solar, geothermal, and other renewable energy systems. Inspect Heat-recovery and similar whole-house mechanical ventilation systems. Inspect electric air cleaning and sanitizing devices. Determine the adequacy of combustion air components. Determine conditioned air in cooling and heating systems supply adequacy and distribution balance. Determine conditioned air output satisfaction during all seasons. Determine heating and cooling systems are properly sized for the structures, and installed according to manufacture instructions. Determine ducting age, cleanliness, insulation value, conditioned air loss and requirements for the systems and structure. Ensure your personal satisfaction. Inspect heating and cooling units that are not permanently installed or that are installed in windows for example.



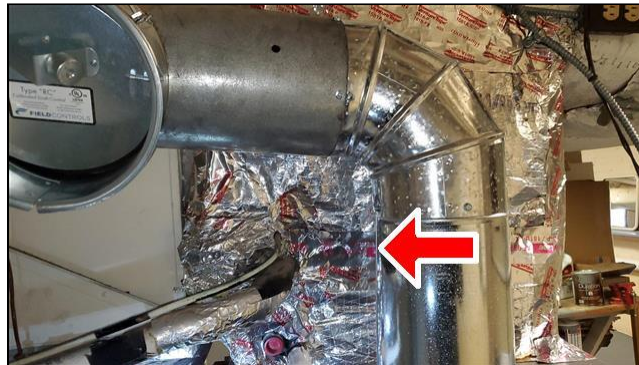
Condenser label outside unit – RHEEM – manufacture year 2003 – considered aged – size 2 ton



Condenser label outside unit – CARRIER – manufacture year 2017 – size 3 ton –



oil furnace label located in the basement – AIRTEMP – manufacture year unknown due to data not available – consult current owner for more information, appears newer



AC coil located in the basement – information unknown due to insulation covering possible label – consult current owner for more information



air handler label located 3rd level side attic access –CARRIER – manufacture year 2017

Styles & Materials

Fireplaces:

Four or more fireplaces

Types of Fireplaces:

Conventional

Ductwork:

Insulated-not visible in all areas

HVAC Filter Location and/or returns observed:

third level hallway

Filter Type:

Disposable

Thermostat location:

first level and third level

Number of Heat Systems (excluding wood and non permanent unit(s)) observed:

One

Heat Types (permanent style units only):

MFR. date "estimate" according to serial # decode recommend contact MFR. for conformation

Heat Energy Sources:

Oil

Forced Air (oil)-- Life Expectancy 20-30 years

Number of AC Systems (permanent units only) observed:

Two

Cooling Equipment Types- excluding non permanent units:

MFR. date "estimate" according to serial # decode recommend contact MFR. for conformation

The "lifespan" of a central air conditioner is about 15 to 20 years

Items

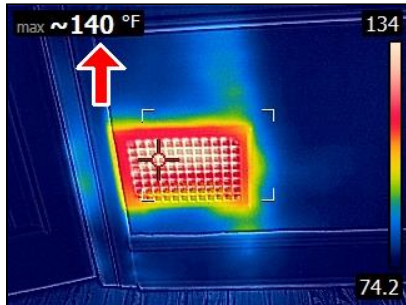
7.0 HVAC Systems

Comments: Inspected

(1) HVAC system-problems, concerns and/or deficiencies such as -

- First level heating system appears to heat all three levels and the third level HVAC system is AC only – beyond scope of this inspection to determine if this is sufficient recommend evaluation by an HVAC contractor at the least monitor and correct as needed
- AC system not tested due to outside temperatures lower than 65° for an extended amount of time– recommend ensure proper function
- oil furnace in the basement component appears to be leaking, and is not secured
- vent pipe for oil type not confirmable due to label missing and or not observed by inspector
- condensation line for AC in the basement missing recommended TRAP – condensate may not drain properly
- FYI – oil vent pipe goes into chimney proper function not observable at time of inspection considered a typical finding

and any other problems/concerns that a qualified HVAC contractor may discover while evaluating further needs correcting to ensure proper HVAC function for the structure (*this inspection is not a technically exhaustive inspection other deficiencies and/or concerns may exist* . One or more are considered a safety issue and/or could affect performance of the HVAC system. Do not rely on pictures alone. Pictures are examples only.



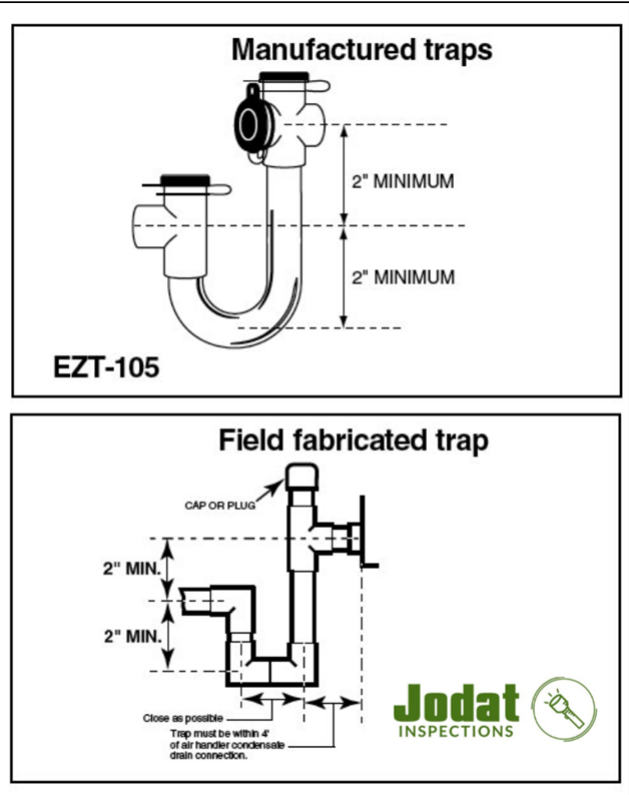
7.0 Item 1(Picture) Example/
Sample- heat supply at time of inspection



7.0 Item 2(Picture) oil furnace in the basement component appears to be leaking, and is not secured



7.0 Item 3(Picture) Example/Sample- vent pipe for oil type not confirmable due to label missing and or not observed by inspector



7.0 Item 4(Picture)



7.0 Item 5(Picture) Example/ Sample- condensation line for AC in the basement missing recommended TRAP – condensate may not drain properly

(2) HVAC system- concerns and/or information -

- Inspector recommends requesting the service records of the HVAC system(s), and if it cannot be proven that the HVAC system(s) including all associated components has been thoroughly evaluated serviced and fully evaluated within the last 6 months by a qualified HVAC specialist contractor - Then it is recommended that you consider a complete HVAC system(s) evaluation including associated components servicing and repairs if needed be made to ensure proper operation. For example: We cannot determine conditioned air output satisfaction. We cannot determine the age and, cleanness of the ducting system (*ducting has a typical lifespan of 25 years plus or minus, experts advise having your air ducts cleaned every 2 to 5 years*). We cannot determine conditioned air output satisfaction during all seasons. We cannot determine the complete proper operation of the condensate drain system(s).

- **Recommend-** First use of Air Condition system(s) if so equipped - Verify that the air conditioning condensate water is draining properly to the exterior on hot days (*this condition is generally not visible/ nor inspectable during a inspection*).
- **Recommend** replacing or washing HVAC filters upon taking occupancy depending on the type of filters installed and follow manufacture instructions.
- **Regular Maintenance-** Recommend to follow manufacture instructions for service and maintenance.

7.1 Heating Equipment

Comments: Inspected

7.2 Normal Operating Controls

Comments: Inspected

7.3 Automatic Safety Controls

Comments: Inspected

7.4 Presence of Installed Heat Source in habitable Rooms (habitable rooms are living, sleeping, eating and cooking rooms)

Comments: Inspected

There is no heat source for Second level Hall Bathroom.

FYI- Habitable rooms are living, sleeping, eating and cooking rooms. Common terms for these rooms include living rooms, family rooms, dens, bedrooms, breakfast rooms, dining rooms and kitchens. These rooms can occur anywhere in the home including basements and attics. Bathrooms, laundry rooms, closets, storage rooms, equipment rooms and hallways are not habitable rooms .

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

Comments: Inspected

(1) The condensation drip lines and, or overflow lines for HVAC system(s) could not be verified at time of inspection this is not an unusual occurrence due to weather/temperature conditions. Inspector recommends prior to first use of air conditioning systems is to ensure condensate is draining to the exterior of the home away from the foundation.

(2) **Inspector Tip-** *Appears to be Drain lines for over flow pan of HVAC systems.. If you see water draining this is a indication the the HVAC system needs serving.*



7.5 Item 1(Picture) Right side of home-

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

Comments: Inspected

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

7.7 Gas/LP Firelogs, Fireplaces and/or Woodstoves (may include chimney/venting components)

Comments: Inspected

- (1) Fire place, chimney - problems, concerns and or deficiencies such as -
- Primary Bedroom may not be properly sealed off, information obtained at inspections was the fireplaces were decorative not in use. Recommend further evaluation by a qualified contractor
 - Majority of fireplaces appeared to be not in use/sealed- this was not confirmable at time of inspection due to safe access – and unsealed chimney can let water in which can cause issues
 - typical mortar deterioration observed on one or more chimneys

and any other problems need correcting. One or more a considered a hazard. Recommended Level II inspection, and any needed corrections by a qualified licensed chimney sweep prior to using. *FYI- Level II inspection(which is highly recommended) is very comprehensive and can better determine the condition of the flue for example rather than a visual limited generalist inspection or a Level I chimney inspection.*



7.7 Item 1(Picture) Example/
Sample- Primary Bedroom



7.7 Item 2(Picture) Example/
Sample-

(2) The National Fire Protection Association (NFPA) recommends an annual inspection of all chimneys, fireplaces, solid fuel-burning appliances, and vents *(A Level II inspection which is highly recommended is very comprehensive and can better determine the condition of the flue than can a limited generalist inspection or a Level I chimney inspection)*.

7.8 Cooling and Air Handler Equipment (systems considered permanent not window style units)

Comments: Inspected

7.9 Presence of Installed Cooling Source in habitable Rooms (habitable rooms are living, sleeping, eating and cooking rooms)

Comments: Not Inspected

8. Insulation and Ventilation



The 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 inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall/ ceiling coverings, and areas not accessed by inspector for example). Only insulation that is visible was inspected. The inspector is not required to do a technically exhaustive inspection of the ventilation/environmental system for attics and areas below living space such as but not limited to crawlspaces/ basements and ensure proper function throughout all climate seasons.

Styles & Materials

Attic Insulation:

Not visible in one or more areas
Cellulose style
Fiberglass
Unknown

Ventilation:

Attic ventilation not confirmable due to attic access – considered a typical discovery

Exhaust Fans:

Fan

Dryer Power Source:

Electric

Dryer Vent Through Wall:

Metal
not visible

Dryer Vent Extension:

foil style

Floor System Insulation:

NONE
Not visible

Items

8.0 Insulation in Attic (may include wall insulation, attic access)

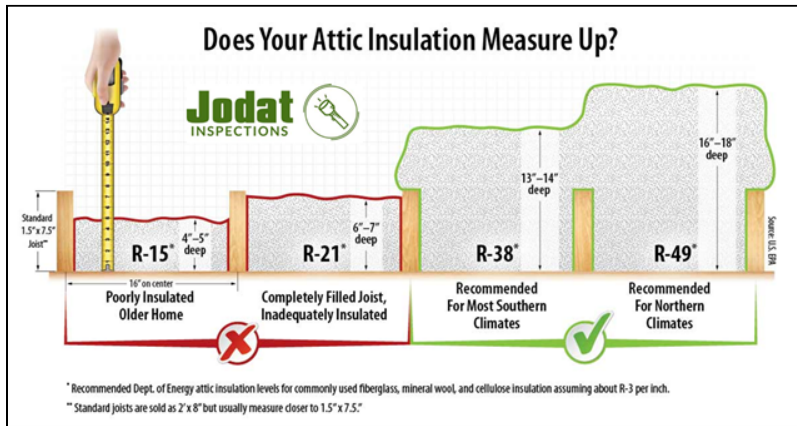
Comments: Inspected

The problems/concerns discovered with Attic area(s) such as -

typical for age of home items considered an upgrade recommendation –

- Insulation levels is considered inadequate according to todays standards. Conditioned air loss can occur. Current standards for this area is 14"+ for approx. R-49 insulating value. – current value estimated at R11-15 +/- . Inspector recommends the attic and associated areas be insulated to current standards.
- attic access panel(s), missing insulation and weatherstripping (*conditioned air loss will occur*). .

and any other problems that a qualified contractor may discover while evaluating further and performing repairs need correcting ensure areas are properly insulated to ensure a unreasonable amount of conditioned air loss does not occur, and lack of insulation can cause condensation for example. Do not rely on pictures alone. Pictures are examples only.



8.0 Item 2(Picture) Example/ Sample- attic access panel(s)

8.0 Item 1(Picture)



8.0 Item 3(Picture) Example/ Sample- attic access panel(s)



8.0 Item 4(Picture) Example/ Sample-

8.1 Insulation Under Floor System

Comments: Not Present

8.2 Vapor Retarders (in Crawlspace or basement)

Comments: Not Present

8.3 Ventilation of Attic and Foundation Areas

Comments: Not Present

(1) The inspector is not required to do a technically exhaustive inspection of the ventilation/environmental system for attics and areas below living space such as crawlspaces/ basements and ensure proper function throughout all climate seasons. Moisture conditions can change during different climate seasons for example. Inspector recommends having at least annual inspections of these areas and making any necessary corrections as needed.

(2) *Considered a typical finding for this style of home - Attic(s) are not and/or appears not to be technically ventilated to current acceptable standards. A general visual inspection is not a technically exhaustive inspection. Attic ventilation issues can result in higher utility bills, possibly cause moisture related concerns, and may shorten the life of the roof coverings for example. Inspector recommends evaluation by a qualified contractor for any needed corrections and at the least monitor and make the any necessary corrections when roof covering is replaced.*

8.4 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected

(1) *The U.S. Fire Administration recommends that dryer venting be cleaned at least once a year so that excessive debris does not build up within the ventilation pipes causing risks such as residential structural fires, gas leaks(if so equipped) into the home and large energy usage for operating the dryer. Inspector recommends – You should request the service records, and if it cannot be proven that dryer venting system has been serviced by a qualified licensed contractor within the last year it is recommended that a complete system evaluation, servicing and repairs and/or upgrades if needed be made to ensure proper operation prior to closing.*

(2) One or more venting system for kitchen, bath and or laundry was not visible during this inspection this is not an unusual occurrence. All venting should terminate outside the structure to a proper area recommend consulting with current owner and or have a qualified licensed contractor investigate further and have any needed corrections made prior to closing.

(3) UPGRADE RECOMMENDATION- Inspector recommends installing aluminum flexible duct for your dryer connection rather than the foil (*Airflow restrictions are a potential fire hazard*) currently installed.

FYI- Dryer duct goes vertical will require more maintenance to keep clean/clear of debris.



8.4 Item 1(Picture)

8.5 Ventilation Fans and Thermostatic Controls in Attic

Comments: Not Inspected

What appears to be a Thermostatically controlled vent fan in the attic was not tested/inspected due to access limitations. Recommend ensure proper operation prior to closing.

8.6 Wall Insulation

Comments: Not Inspected

Not visible behind finished walls.

9. Built-In Kitchen/ Laundry Appliances



The inspector shall observe and operate for basic operation in one mode only of the following main kitchen appliances: Permanently installed dishwasher, through a cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven.

The inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances, washing machines, clothes dryer; or Refrigeration units for example. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable. Appliances are not moved during the inspection. Floor damage may be under dishwashers, refrigerators, washing machines etc. that may not be discovered until the units are moved for service or replacement. It is beyond the scope of the this inspection to ensure all appliances are installed and functioning in all aspects according to manufacture instructions. Personal satisfactory operation of all appliances is not warranted or guaranteed.

Items

9.0 Ranges/Ovens/Cook tops

Comments: Inspected

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.

9.1 Range Hood (s)

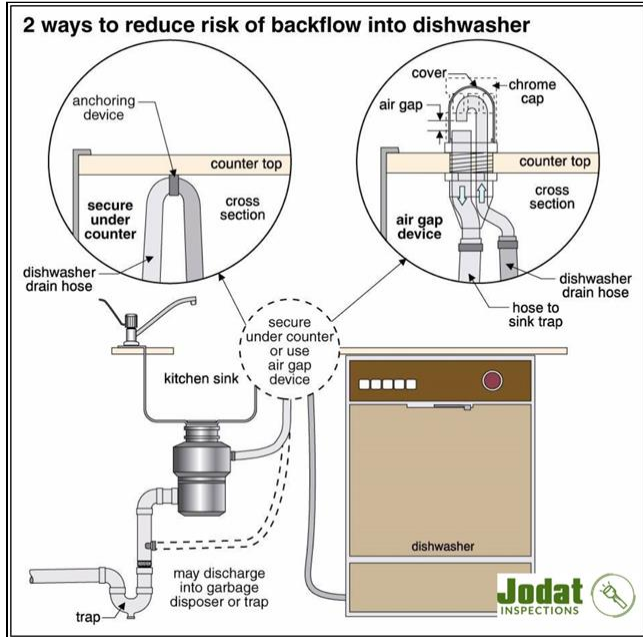
Comments: Inspected

9.2 Dishwasher

Comments: Inspected

(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) No anti-siphon/vacuum breaker device is visible at discharge line. These devices are intended to prevent waste from the DWV plumbing or disposal from entering the dishwasher. Units without built in devices should have the discharge lines looped up and secured in such a manner as to create an air gap between the dishwasher and the line termination, to the food waste disposer.



9.2 Item 1(Picture)

9.3 Microwave (built in)

Comments: Inspected

We ran the microwave through a short cycle to determine if it was functional and that the power source was functional. The microwave heated up test item, and will not determine how long it will last.

9.4 Food Waste Disposer

Comments: Inspected

9.5 Refrigerator

Comments: Not Inspected

(1) The home inspector is not required to inspect- Refrigeration units. All comments are made out of courtesy. Recommend verify proper operation prior to closing. If comments are made they only pertain to the main kitchen refrigerator. Any statements in the report are made out of courtesy and do not constitute an inspection on these items.

(2) I recommend keep the freezer at zero and the refrigerator at 34 degrees. Refrigerator and freezer temperatures were at or near normal range at time of inspection.

(3) Ice bucket did not have ice in tray at time of inspection. Ice maker may be turned off, recommend consult current owner, services of a qualified contractor may be required.

9.6 Washing Machine

Comments: Not Inspected

(1) *Typical for age of home UPGRADE RECOMMENDATION-* Recommend washing machine drip pan be installed and drain plumbed to exterior of home. This helps protect flooring. Recommend correction by a qualified licensed contractor as desired. **FYI-** *Running a drain to the outside in some homes is very intrusive another option is installing a water alarm in pan.*

(2) Second level Hallway Washing machine supplies- problems, concerns and or deficiencies such as one or more -

- water supplies for the washing machine are dripping water (this is usually not a concern when connected to the washing machine)

and any other problems that a qualified licensed plumbing contractor may discover while inspecting further and performing repairs needs correcting.

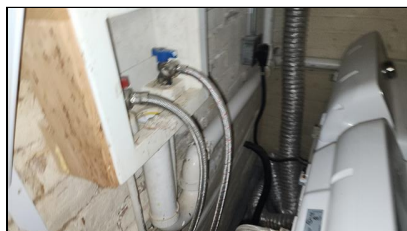


9.6 Item 1(Picture) Example/
Sample-

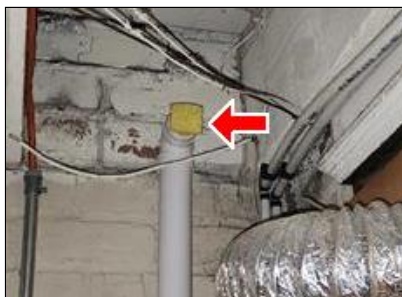
(3) Basement/washing machine and related plumbing- problems, concerns and or deficiencies such as one or more -

- Vent line not plumbed to exterior and/or missing a AAV vent-Sewer gas could enter basement for example
- standpipe improper

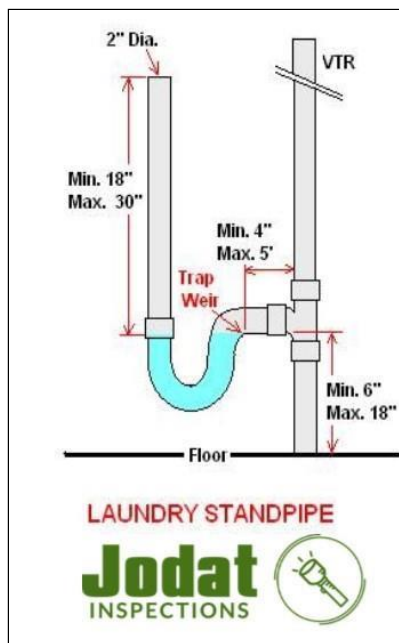
and any other problems that a qualified specialist contractor may discover while inspecting further and performing repairs needs correcting.



9.6 Item 2(Picture) Example/
Sample-



9.6 Item 3(Picture) Example/
Sample-



9.6 Item 4(Picture)

(4) The home lacks appliances in the laundry room of the home, OR the appliances were not tested. The water supply lines and waste drain systems could not be tested at the time of the inspection without the appliances in the home. This condition is a limitation to this home inspection.

9.7 Clothes Dryer

Comments: Not Inspected

(1) The home inspector is not required to inspect- Clothes dryer. All comments are made out of courtesy. Recommend verify proper operation prior to closing. Any statements in the report are made out of courtesy and do not constitute an inspection on these items.

(2) Personal items in and or on unit not tested. Recommend confirm operation at or prior to walk through.

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/>

(3) FYI: One or more of the dryer outlets- A three prong 240 Volt electrical outlet has been installed, which was standard at the time of construction. If you presently have a dryer with a four prong cord it will be necessary to convert to a three prong cord or have receptacle updated.

10. Microbial Growth, Wood Destroying Organism, and Vermin/Pests

The inspector is not required to observe the presence of diseases harmful to humans, potentially hazardous plants, animals, pest, insects including wood destroying organisms and mold. All comments if made are out of courtesy and are example(s) only and do not constitute a inspection of any kind.

Items

10.0 Microbial Growth, Wood Destroying Organism, and Vermin/Pests

Microbial Growth, Wood Destroying Organism, and Vermin/Pests- We did not inspect for these conditions (beyond scope of this inspection). Any statements in the report are made out of courtesy and do not constitute an inspection on these items.

11. Additional Limitations, Concerns, Information and or Advice

Items

11.0 Additional Limitations, Concerns, Information and or Advice

(1) In my opinion, the property shows signs of remodeling, renovation, change-outs or addition(s) after the original construction. This work may or may not have been performed by a licensed contractor(s) with proper permits and code inspections, etc. We suggest verifying with the local code authority to determine if this work was done properly and conforms to the building standards applicable at this time. Amateurish or un-permitted work can sometimes conceal poor workmanship or hidden defects.

(2) Homes built prior to mid 1980's may contain asbestos (*asbestos containing materials can be a health risk under certain conditions*) and prior to 1978 may contain lead paint (*Lead based paint can be a health risk under certain conditions*). Determining if they are present is outside the scope of a home inspection. Any comments in the inspection report are made only as a courtesy and should not be relied upon to be complete or a warranty. If you have concerns, you are encouraged to contact licensed Asbestos, and or lead Contractor. Do not rely on pictures alone. Pictures are examples only.

(3) The home is older than 40 years the home inspector considers this while inspecting. It is common to have areas that do not comply with current building standards. This is not a new home and this home cannot be expected to meet current building standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair or the standards at time of original construction.

(4) **Ongoing Monitoring** - Your inspection is like a snapshot of the property's condition on a specific date and time. Those conditions will change, so you need to keep inspecting your property during the time you own it. Verify that the air conditioning condensate water is draining properly to the exterior after operation on a hot day (*this condition is generally not visible/inspectable during a home inspection*). Verify that the dryer vent is exhausting properly. Verify that the gutters and downspouts are performing during a hard rain. Verify that no water is ponding on the property after a hard rain. Verify that no dimming or flickering of lights occurs. Verify that no repeated resetting of any circuit breakers is necessary. Verify that the quantity of the hot water supply is adequate. Verify that the performance of the HVAC systems are adequate. Verify that any thermostat controlled electric attic fans are operating. Verify that no leaking is present in the attic area during a hard rain. And inspect any of the other concerns that were mentioned in this report.

PLEASE SECURE ALL OPERATION / MAINTENANCE MANUALS, AND WARRANTIES FROM PRESENT OWNERS AND OR THE MANUFACTURERS.

(5) It is recommended to consult with current owner regarding the homes monthly utility bills/usage/cost (*electricity, water, heating etc*) for budgeting concerns prior to closing.

(6) **When addressing concerns/deficiencies and/or further investigation based on inspection report.** Inspector recommends all areas be further evaluated and corrected if a deficiency and or concern exist by the appropriate qualified licensed specialist contractor..

- **Example** – if inspector reports of wood deterioration and structural concern in the crawlspace. Client should request- All wood deterioration and all structural concerns in the crawlspace be addressed by a qualified licensed contractor and corrected as needed to ensure proper function.

- Example – if inspector reports a loose outlet , and nonworking outlet inside the structure. Client should request- All electrical outlets be evaluated by a qualified licensed electrical contractor and corrected as needed to ensure proper function.
- Example – if inspector reports of electrical deficiency in the attic and crawlspace for example. Client should request- All electrical components in the crawlspace and attic to be evaluated by a qualified licensed electrical contractor and corrected as needed to ensure proper function.
- Example – if inspector reports of a roofing deficiency for example damaged shingle, lifted risen shingle, and/or sealant maintenance needed for example. Client should request- A qualified licensed roofing contractor evaluate and correct all deficiencies on the roofing system to ensure proper function.
- Example – if inspector reports of a window deficiency for example such as difficulty opening and not latching properly in the primary bedroom for example. Client should request- A qualified licensed contractor to evaluate and correct all window deficiencies within the structure to ensure proper function. .

Your inspection and report is not a detailed exact "Punch List" it is a representation/sampling of multiple systems/components of the structure. For example think of it as a thorough routine physical where a medical professional would refer you to a specialist medical professional for a further evaluation and correction as needed. Additionally most if not all pictures are examples only.



INVOICE

JODAT INSPECTIONS

Certified Master Inspector® - ASHI Certified

#259838 - InterNACHI Certified #14040417

Justin Throckmorton #3380001557 w/ NRS -

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Inspected By: David Throckmorton

Inspection Date: 3/21/2024

Report ID: 3 20 2024

Customer Info:	Inspection Property:
Happy Client 123 Street Tidewater city Virginia 12345	123 Street Tidewater city Virginia 12345
Customer's Real Estate Professional: Happy Agent	

Inspection Fee:

Service	Price	Amount	Sub-Total
home inspection	560.00	1	560.00
			Tax \$0.00
			Total Price \$560.00

Payment Method:

Payment Status: Paid

Note: