



Inspection Report

Happy Client

Property Address:

123 Street

Hampton Roads Area Virginia 12346 Virginia 12346



JODAT INSPECTIONS

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Date: 5/30/2024	Time:	Report ID: 5 30 2024
Property: 123 Street Hampton Roads Area Virginia 12346 Virginia 12346	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 in the report 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

Crawlspace – Main crawlspace under main house, **Addition crawlspace** – crawlspace under addition area where the home

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)

Type of building:

Single Family (2 story)

Approximate age of building:

Year Built: 1954 estimate according to listing information

Temperature:

Over 75 (F)

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

Yes

Inspection start time:

12:01 pm

Inspection completion time:

2:42 pm

Partial Summary

Jodat
INSPECTIONS



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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)- damaged, nail pops and substandard installation.
 - flashing/penetration(s)- needed sealant maintenance, deteriorated and or substandard.
 - exposed sheathing component(s) with deterioration
 - front, rear, and corporate area – No "drip edge" flashing was not visible at one or more roof eaves (lower edges), and or rakes (gable end edges). (*Drip edge helps prevent water from soaking into the edges of the roof sheathing material (typically plywood, roof sheathing or oriented strand board), and possibly reduces the entry into the attic for rodents. This reduces the chance of fungal rot or deterioration from water damage in the roof sheathing.*)
 - Left side of home carport area, and rear of home – The low slope roof is less than 2/12 slope and has standard style shingles (*a slope of 2:12 is considered the lowest slope for standard shingle installations*).
 The problem with shingled low sloped roofs is that they cannot shed rainwater and snowmelt quickly enough to prevent the water from finding its way back under the roof shingles which can cause leaks and damage. The roof should have either selvage, roll roofing, rubber membrane or an approved covering for a low slope roof. Recommend further evaluation/inspection and correction by a qualified licensed roofing contractor as needed. If not corrected which is recommended at the very least monitor.

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*). Safe roof access in area(s) according to the inspector limited inspectors visual and or physical access. *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.

1.1 Roof Drainage Systems

Inspected

- (1) The problems/concerns discovered with roof drainage system(s) such as-
- Loose component(s)

and any other problems and or deficiencies that a qualified contractor may discover while inspecting further and performing repairs need correcting to ensure roof drainage system(s) are functioning properly. 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

- (1) Exterior in areas – Problems, concerns and or deficiencies with one or more sections/components of exterior, siding, cladding, eaves, windows, doors, and or trim such as -
- siding and/or siding/trim component(s) – loose and or substandard
 - paint or stain finish failing, peeling, worn, and or missing (*with finish deficiencies deterioration is possible*)
 - wood component(s) deteriorated and/or appear to be (*further deterioration can occur*)
 - holes, gaps, and or opening(s) (*rodents, pest and or moisture/water could enter– which can cause issues*)
 - 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 one or more areas – Problems, concerns and or deficiencies with one or more sections/components of masonry (brick or stone) such as -
- cracking (*water entry can occur which could cause damage for example*)
 - mortar – missing, cracking and/or deteriorated (*water entry can occur which can cause damage for example*).

and any other problems that a qualified specialist contractor(s) may discover while evaluating further and performing repairs needs correcting. Where cracks or openings are exposed, water can enter the exterior structure causing mold, fungal growth and or structural damage for example. At the least once sealed monitor all cracks and/or movement if worsens over time have qualified specialist evaluate for repair. Do not rely on pictures alone. Pictures are examples only.

- (4) Enclosed Deck- - problems, concerns and or deficiencies such as -
- ceiling loose/ falling down
 - wood deterioration

and any other problems that a qualified specialist contractor(s) may discover while evaluating further and performing repairs needs correcting to ensure proper function. Pictures are examples only.

(5) Exterior windows -problems, concerns and or deficiencies such as -

- substandard installation such as –Sill slopes improper (*At a minimum be aware and keep area caulked properly*).
- wood deterioration

and any other problems that a qualified licensed specialist contractor may discover while evaluating further and performing repairs needs correcting to ensure window systems are proper. Window deficiencies can or has caused moisture/water entry which can cause a host of un-wanted issues which may not be observable during a non invasive inspection. Do not rely on pictures alone. Pictures are examples only.

(6) Sheds at the carport area – wall sheathing tested wet. Source of water entry unclear at time of inspection. Wet areas can cause a host of un-wanted issues such as deterioration and fungal growth.Recommend correction by a qualified specialist contractor(s) as needed to ensure proper function.

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

Inspected

(2) Rear of home – Deck(s)/porch(s)/stair(s)- Problems, concerns and or deficiencies according to current safety standards for decks/porches such as -

- ledger board improperly secured to structure (*should have 5/8 galvanized "Lag Screws" or "Carriage Bolts" approximately every 24 to 36 inches attached to band board of structure*)
- floor joist hangers rusted and improper fasteners
- floor joist not properly supported at ends – just nails considered insufficient
- post to beam connections substandard

and any other problems that a qualified specialist contractor may discover while inspecting further and performing repairs need correcting. Decks/porches/stairs not built to best building standards is considered a safety hazard. Do not rely on pictures alone. Pictures are examples only. Deck/stairs/railing issues/deficiencies are considered safety hazards a fall or injury could occur. Typical wear, tear and or deterioration observed for assumed age.

(3) One or more hand and or guard rails at the are loose. A fall or injury could occur if not corrected. A qualified contractor should repair or replace loose hand and or guard rails around home as needed for safety.

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

Inspected

(3) Vegetation such as trees, shrubs and/or vines was in contact and or near building exteriors and/or other components. Vegetation can serve as a conduit for wood destroying insects and may retain moisture against the exterior after it rains, and limbs can damage exterior coverings for example. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and building exteriors, tree limbs at least three feet from exterior and roof coverings, and cut back as needed for other systems and/or components. Pictures are examples only.

3. Interiors



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

(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.

(6) A majority if not all Windows are Considered slightly 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, plastic parts starting to deteriorate, and or damaged. Recommend monitor and budget for new windows. All Windows that were inspected are functional unless noted in report.

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

Inspected

(4) 2nd level – ceiling covering the attic access is loose. Recommend correction as needed.

3.2 Floors

Inspected

(1) The doorway between the kitchen and the rear den is considered a trip hazard. Recommend a qualified contractor further evaluate and correct as needed.

(2) Carpet should not be used in bathrooms, carpet will retain moisture that can cause damage and unwanted microbial growth. Recommend a qualified flooring contractor correct as needed. Example/Sample- Primary Bathroom Shower

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

Inspected

One or more doors - from a representative amount inspected

- Loose door handle/locking handles Example/Sample- Rear Door.
- Rubs the floor (1/2" clearance recommended for conditioned air circulation) Example/Sample- Rear Left Bedroom Closet, Primary Bedroom Closet.
- Rubs the jamb Example/Sample- Rear Right Bedroom.
- Second level Left Bedroom Closet door missing

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

3.5 Counters and Cabinets (representative number)

Inspected

Laundry Room Cabinets concerns and or deficiencies such as one or more of -

- loose, not properly secured

and any other problems that a qualified licensed specialist contractor may discover while inspecting further and performing repairs need correcting to ensure cabinetry is functioning properly. Do not rely on pictures alone when requesting repairs and/or further investigations 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- Kitchen, Primary Bedroom .
- Did not latch/lock Example/Sample- Living Room, Rear Right Bedroom.
- Living Room windows that open to the rear den were not operated/or missing handle
- Damaged glazing/glass Example/Sample- Rear Den/Living Room.

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) Living Room, Primary Bathroom, Second level Left Bedroom, Primary Bedroom, Second level Den, Second level Right Bedroom, Second level Left Bedroom- Condensation or staining was visible between multi-pane glass in one or more windows, doors and or skylights. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be

obscured, the window's R-value will be reduced, and accumulated condensation may leak into the wall structure below. Recommend that a qualified contractor evaluate and repair all windows/doors as necessary. Usually, this means replacing the glass in window frames. Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window/doors/skylights with failed seals or desiccant. 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) Crawlspace- Deficiencies and/or concerns observed in the crawlspace and or basement at accessible areas such as –

- fungi on wood member(s) which is not a un-common occurrence (*can or has caused wood deterioration, and can be a potential health concern*)
- elevated wood moisture content(WMC) 17.6% +/- addition crawlspace, 18% plus or minus crawlspace
- (12-16% readings are desired -12% or below WMC readings desirable for the winter time - under 16%-WMC readings desirable for the humid/summer time). Elevated wood moisture content can or has caused wood deterioration, and facilitate fungi growth

Moisture, wet, and/or fungi conditions can or has caused wood deterioration, attract wood destroying insects and/or health concerns may be present for example. This generally inspected and corrected if needed by a termite/moisture contractor

- vapor barrier missing, , and or not anchored properly in areas.

Vapor barrier concerns/deficiencies can contribute to elevated moisture levels (*plastic style vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground which can cause a host of unwanted issues*)

- telescoping style Jack not considered permanent type of pier

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.

4.2 Roof Structure and Attic

Inspected

(4) Roof sheathing damaged in one or more areas Possibly can affect roof covering adhesion to the sheathing and a safety hazard for workmen on roof for example. Recommend further evaluation/inspection and correction by a qualified licensed contractor as needed. Do not rely on pictures alone when requesting repairs and/or further investigations pictures in most if not all instances are examples only. At the least monitor and make the necessary corrections when roof covering is replaced.

5. Plumbing System



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

Inspected

(1) Toilet deficiencies such as -

- loose at the floor Example/Sample- Second level Bathroom
- water cutoff handle missing Example/Sample- Primary Bathroom
- missing flange bolt cover Example/Sample- Primary Bathroom, Second level Bathroom

and any other problems that a qualified licensed plumbing contractor may discover while performing repairs and inspecting further needs correcting. Additionally check for damage to floor/structure, and correct as needed.

(2) Example/Sample- Crawlspace(s)- plumbing problems, concerns and or deficiencies such as -

- Plumbing leaks observed. 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 - rear of home and front of home
- wet area suspected plumbing leak – I could locate the source of moisture
- plumbing pipe Inadequate support (*According to most standards Plumbing pipe support requirements- Copper 8-10 feet, CPVC 39 inches, PEX 32 inches, Steel/Galvanized 8 feet, PVC or ABS 4 feet, and Cast-iron 9.5 feet and at each joint. Recommend to be safe install more supports than are required*)
- pipe connection improper leaks will probably occur
- 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*
- *Galvanized Metal pipes. This type of plumbing pipes was used in older buildings (often over 50 yrs old). It is quite common through the years, that this type of piping becomes deteriorated (rots from the inside outward, and collects mineral deposits inside the pipe often clogging them). Partial OR complete replacement is usually needed sooner or later because the pipes will leak and/or stop up.*
- *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.*

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 -
- missing knob (not tested) Example/Sample- Left 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- problems, concerns and or deficiencies such as -

- water control handle leaks during operation/ use Example/Sample- Primary Bathroom Sink, Primary Bathroom Shower
- sink drain does not keep up with the water flow, recommend get an aerator that reduces water flow Example/Sample- Primary Bathroom Sink
- Hall Bathroom Shower water did not work when tested
- low water pressure observed Example/Sample- Primary Bathroom Shower
- slow drainage Example/Sample- Hall Bathroom Sink
- Primary Bathroom Shower diverter stuck in tub mode (could not test in shower mode)
- shower heads leaks Example/Sample- Laundry Room Shower
- shower supply pipe is loose Example/Sample- Laundry Room Shower, Primary Bathroom Shower
- plumbing tree component is loose Example/Sample- Laundry Room Shower
- shower doors damaged Example/Sample- Laundry Room Shower
- tub damage/rusted Example/Sample- Second level Bathroom Shower
- control knob/stopper system not working properly and or missing components Example/Sample- Primary Bathroom Shower, Hall Bathroom Sink

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. Pictures are examples only.

(4) Polybutylene plumbing pipe (*common polybutylene brand name in our area used – Quest*) water supply pipe(s) observed in areas – Polybutylene plumbing pipe has been involved in several major class action settlements prior to 1989. I recommend you consult with a licensed plumber and make a informed decision on the PB plumbing pipe at this time. Some home warranty and insurance companies may exclude PB leaks from coverage and or not offer insurance coverage. Listed below is a link that has some useful information. <http://sterlinginspections.com/Polybutylene.html>

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

Inspected

Water heater(s) and associated components concerns and or deficiencies such as -

- inadequate combustibile air for proper operation (*FYI –For an unconfined space, or open area, indoor air is used for combustion, and the requirement for proper venting is the minimum of 50 cubic feet for every 1000 BTU of the total input of all gas-fired appliances located there.*)

One or more items listed below are typical for age of home and/or system .

- drain pan- missing (*Water heater drain pan recommended and/or required in locations in a dwelling where a leak from a conventional hot water tank could cause damage to the structure or property. The pan should terminate over a suitably located indirect waste receptor or floor drain or extend to the exterior. FYI- Running a drain to the outside in some homes is very intrusive another option is installing a water alarm)*

and any other problems that a qualified plumbing contractor may discover while inspecting further and performing repairs need correcting. One or more items are a Safety concern.

5.6 Hot Water Temperature

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 140 (F).

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
- electrical service conductors clearance (outside) from the ground is and/or appears to be lower than 12 feet
- electrical service conductors clearance (outside) is and/or appears to be substandard- *must maintain a clearance of 3 ft from windows* are designed to be opened, doors, porches, balconies, ladders, stairs, fire escapes, or similar locations.

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 -

- aged obsolete split-bus panel

- aged obsolete sub-panel (magnetic trip only)
- electrical wire not terminated properly
- neutral circuit connection doubled/multiple wiring
- labeling issue – circuit not labeled/identified and or confusing
- deadfront does not flush with breakers, cover missing all screws
- circuit breaker is different brand (*not the brand of manufacture of panel some breakers are interchangeable – beyond scope of Inspection*)
- cover missing screws
- anti-oxidant compound missing or inadequate (*compliance varies between panel manufacturers and jurisdictions*)

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*)
- A surge-protective device (SPD) is not installed at the service panel(s). It works like a filter that lets in safe electrical current but is designed to block dangerously high current or voltage from entering your home's electrical system. Whenever an SPD senses an electrical surge, it reacts immediately to divert excess current/voltage into the ground via a ground wire.

typical finding not always viewable at time of inspection items –

- unverifiable proper grounding (*including panel to earth ground*)
- unverifiable HVAC component(s) to circuit breaker compliance
- unverifiable proper bonding for plumbing pipe
- unverifiable proper bonding for gas plumbing pipe

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 Bathroom, Second level Den- 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>

6.5 Connected Devices, Fixtures and other electrical (Observed from a representative number)

Inspected

- (1) Exterior- Electrical -problems, concerns and or deficiencies such as one or more -
- NM electrical wire not rated for outdoor use

and any other problems that a qualified electrical contractor 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.

(2) *Typical for age of home- Safety upgrade recommendation–* Carport Shed, Kitchen, Kitchen Closet -Non-metallic sheathed cable, within 7 feet of the floor or ground surface was not protected from damage. Safety hazard. Installation in conduit or behind walls is recommended.

- (3) Crawlspace(s) -Electrical -problems, concerns and or deficiencies such as one or more -
- Wire(s) –loose (*Electric cables are required to be supported every 4.5 feet*)
 - Wire(s) not properly terminated – (*even abandoned or what appears to be abandoned wires should be terminated properly*)

and any other problems that a qualified electrical contractor 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.

6.6 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-
 - Loose outlet Example/Sample- Rear Left Bedroom, Rear Right Bedroom
 - Loose electrical wire (not properly secured) Example/Sample- Kitchen Closet
 - Nonfunctional when tested Example/Sample- Second level Right Bedroom outlets

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.

6.7 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- Front of Home, Laundry Room Closet, Den , shed at car port area

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

Inspected

- One or more ceiling fans-
- Improper ceiling fan clearance Example/Sample- Second level Left Bedroom
 - Noisy operation Example/Sample- Second level Left Bedroom

and any other problems that a qualified licensed electrical contractor may discover while inspecting fans/fixtures further and performing repairs need correcting.

6.9 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 (one or more not GFCi protected)
 - Exterior
 - Bathroom(s)
 - 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) Ground fault circuit interrupter (GFCI) receptacles (outlets)-
- abnormal buzzing noise when tripped Example/Sample- Front of Home
 - did not trip when tested Example/Sample- Rear of Home

and any other problems that a qualified licensed electrical contractor may discover while inspecting further and performing repairs need correcting. Electrical issues are considered safety hazards till repaired.

6.11 Smoke Alarm

Not Inspected

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

- Smoke alarms appear to be aged. Location(s) – First level Hallway
- **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

6.12 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 -

- During testing in the cooling mode the condenser turned off while the system should have been running
- HVAC supply did not produced condition air when tested Example/Sample- Primary Bathroom
- One or more aged components observed.
- One or more AC unit(s) are older unit, possibly using refrigerant *R-22, commonly referred to a Freon* that is no longer being produced or imported. R-22 Freon considered to be scarce, and parts/components may or may not be available for repair of the unit, possibly causing the entire unit to be replaced.

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.

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

Inspected

Crawlspace(s)- HVAC ducts-problems, concerns and or deficiencies such as -

- missing, loose, substandard and or damaged insulation
- inadequate support

- deterioration
- possible openings

Typical for assumed age of structure and/or reconstruction-

- Ductwork is or appears to be aged in areas (*Ductwork has a typical lifespan of 20-25 years.*)

and any other problems that a qualified contractor may discover while inspecting further and performing repairs need correcting to ensure ducting system is proper. Conditioned air loss can possibly occur. Do not rely on pictures alone. Pictures are examples only.

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

Inspected

(2) Roof –The problems/concerns discovered in one or more venting systems for gas appliances – water heater – such as -

- gas vent termination clearance requirement to windows for example considered improper

and any other problems that a qualified specialist contractor may discover while inspecting further and performing repairs need correcting to ensure proper venting for gas appliances. Gas appliance venting issues are considered a safety and/or fire hazard until repaired.

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

Inspected

(1) Fire place, chimney, and/or woodstove system(s) - problems, concerns and or deficiencies such as -

- firebox deteriorated and/or cracked
- hearth separation/ cracking
- chimney –rain cap missing (*water entry can occur for example causing issues*),
- spark screen missing (*helps to keep out pest for example*)
- cracking noted to the cement chimney top (*common finding and may need to be sealed or replaced to prevent moisture entry*)

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.* Pictures are examples only.

8. Insulation and Ventilation



8.1 Insulation Under Floor System

Inspected

Crawlspace – The problems/concerns discovered with floor insulation such as one or more of -

- missing, loose, and fallen

and any other problems that a qualified contractor may discover while evaluating further needs correcting. Conditioned air loss can occur more on this home than one that is properly insulated. Do not rely on pictures alone. Pictures are examples only.

8.3 Ventilation of Attic and Foundation Areas

Inspected

(2) The addition crawlspace access door is problematic in getting unit to fit properly. Recommend correction as needed.

8.4 Venting Systems (Kitchens, Baths and Laundry)

Inspected

(1) Dryer ducting system -problems, concerns and or deficiencies such as -

- dryer is using transition duct material and should be replaced with a smooth walled duct. Airflow restrictions are a potential fire hazard. *FYI- The solution is to install a 4-inch diameter, smooth, sheet metal exhaust duct that terminates on the outside of the building. The fittings should be secured with tape rather than screws because screws on the inside of a dryer duct can collect lint.*
- Ducting not terminated to the exterior of the home – this adds unwanted moisture in the crawlspace which can cause a host of issues

and any other problems that a qualified specialist contractor may discover while inspecting further and performing repairs needs correcting to ensure a proper dryer ducting system. Do not rely on pictures alone. Pictures are examples only.

(3) Laundry Room Exhaust Fan- problems, concerns and or deficiencies such as one of but not limited to -

- rusted/deteriorated
- noisy operation
- microbial growth observed

and any other problems that a qualified licensed specialist contractor may discover while inspecting further and performing repairs needs correcting. Do not rely on pictures alone when requesting repairs and/or further investigations pictures in most if not all instances are examples only.

8.5 Ventilation Fans and Thermostatic Controls in Attic

Not Inspected

One or more Attic venting fan system(s)-problems, concerns and or deficiencies such as -

- rusted/deterioration at time of inspection appears just to be surface rust
- not tested/inspected due to access limitations
- Attic/Vent fan maybe counter productive due to the close proximity of roof, and or ridge vents which negates its use and can cause higher electric bills. If this is of concern recommend obtaining the advice of a qualified licensed contractor as needed.
- FYI- Ventilation Fans- 3 to 5 years is the usual life expectancy of a motor-driven attic fan, and I recommend to keep thermostat of fan set at 90F.

and any other problems that a qualified licensed specialist contractor (s) may discover while evaluating further and performing repairs needs correcting. Do not rely on pictures alone when requesting repairs and/or further investigations pictures in most if not all instances are examples only. One or more considered a safety and/or hazard concern .

9. Built-In Kitchen/ Laundry Appliances



9.0 Ranges/Ovens/Cook tops

Inspected

(1) Range style is of such that cannot be tested and/or observed for a anti-tip bracket presence. Possibly may not be installed and/or not installed properly. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. Recommend confirm prior to closing. For more information, visit: <http://www.google.com/search?q=range+anti-tip+bracket>

(3) Range- problems, concerns and or deficiencies such as one of but not limited to -

- surface light did not work when tested (did not properly illuminate/flickered)
- knob labels faded not legible

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

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.

9.4 Food Waste Disposer

Inspected

Food disposer-problems/concerns discovered such as one or more of -

- rusted/deteriorated and/or damaged components with a possible obstruction

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

9.5 Trash Compactor

Not Inspected

Agent advised the trash compactor did not function, inspector did not test.

9.6 Refrigerator

Not Inspected

(3) Ice production did not work properly at door during testing. Ice production may be turned off. Recommend confirm proper operation closing. The services of a specialist contractor may be required.

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

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

Not Inspected

(2) Crawl space(s) -Evidence of possible rodent/pest infestation was found in the form of feces for example. Consult with the property owner about this. A qualified licensed specialist contractor should do a more technically exhaustive inspection and make repairs to seal openings in the structure, replace insulation/other building components as needed, set traps, and clean waste as necessary. Considered a health concern. . Recommend following guidelines in these Center for Disease Control articles: http://www.cdc.gov/rodents/prevent_infestations/seal_up.html
http://www.cdc.gov/rodents/prevent_infestations/trap_up.htmlhttp://www.cdc.gov/rodents/prevent_infestations/clean_up.html

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



1. Roofing

The inspector shall observe: Accessible Areas according to the inspector- 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):

Architectural/dimensional asphalt style shingles– life expectancy approximately 20 to 30+ years

Age of Roof- Estimate:

Asphalt roofing-ESTIMATED -FIRST 1/3 of life expectancy

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
Walked roof where it could be done safely according to inspector
Binoculars

Chimney (exterior):

Brick

Gutter Installation:

gutter installation appears adequate

Gutter Material:

Metal
Plastic

Items

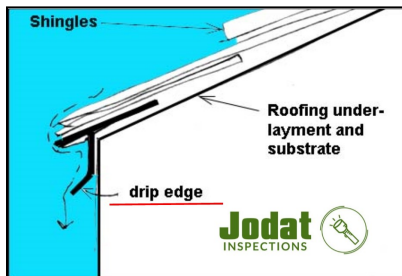
1.0 Roof Coverings/Flashing/ Penetrations

Comments: Inspected

- (1) Roof system(s) -problems, concerns and or deficiencies observed in accessible areas such as -
 - shingle(s)- damaged, nail pops and substandard installation.
 - flashing/penetration(s)- needed sealant maintenance, deteriorated and or substandard.
 - exposed sheathing component(s) with deterioration
 - front, rear, and corporate area – No "drip edge" flashing was not visible at one or more roof eaves (lower edges), and or rakes (gable end edges).*(Drip edge helps prevent water from soaking into the edges of the roof sheathing material (typically plywood, roof sheathing or oriented strand board), and possibly reduces the entry into the attic for rodents. This reduces the chance of fungal rot or deterioration from water damage in the roof sheathing).*
 - Left side of home carport area, and rear of home – The low slope roof is less than 2/12 slope and has standard style shingles *(a slope of 2:12 is considered the lowest slope for standard shingle installations)*. The problem with shingled low sloped roofs is that they cannot shed rainwater and snowmelt quickly enough to prevent the water from finding its way back under the roof shingles which can cause leaks and damage. The roof should have either selvage, roll roofing, rubber membrane or

an approved covering for a low slope roof. Recommend further evaluation/inspection and correction by a qualified licensed roofing contractor as needed. If not corrected which is recommended at the very least monitor.

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*). Safe roof access in area(s) according to the inspector limited inspectors visual and or physical access. *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)



1.0 Item 2(Picture) Example/
Sample- Front of home- exposed sheathing component(s)



1.0 Item 3(Picture) Example/
Sample- left side of home carport area – exposed sheathing components, sheathing deterioration



1.0 Item 4(Picture) Example/
Sample- shed at the carport area – roof sheathing deteriorated



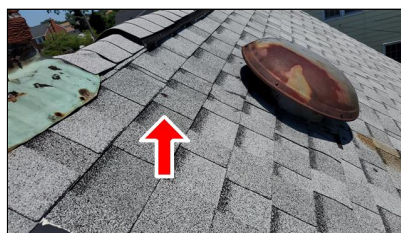
1.0 Item 5(Picture) Example/
Sample- rear of home – screened in porch area –exposed sheathing component(s) - deterioration



1.0 Item 6(Picture) Example/
Sample- rear of home – sealant maintenance for nail heads required



1.0 Item 7(Picture) Example/
Sample- rusted flashings



1.0 Item 8(Picture) Example/
Sample- rear of home – nail pops



1.0 Item 9(Picture) Example/
Sample- rear of home – substandard installation/repairs



1.0 Item 10(Picture) Example/
Sample- rear of home shingle
damaged, improper installation



1.0 Item 11(Picture) Example/
Sample- rear of home – improper
installation, damage



1.0 Item 12(Picture) Example/
Sample- carport area



1.0 Item 13(Picture) Example/
Sample- rear of home

(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.

1.1 Roof Drainage Systems

Comments: Inspected

(1) The problems/concerns discovered with roof drainage system(s) such as-

- Loose component(s)

and any other problems and or deficiencies that a qualified contractor may discover while inspecting further and performing repairs need correcting to ensure roof drainage system(s) are functioning properly. Do not rely on pictures alone. Pictures are examples only.



1.1 Item 1(Picture) Example/
Sample- front of home –
downspout loose

(2) **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.

(3) The drain connectors on one or more downspouts goes in ground at 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.



1.1 Item 2(Picture) Example/
Sample- front of home

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, visible 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. The inspector does not inspect or ensure the function of in ground drainage systems if present.

Styles & Materials

Exterior Material:

Brick veneer
Metal
Vinyl Style

Exterior Entry Doors:

Metal
Wood

Appurtenance:

Enclosed Deck

Driveway:

Concrete

Hand and or Guard Rails:

Metal style
Wood

Steps:

Masonry
Wood

Items

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

Comments: Inspected

- (1) Exterior in areas – Problems, concerns and or deficiencies with one or more sections/components of exterior, siding, cladding, eaves, windows, doors, and or trim such as -
- siding and/or siding/trim component(s) – loose and or substandard
 - paint or stain finish failing, peeling, worn, and or missing (*with finish deficiencies deterioration is possible*)
 - wood component(s) deteriorated and/or appear to be (*further deterioration can occur*)
 - holes, gaps, and or opening(s) (*rodents, pest and or moisture/water could enter– which can cause issues*)
 - 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.*



2.0 Item 1(Picture) Example/
Sample- Front of home- wood component(s) deteriorated and/or appear to be



2.0 Item 2(Picture) Example/
Sample- right side of home – gap/
opening



2.0 Item 3(Picture) Example/
Sample- rear of home – siding
loose



2.0 Item 4(Picture) Example/
Sample- left side of home siding
loose



2.0 Item 5(Picture) Example/
Sample- rear of home dormer –
loose siding

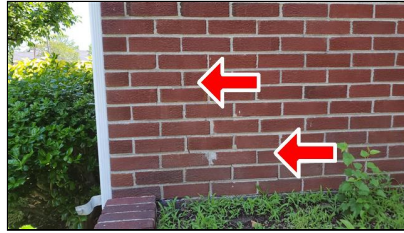
- (2) Exterior in one or more areas – Problems, concerns and or deficiencies with one or more sections/ components of masonry (brick or stone) such as -
- cracking (*water entry can occur which could cause damage for example*)
 - mortar – missing, cracking and/or deteriorated (*water entry can occur which can cause damage for example*) .

and any other problems that a qualified specialist contractor(s) may discover while evaluating further and performing repairs needs correcting. Where cracks or openings are exposed, water can enter the exterior structure causing mold, fungal growth and or structural damage for example. At the least once sealed monitor

all cracks and/or movement if worsens over time have qualified specialist evaluate for repair. Do not rely on pictures alone. Pictures are examples only.



2.0 Item 6(Picture) Example/
Sample- Front of home- cracking



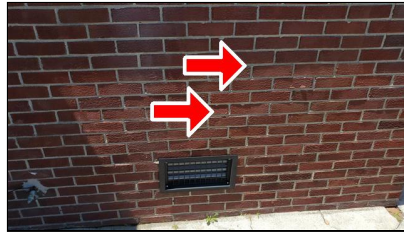
2.0 Item 7(Picture) Example/
Sample- Right side of home-
cracking



2.0 Item 8(Picture)



2.0 Item 9(Picture) Example/
Sample- right side of home and
rear – cracking



2.0 Item 10(Picture) Example/
Sample- left side of home
cracking



2.0 Item 11(Picture) Example/
Sample- front of home – cracking



2.0 Item 12(Picture) Example/
Sample- rear of home mortar
missing

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

(4) Enclosed Deck- - problems, concerns and or deficiencies such as -

- ceiling loose/ falling down
- wood deterioration

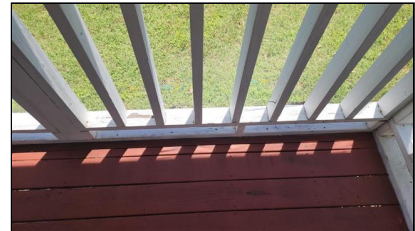
and any other problems that a qualified specialist contractor(s) may discover while evaluating further and performing repairs needs correcting to ensure proper function. Pictures are examples only.



2.0 Item 13(Picture) Example/
Sample-



2.0 Item 14(Picture) Example/
Sample- deterioration



2.0 Item 15(Picture) Example/
Sample- deterioration

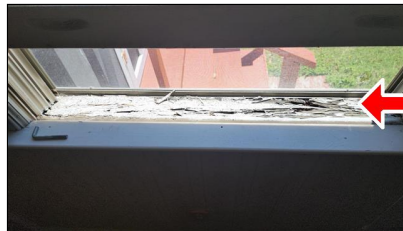
(5) Exterior windows -problems, concerns and or deficiencies such as -

- substandard installation such as –Sill slopes improper (*At a minimum be aware and keep area caulked properly*).
- wood deterioration

and any other problems that a qualified licensed specialist contractor may discover while evaluating further and performing repairs needs correcting to ensure window systems are proper. Window deficiencies can or has caused moisture/water entry which can cause a host of un-wanted issues which may not be observable during a non invasive inspection. Do not rely on pictures alone. Pictures are examples only.



2.0 Item 16(Picture) Example/
Sample- substandard installation
such as –Sill slope improper



2.0 Item 17(Picture) Example/
Sample- Rear of home-
deteriorated wood components

(6) Sheds at the carport area – wall sheathing tested wet. Source of water entry unclear at time of inspection. Wet areas can cause a host of un-wanted issues such as deterioration and fungal growth. Recommend correction by a qualified specialist contractor(s) as needed to ensure proper function.



2.0 Item 18(Picture) Example/
Sample-

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

Comments: Inspected

(1) Steps, stairs, porch and or railings- problems, concerns and or deficiencies such as -

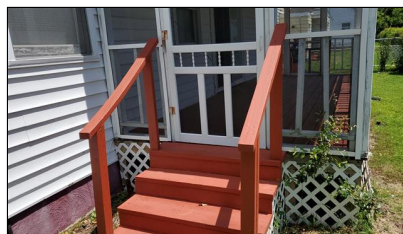
One or more items listed below (Typical for age of construction)

- deteriorating and/or missing mortar (*Where cracks or openings are exposed, water can enter and cause structural damage*) Example/Sample- front of home
- 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*) – Example/Sample- rear of home, left side of home
- riser incorrect for height (*SAFETY STANDARD for RISERS- maximum height of 8 1/4 inches minimum 4 inches only 3/8 inch variance between flight*) Example/Sample- rear of home, left side of home
- treads/steps not level –Example/Sample- rear of home

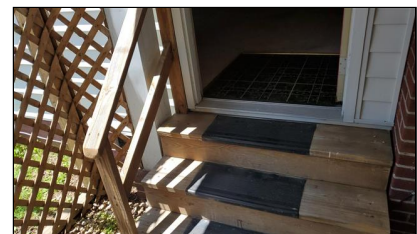
and any other problems that a qualified specialist contractor may discover while inspecting further and performing repairs need correcting to ensure steps, stairs, porches and railings are proper. Do not rely on pictures alone. Pictures are examples only. One or more could cause a fall and or injury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



2.1 Item 1(Picture) Example/
Sample- front of home
–deteriorating and/or missing
mortar



2.1 Item 2(Picture) Example/
Sample- Rear of home-

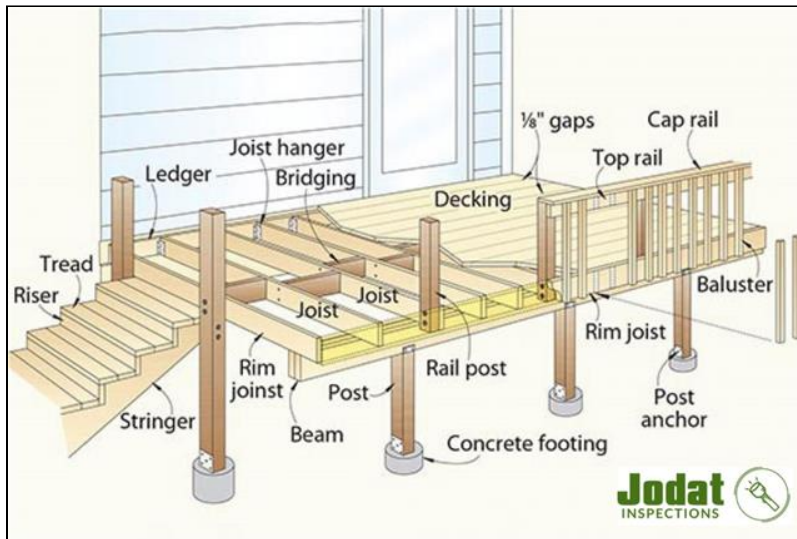


2.1 Item 3(Picture) Example/
Sample- left side of home

(2) Rear of home – Deck(s)/porch(s)/stair(s)- Problems, concerns and or deficiencies according to current safety standards for decks/porches such as -

- ledger board improperly secured to structure (should have 5/8 galvanized "Lag Screws" or "Carriage Bolts" approximately every 24 to 36 inches attached to band board of structure)
- floor joist hangers rusted and improper fasteners
- floor joist not properly supported at ends – just nails considered insufficient
- post to beam connections substandard

and any other problems that a qualified specialist contractor may discover while inspecting further and performing repairs need correcting. Decks/porches/stairs not built to best building standards is considered a safety hazard. Do not rely on pictures alone. Pictures are examples only. Deck/stairs/railing issues/ deficiencies are considered safety hazards a fall or injury could occur. Typical wear, tear and or deterioration observed for assumed age.



2.1 Item 5(Picture) Example/ Sample- rusted hangers, ledger board improperly secured to structure

2.1 Item 4(Picture)



2.1 Item 6(Picture) Example/ Sample- floor joist not properly supported at ends – just nails considered insufficient



2.1 Item 7(Picture) Example/ Sample- improper fasteners used in joist hangers

(3) One or more hand and or guard rails at the are loose. A fall or injury could occur if not corrected. A qualified contractor should repair or replace loose hand and or guard rails around home as needed for safety.



2.1 Item 8(Picture) Example/
Sample- Front of home-

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

(1) The drive, walk, steps, and or patio/porch has typical settlement, cracks, and/or mortar deterioration in one or more areas. Further deterioration can occur if not repaired and with cracks/openings water can enter and freeze causing damage. If cracks/settlement are present at the least monitor and correct as needed. Recommend further investigation and correction by a qualified licensed contractor as needed. Pictures are examples only.



2.2 Item 1(Picture) Example/
Sample- front of home – porch



2.2 Item 2(Picture) Example/
Sample- driveway

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

(3) Vegetation such as trees, shrubs and/or vines was in contact and or near building exteriors and/or other components. Vegetation can serve as a conduit for wood destroying insects and may retain moisture against the exterior after it rains, and limbs can damage exterior coverings for example. Vegetation should be pruned and/or removed as necessary to maintain a one foot clearance between it and building exteriors, tree limbs at least three feet from exterior and roof coverings, and cut back as needed for other systems and/or components. Pictures are examples only.



2.2 Item 3(Picture) Example/
Sample- Right side of home-

(4) One or more trees, roots, and/or large vegetation are close to the foundation of home, walks, drives, decks and or patios for example. Roots can cause significant structural damage. Inspector did not observe damage. Recommend monitoring if trees/large vegetation are not removed.

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.

2.4 Additional building(s), and/or structure(s) on property

Comments: Not Inspected

I did not inspect any additional buildings. I only inspected the main structure. Deficiencies may exist with these structures or building (s). Our company makes no representation to the condition of these structures or building (s) .

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
 Paneling
 Wallpaper

Floor Covering(s):

Carpet
 Laminate style
 Vinyl Style

Interior Doors:

Wood Style

Window Types:

Casement
 Fixed
 Sliders

Cabinetry:

Wood style

Countertop:

Laminate style

Items

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

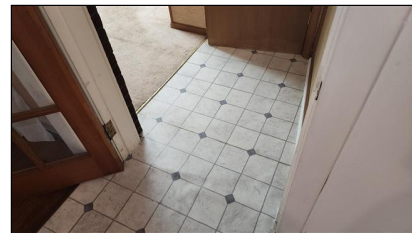
(1) One or more floors have sags, humps and or dips this is not unusual for a home of this age (*possibly this could be linked to other concerns that may be in the report – read entire report, and take action accordingly*). Consult with current owner for more information. However in the event no action 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- Kitchen/Dining Room



3.0 Item 2(Picture) Example/
 Sample- Den



3.0 Item 3(Picture) Example/
 Sample- Rear Den

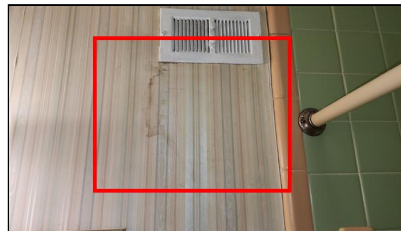
(2) Stains, imperfections and or Repairs were observed in one or more wall, floor, ceiling, windows, other interior components and or associated areas. However, no elevated levels of moisture were found (*unless noted in report*). The stain(s)/ imperfection(s) may be due to past roof, building, window, 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 4(Picture) Example/
Sample- Den



3.0 Item 5(Picture) Example/
Sample- Laundry Room



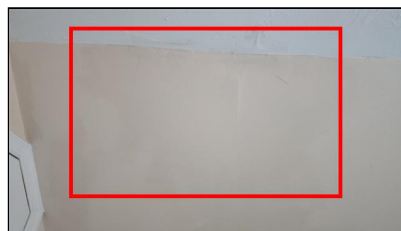
3.0 Item 6(Picture) Example/
Sample- Hall Bathroom



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



3.0 Item 8(Picture) Example/
Sample- Rear Right Bedroom



3.0 Item 9(Picture) Example/
Sample- Second level Right
Bedroom



3.0 Item 10(Picture) Example/
Sample- Second level Hall
Bathroom



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

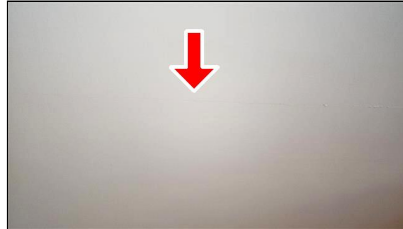


3.0 Item 12(Picture) Example/
Sample- Second level Left
Bedroom

(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 13(Picture) Example/
Sample- Kitchen



3.0 Item 14(Picture) Example/
Sample- Den



3.0 Item 15(Picture) Example/
Sample- Rear Left Bedroom



3.0 Item 16(Picture) Example/
Sample- Rear Right Bedroom



3.0 Item 17(Picture) Example/
Sample- Rear Right Bedroom



3.0 Item 18(Picture) Example/
Sample- Second level Hall
Bathroom

(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 19(Picture) Example/
Sample- Second level Bathroom
Sink



3.0 Item 20(Picture) Example/
Sample- Laundry Room Shower

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

(6) A majority if not all Windows are Considered slightly 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, plastic parts starting to deteriorate, and or damaged. Recommend monitor and budget for new windows. All Windows that were inspected are functional unless noted in report.

(7) Openings/gaps observed in one or more areas. Insects, rodents and or pest could enter. Recommend all openings/gaps be sealed properly. **FYI-** *A rat can fit in openings as small as a Quarter, and mice as small as a dime.* Pictures are examples only.



3.0 Item 21(Picture) Example/
Sample- Second level Right
Bedroom Closet

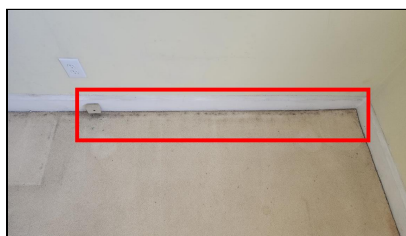
3.1 Walls, floors, doors, Ceilings, cabinets, counters and associated areas(representative number)

Comments: Inspected

(1) Appears to be ghosting stains in multiple areas in the home. No elevated moisture's observed at time of inspection. Example/Sample- Rear Left Bedroom, Second level Right Bedroom.

FYI- Ghosting happens when this mildly damp, warm and possibly sooty interior air hits the mildly cold sections of walls and ceiling that are un-insulated because they are where the wood bits hold up the house. The result: black sooty stains on your walls and ceilings which follow the framing of the house; sometimes you can even see the nails in the sheetrock which, because they are metal, are even colder and more prone to becoming a condensing surface. Typically, the amount of condensation is not enough to cause a mold problem or a structural problem but it does make these irritating lines on your walls and ceilings. So..... How do you fix it?

1. Eliminate indoor air particulate: Stop burning candles and having wood fires or burning incense. 2. Monitor your relative humidity inside the house: Buy an inexpensive temperature / relative humidity gauge and try and keep your indoor relative humidity below 55% during the cold winter months. You can typically do this by turning on bath fans – this will have a drying effect on your building as you vent moist warm air to the outside and replace it with dry cold air. 3. Re-paint effected surfaces - Use a stain-killing paint to seal up the stains and then re-paint the walls and ceilings. This is the expensive and inconvenient part. 4. Improve insulation where you can- If the ghosting is happening on a ceiling or a place where you have the ability to access an attic space and insulate the ceiling joists, this would insulate the cold wood bits and help prevent this from happening again.



3.1 Item 1(Picture) Example/
Sample- Rear Left Bedroom



3.1 Item 2(Picture) Example/
Sample- Second level Right
Bedroom

(2) Elevated levels of moisture and/or concerns were found in one or more locations.

- Microbial Growth observed, did not tested elevated for moisture at time of inspection (*we did not inspect, test or determine if this growth is or is not a health hazard – beyond scope of inspection*)
Observed in – *Second level Bathroom*

Moisture/water intrusion can cause a host of issues including damage and Microbial Growth. If Microbial Growth is present considered a health concern. Recommend further evaluation/inspection and correction by qualified licensed contractors as needed to find source of leak(s), correct any damage to home, and if Microbial Growth is present have evaluated and corrected as needed. Do not rely on pictures alone. Pictures are examples only. *Furthermore recommend consulting current owner for more information concerning leaks, and water/moisture intrusion.*



3.1 Item 3(Picture) Example/
Sample- Second level Bathroom

(3) Wall paper is not recommended to be installed in bathrooms due to the potentially high moisture levels. The glue used to apply the wallpaper is cellulose based and is the perfect food for unwanted mold growth. Please visit www.toxic-black-moldinfo.com/findmold.htm for further information on mold. Example/Sample- Laundry/Shower Room.

(4) 2nd level – ceiling covering the attic access is loose. Recommend correction as needed.



3.1 Item 4(Picture) Example/
Sample-

3.2 Floors

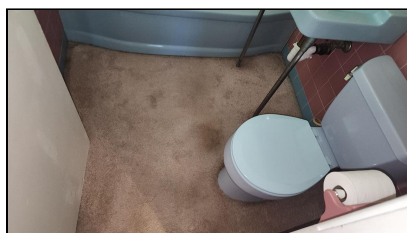
Comments: Inspected

(1) The doorway between the kitchen and the rear den is considered a trip hazard. Recommend a qualified contractor further evaluate and correct as needed.



3.2 Item 1(Picture) Example/
Sample-

(2) Carpet should not be used in bathrooms, carpet will retain moisture that can cause damage and unwanted microbial growth. Recommend a qualified flooring contractor correct as needed. Example/Sample- Primary Bathroom Shower



3.2 Item 2(Picture) Example/
Sample- Primary Bathroom
Shower

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

Comments: Inspected

One or more doors - from a representative amount inspected

- Loose door handle/locking handles Example/Sample- Rear Door.
- Rubs the floor (1/2" clearance recommended for conditioned air circulation) Example/Sample- Rear Left Bedroom Closet, Primary Bedroom Closet.
- Rubs the jamb Example/Sample- Rear Right Bedroom.
- Second level Left Bedroom Closet door missing

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- Rear Door- Loose door
handle/locking handles



3.3 Item 2(Picture) Example/
Sample- Rear Left Bedroom
Closet- Rubs the floor



3.3 Item 3(Picture) Example/
Sample- Rear Right Bedroom-
Rubs the jamb

3.4 Steps, Stairways, Balconies and Railings

Comments: Inspected

(Typical for age of home) Recommended Safety upgrades- The hand/guard rail for the stairs in one or more areas was not continuous (All handrails should be continuous the full length of the stairs from a point directly above the top riser of a flight to a point directly above the lowest riser of the flight) and or did not return to wall(Ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1.5 inches (38 mm) between the wall and the handrail. Exceptions: 1. Handrails shall be permitted to be interrupted by a newel post at a turn. 2. The use of a volute, turnout or starting easing shall be allowed over the lowest tread.). A fall or injury could occur if not corrected. A qualified licensed contractor should repair or replace as needed for safety. At a minimum, be aware of this hazard.



3.4 Item 1(Picture) Example/
Sample- does not return to the
wall

3.5 Counters and Cabinets (representative number)

Comments: Inspected

Laundry Room Cabinets concerns and or deficiencies such as one or more of -

- loose, not properly secured

and any other problems that a qualified licensed specialist contractor may discover while inspecting further and performing repairs need correcting to ensure cabinetry is functioning properly. Do not rely on pictures alone when requesting repairs and/or further investigations pictures are examples only.



3.5 Item 1(Picture)

3.6 Windows (representative number)

Comments: Inspected

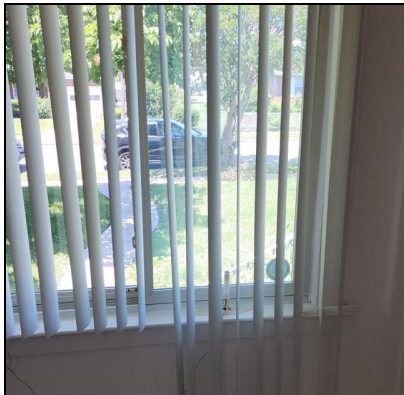
(1) The window/door screens are not evaluated because many people choose to remove them for aesthetic reasons. However one or more window and or door screens are missing and or damaged. Do not rely on pictures alone when requesting repairs and/or further investigations pictures in most if not all instances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



3.6 Item 1(Picture) Example/
Sample- Enclosed Deck

- (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- Kitchen, Primary Bedroom .
 - Did not latch/lock Example/Sample- Living Room, Rear Right Bedroom.
 - Living Room windows that open to the rear den were not operated/or missing handle
 - Damaged glazing/glass Example/Sample- Rear Den/Living Room.

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- Kitchen- Stuck shut



3.6 Item 3(Picture) Example/
Sample- Living Room- Did not
latch/lock



3.6 Item 4(Picture) Example/
Sample- Living Room window
missing handle (these windows
were not operated)



3.6 Item 5(Picture) Example/
Sample- Rear Den/Living Room-
Damaged glazing/glass

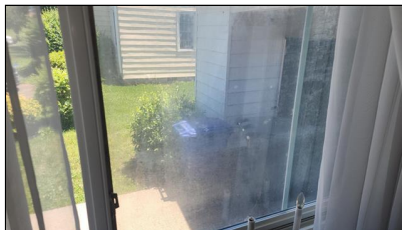


3.6 Item 6(Picture) Example/
Sample- Primary Bedroom-
difficult to operate

(3) Living Room, Primary Bathroom, Second level Left Bedroom, Primary Bedroom, Second level Den, Second level Right Bedroom, Second level Left Bedroom- Condensation or staining was visible between multi-pane glass in one or more windows, doors and or skylights. This usually indicates that the seal between the panes of glass has failed or that the desiccant material that absorbs moisture is saturated. As a result, the view through the window may be obscured, the window's R-value will be reduced, and accumulated condensation may leak into the wall structure below. Recommend that a qualified contractor evaluate and repair all windows/doors as necessary. Usually, this means replacing the glass in window frames. Be aware that evidence of failed seals or desiccant may be more or less visible depending on the temperature, humidity, sunlight, etc. Windows or glass-paneled doors other than those that the inspector identified may also have failed seals and need glass replaced. It is beyond the scope of this inspection to identify every window/doors/skylights with failed seals or desiccant. Do not rely on pictures alone. Pictures are examples only.



3.6 Item 7(Picture) Example/
Sample- Second level Left
Bedroom



3.6 Item 8(Picture) Example/
Sample- Living Room



3.6 Item 9(Picture) Example/
Sample- Primary Bedroom



3.6 Item 10(Picture) Example/
Sample- Second level Den

4. Structural Components



The Inspector shall observe: At accessible areas according to the inspector-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: Crawled and/or walked where safely accessible according to inspector – Limited access</p>	<p>Floor Structure: Wood joists Wood beams</p>
<p>Wall Structure: Wood</p>	<p>Columns or Piers: Temporary Piers masonry</p>	<p>Roof-Type: Gable</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) Crawlspace- Deficiencies and/or concerns observed in the crawlspace and or basement at accessible areas such as –
- fungi on wood member(s) which is not a un-common occurrence (*can or has caused wood deterioration, and can be a potential health concern*)
 - elevated wood moisture content(WMC) 17.6% +/- addition crawlspace, 18% plus or minus crawlspace
 - (*12-16% readings are desired -12% or below WMC readings desirable for the winter time - under 16%-WMC readings desirable for the humid/summer time*). Elevated wood moisture content can or has caused wood deterioration, and facilitate fungi growth

Moisture, wet, and/or fungi conditions can or has caused wood deterioration, attract wood destroying insects and/or health concerns may be present for example. This generally inspected and corrected if needed by a termite/moisture contractor

- vapor barrier missing, , and or not anchored properly in areas.

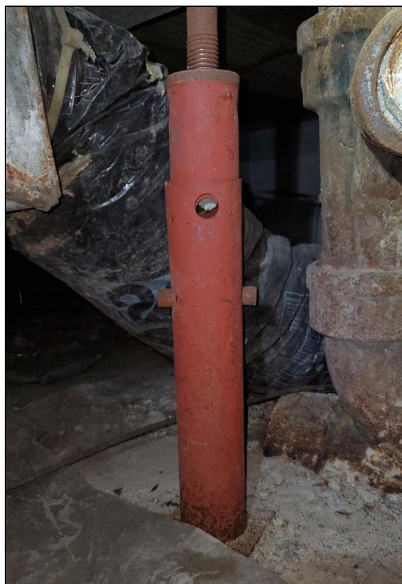
Vapor barrier concerns/deficiencies can contribute to elevated moisture levels (*plastic style vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground which can cause a host of unwanted issues*)

- telescoping style Jack not considered permanent type of pier

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) elevated wood moisture content(WMC) 17.6% +/- addition crawlspace



4.0 Item 2(Picture) Example/ Sample- near the front –telescoping style Jack not considered permanent type of pier



4.0 Item 3(Picture) Example/ Sample- fungi on wood member(s)

(2) The floor system under the structure was not accessible or inspected in areas (primarily the left side of the addition crawlspace, rear of home main crawlspace. This is a limitation of the inspection. Reason(s) such as but not limited to –

- Components could possibly be damaged if entry was attempted
- Area(s) with less than 12 inches of clearance
- wet/water and possible contaminated conditions which is considered a health hazard

upon correction(s) of access limitation(s) inspector recommends a complete proper inspection of the floor/ foundation system under the structure, and all other components located within and any needed corrections be made by qualified licensed specialty contractor(s).



4.0 Item 4(Picture) Example/ Sample- addition crawlspace



4.0 Item 5(Picture) Example/ Sample- rear of home – wet/water and possible contaminated conditions which is considered a health hazard

(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.

(4) *Typical for age of structure upgrade recommendation* – One or more subflooring and/or penetrations gaps and or openings need sealed in crawl/basement. Insects and or pest can enter. Recommend further evaluation/inspection and correction by a qualified person as needed. **FYI-** A rat can fit in openings as small as a Quarter, and mice as small as a dime.

(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. **D**

(4) Roof sheathing damaged in one or more areas Possibly can affect roof covering adhesion to the sheathing and a safety hazard for workmen on roof for example. Recommend further evaluation/inspection and correction by a qualified licensed contractor as needed. Do not rely on pictures alone when requesting repairs and/or further investigations pictures in most if not all instances are examples only. At the least monitor and make the necessary corrections when roof covering is replaced.



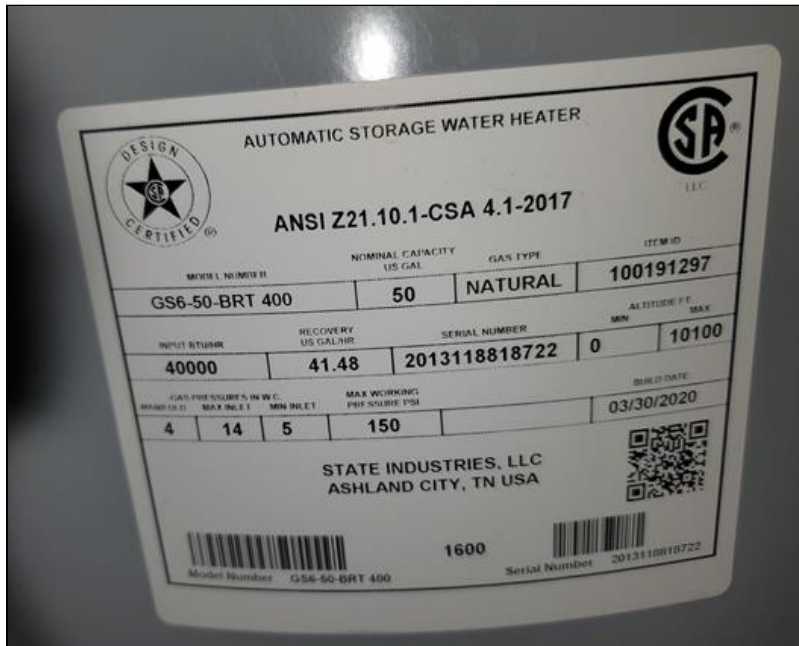
4.2 Item 1(Picture) Example/
Sample- front of home – near the chimney



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
Copper

Plumbing Water Distribution (inside):

not visible behind walls ect.
Other forms of plumbing pipe, and/or components may exist.
Copper
Polybutylene pipe (PB)

Washer Drain Size:

1 1/2" Diameter (undersized)

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)
Galvanized (aged can be problematic)
PVC

Number of Water Heaters Observed:

one

Water Heater Capacity(s):

50 Gallon (2-4 people) estimate

Water Heater Power Source (s):

Gas (quick recovery)

Manufacturer/Brand(s):

STATE

Life Expectancy:

Average Hot Water Heater Life
 Expectancy 7-14 years
 Manufacturer year 2020

Water Heater Location(s):

Washer Dryer Area

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. Additionally older homes are subject to plumbing venting issues which may not be observable at time of inspection.

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 finding for assumed age of structure -* Plumbing supply, in the unconditioned crawlspace, and or basement are subject to freezing. Recommend all water supply pipes be insulated with at least a R3 value.

(3) *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)

5.1 Water Meter

Comments: Not Inspected

Cover for water meter was not removable. May require special key/ socket(*some localities have a locking system*). Recommend consult current owner and or water supply authority for more information.



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) Toilet deficiencies such as -
- loose at the floor Example/Sample- Second level Bathroom
 - water cutoff handle missing Example/Sample- Primary Bathroom
 - missing flange bolt cover Example/Sample- Primary Bathroom, Second level Bathroom

and any other problems that a qualified licensed plumbing contractor may discover while performing repairs and inspecting further needs correcting. Additionally check for damage to floor/structure, and correct as needed.



5.3 Item 1(Picture) Example/ Sample- Primary Bathroom- water cutoff handle missing



5.3 Item 2(Picture)

- (2) Example/Sample- Crawlspace(s)- plumbing problems, concerns and or deficiencies such as -
- Plumbing leaks observed. 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*

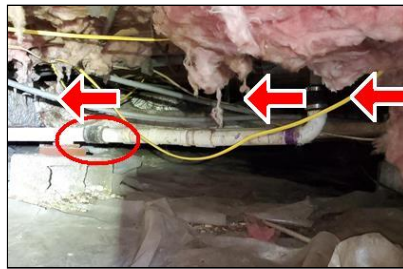
evaluated for subsequent damage and repaired or replaced as needed. – Located - rear of home and front of home

- wet area suspected plumbing leak – I could locate the source of moisture
- plumbing pipe Inadequate support *(According to most standards Plumbing pipe support requirements- Copper 8-10 feet, CPVC 39 inches, PEX 32 inches, Steel/Galvanized 8 feet, PVC or ABS 4 feet, and Cast-iron 9.5 feet and at each joint. Recommend to be safe install more supports than are required)*
- pipe connection improper leaks will probably occur
- 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*
- *Galvanized Metal pipes. This type of plumbing pipes was used in older buildings (often over 50 yrs old). It is quite common through the years, that this type of piping becomes deteriorated (rots from the inside outward, and collects mineral deposits inside the pipe often clogging them). Partial OR complete replacement is usually needed sooner or later because the pipes will leak and/or stop up.*
- *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.*

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 3(Picture) Example/
Sample- addition crawlspace
–plumbing pipe Inadequate
support



5.3 Item 4(Picture) Example/
Sample- near the rear of home
–rubber style waste pipe
couplings, plumbing pipe
Inadequate support



5.3 Item 5(Picture) Example/
Sample- rear of home – active
waste pipe leak and damaged
pipe



5.3 Item 6(Picture) Example/
Sample- near rear of home –wet
area suspected plumbing leak



5.3 Item 7(Picture) Example/
Sample- near the front of the
home – active leak, cast-iron pipe
and galvanized pipe corrosion



5.3 Item 8(Picture) Example/
Sample- near the front of the
home –pipe connection improper
leaks will probably occur



5.3 Item 9(Picture) Example/
Sample- near the front of the
home –pipe connection improper
leaks will probably occur



5.3 Item 10(Picture) Example/
Sample- near the front – plumbing
pipe inadequate support



5.3 Item 11(Picture) Example/
Sample- near the front of home –
active leak

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- Hall Bathroom Sink



5.4 Item 2(Picture) Example/
Sample- Second level Bathroom

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

- missing knob (not tested) Example/Sample- Left 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 3(Picture) Example/
Sample- Left side of Home-
missing knob

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

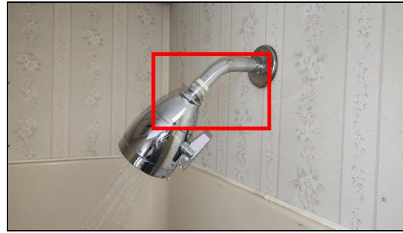
- water control handle leaks during operation/ use Example/Sample- Primary Bathroom Sink, Primary Bathroom Shower
- sink drain does not keep up with the water flow, recommend get an aerator that reduces water flow Example/Sample- Primary Bathroom Sink
- Hall Bathroom Shower water did not work when tested
- low water pressure observed Example/Sample- Primary Bathroom Shower
- slow drainage Example/Sample- Hall Bathroom Sink
- Primary Bathroom Shower diverter stuck in tub mode (could not test in shower mode)
- shower heads leaks Example/Sample- Laundry Room Shower
- shower supply pipe is loose Example/Sample- Laundry Room Shower, Primary Bathroom Shower
- plumbing tree component is loose Example/Sample- Laundry Room Shower
- shower doors damaged Example/Sample- Laundry Room Shower

- tub damage/rusted Example/Sample- Second level Bathroom Shower
- control knob/stopper system not working properly and or missing components Example/Sample- Primary Bathroom Shower, Hall Bathroom Sink

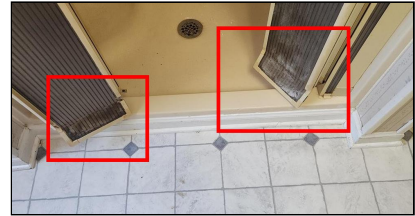
and any other problems that a qualified licensed plumbing and/or specialty contractor may discover while evaluating further and performing repairs need correcting. Loose pipes and or components can or have caused leaks. Do not rely on pictures alone. Pictures are examples only.



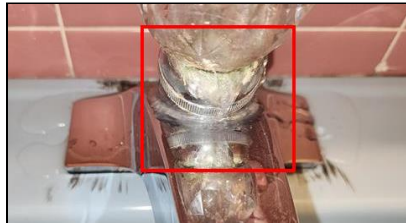
5.4 Item 4(Picture) Example/
Sample- Laundry Room Shower-
plumbing tree component is loose



5.4 Item 5(Picture) Example/
Sample- Laundry Room Shower-
shower heads leaks, shower
supply pipe is loose



5.4 Item 6(Picture) Example/
Sample- Laundry Room Shower-
shower doors damaged



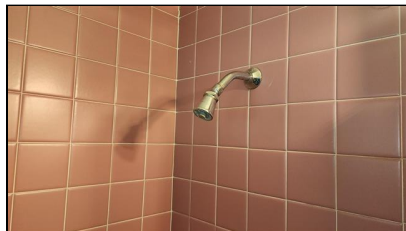
5.4 Item 7(Picture) Example/
Sample- Primary Bathroom Sink-
water control handle leaks during
operation



5.4 Item 8(Picture) Example/
Sample- Primary Bathroom Sink-
sink drain does not keep up with
the water flow



5.4 Item 9(Picture) Example/
Sample- Primary Bathroom
Shower- water control handle
leaks during use, diverter stuck in
tub mode (could not test in
shower mode)



5.4 Item 10(Picture)



5.4 Item 11(Picture) Example/
Sample- Second level Bathroom
Shower- tub damage/ rusted

(4) Polybutylene plumbing pipe (*common polybutylene brand name in our area used – Quest*) water supply pipe(s) observed in areas – Polybutylene plumbing pipe has been involved in several major class action settlements prior to 1989. I recommend you consult with a licensed plumber and make a informed decision on the PB plumbing pipe at this time. Some home warranty and insurance companies may exclude PB leaks from coverage and or not offer insurance coverage. Listed below is a link that has some useful information. <http://sterlinginspections.com/Polybutylene.html>



5.4 Item 12(Picture) Example/
Sample- addition crawlspace



5.4 Item 13(Picture) Example/
Sample- crawlspace

(5) *Furthermore for your information – Polybutylene plastic (PB). This system of plumbing has experienced a higher than normal failure rate associated with leaks where the pipes are joined together. There is also a current theory that chemicals in municipal water systems react with the piping and resins in the fittings, weakening the pipes and joints. The manufacturers have been involved with and settled class action lawsuits alleging manufacturing defects with this plumbing system containing plastic or metal insert fittings (including copper and brass). For further details about PB the web: or <http://www.polybutylene.com> Recommend you research further this type of plumbing system and rely on the evaluation and advice of a licensed plumbing contractor prior to the close of escrow.*

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

Comments: Inspected

Water heater(s) and associated components concerns and or deficiencies such as -

- inadequate combustible air for proper operation (*FYI –For an unconfined space, or open area, indoor air is used for combustion, and the requirement for proper venting is the minimum of 50 cubic feet for every 1000 BTU of the total input of all gas-fired appliances located there.*)

One or more items listed below are typical for age of home and/or system .

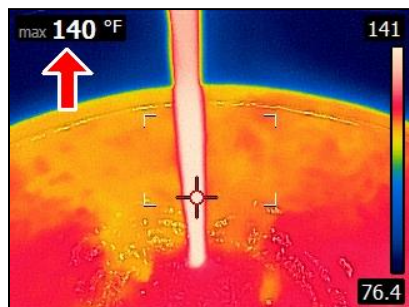
- drain pan- missing (*Water heater drain pan recommended and/or required in locations in a dwelling where a leak from a conventional hot water tank could cause damage to the structure or property. The pan should terminate over a suitably located indirect waste receptor or floor drain or extend to the exterior. FYI- Running a drain to the outside in some homes is very intrusive another option is installing a water alarm)*

and any other problems that a qualified plumbing contractor may discover while inspecting further and performing repairs need correcting. One or more items are a Safety concern.

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 140 (F).



5.6 Item 1(Picture)

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 fuel shut off(s) is at gas meter(s). Recommend consulting with current owner about any other fuel shut offs. The gas meter(s) is located - rear of home



5.8 Item 1(Picture)

5.9 Sump Pump

Comments: Not Present

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 (such as disconnects) or control other than to remove the covers of the main and sub panel(s) 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

Electrical Service Conductors: Overhead service	Panel capacity: 200 AMP estimate	Sub Panel Capacity: Adequate
Panel Type: main panel – circuit breakers	Electric Panel Manufacturer: GENERAL ELECTRIC	Electric Panel Manufacture Sub panel: Murray
Wiring Methods: not visible behind walls etc. AGED NON-METALLIC SHEATHED	Branch wire 15 and 20 AMP: AGED not visible behind walls etc. Copper	

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-* All electrical work should be performed by a qualified electrical contractor for safety reasons.

- One or more exterior outlets are intended for "damp areas". Recommend upgrading exterior outlets to outlets intended for "wet areas".
- One or more interior outlets are not tamper resistant receptacles will reduce the likelihood of accidental injury." If a house does not have temper 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* -Minimal outlet(s) observed on kitchen counter. Recommend installing GFCI protected outlets as needed for convenience (*General standard- kitchen must have a minimum of two 20-amp circuits for countertop appliances. There should be countertop receptacles/outlets installed so that no point along the counter is more than 2 ft. from an outlet*). All electrical work should be by a qualified licensed electrical contractor for safety reasons.

(4) *Typical for age of home UPGRADE RECOMMENDATION-* 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

(5) *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 at the rear of the home, a sub panel is located in the kitchen/breakfast nook closet.

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
- electrical service conductors clearance (outside) from the ground is and/or appears to be lower than 12 feet
- electrical service conductors clearance (outside) is and/or appears to be substandard- *must maintain a clearance of 3 ft from windows* are designed to be opened, doors, porches, balconies, ladders, stairs, fire escapes, or similar locations.

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-



6.2 Item 2(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 -

- aged obsolete split-bus panel
- aged obsolete sub-panel (magnetic trip only)
- electrical wire not terminated properly
- neutral circuit connection doubled/multiple wiring
- labeling issue – circuit not labeled/identified and or confusing
- deadfront does not flush with breakers, cover missing all screws
- circuit breaker is different brand (*not the brand of manufacture of panel some breakers are interchangeable – beyond scope of Inspection*)
- cover missing screws

- anti-oxidant compound missing or inadequate (*compliance varies between panel manufacturers and jurisdictions*)

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*)
- A surge-protective device (SPD) is not installed at the service panel(s). It works like a filter that lets in safe electrical current but is designed to block dangerously high current or voltage from entering your home's electrical system. Whenever an SPD senses an electrical surge, it reacts immediately to divert excess current/voltage into the ground via a ground wire.

typical finding not always viewable at time of inspection items –

- unverifiable proper grounding (*including panel to earth ground*)
- unverifiable HVAC component(s) to circuit breaker compliance
- unverifiable proper bonding for plumbing pipe
- unverifiable proper bonding for gas plumbing pipe

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 uncovered by inspector during inspection located at rear of home



6.3 Item 2(Picture) Electrical sub panel uncovered by inspector during inspection located in kitchen closet

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

Comments: Inspected

(1) Second level Bathroom, Second level Den- 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/blogsviw/184360/purchasing-a-home-with-ungrounded-outlets>



6.4 Item 1(Picture)

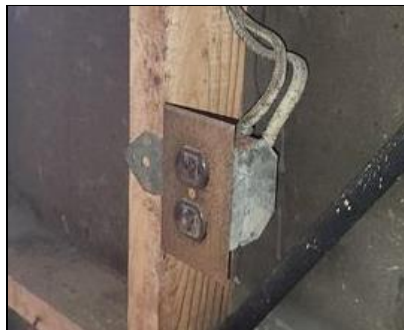


6.4 Item 2(Picture) Example/
 Sample- Second level Bathroom



6.4 Item 3(Picture) Example/
 Sample- Second level Den

(2) Carport Shed- 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/blogsviw/184360/purchasing-a-home-with-ungrounded-outlets>



6.4 Item 4(Picture) Example/
 Sample- Carport Shed

6.5 Connected Devices, Fixtures and other electrical (Observed from a representative number)

Comments: Inspected

- (1) Exterior- Electrical -problems, concerns and or deficiencies such as one or more -
 - NM electrical wire not rated for outdoor use

and any other problems that a qualified electrical contractor 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.



6.5 Item 1(Picture) Example/
Sample- Front of Home



6.5 Item 2(Picture) Example/
Sample- Front of Home



6.5 Item 3(Picture) Example/
Sample- Rear of Home

(2) *Typical for age of home- Safety upgrade recommendation*– Carport Shed, Kitchen, Kitchen Closet -Non-metallic sheathed cable, within 7 feet of the floor or ground surface was not protected from damage. Safety hazard. Installation in conduit or behind walls is recommended.



6.5 Item 4(Picture) Example/
Sample- Carport Shed



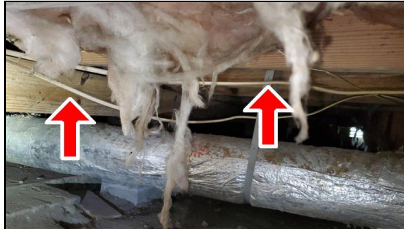
6.5 Item 5(Picture) Example/
Sample- Kitchen



6.5 Item 6(Picture) Example/
Sample- Kitchen Closet

- (3) Crawlspace(s) -Electrical -problems, concerns and or deficiencies such as one or more -
- Wire(s) –loose (*Electric cables are required to be supported every 4.5 feet*)
 - Wire(s) not properly terminated – (even abandoned or what appears to be abandoned wires should be terminated properly)

and any other problems that a qualified electrical contractor 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.



6.5 Item 7(Picture) Example/
Sample- addition crawlspace –
wires loose



6.5 Item 8(Picture) Example/
Sample- loose wire – crawlspace
near rear of home



6.5 Item 9(Picture) Example/
Sample- near the rear – wire not
properly terminated



6.5 Item 10(Picture) Example/
Sample- rear of home loose wires



6.5 Item 11(Picture) Example/
Sample- front of home – loose
wire

6.6 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-
- Loose outlet Example/Sample- Rear Left Bedroom, Rear Right Bedroom
- Loose electrical wire (not properly secured) Example/Sample- Kitchen Closet
- Nonfunctional when tested Example/Sample- Second level Right Bedroom outlets

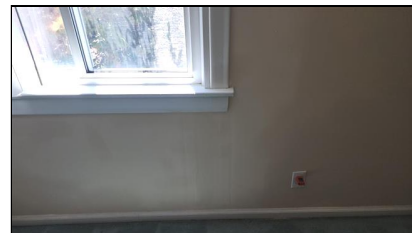
Recommend a qualified licensed Electrical contractor ensure electrical components are in proper and safe working order. Electrical issues are considered safety hazards till repaired. Do not rely on pictures alone when requesting repairs and/or further investigations pictures are examples only.



6.6 Item 1(Picture) Example/ Sample- Rear Left Bedroom- Loose outlet



6.6 Item 2(Picture) Example/ Sample- Kitchen Closet- Loose electrical wire (not properly secured)

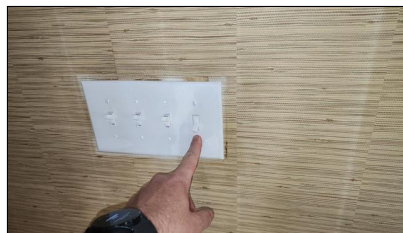


6.6 Item 3(Picture) Example/ Sample- Second level Right Bedroom- Nonfunctional when tested

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



6.6 Item 4(Picture) Example/ Sample- Kitchen



6.6 Item 5(Picture) Example/ Sample- Rear Den



6.6 Item 6(Picture) Example/ Sample- Primary Bedroom

6.7 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- Front of Home, Laundry Room Closet, Den , shed at car port area



6.7 Item 1(Picture) Example/
Sample- Front of Home



6.7 Item 2(Picture) Example/
Sample- Den



6.7 Item 3(Picture) Example/
Sample- shed at car port area

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

Comments: Inspected

One or more ceiling fans-

- Improper ceiling fan clearance Example/Sample- Second level Left Bedroom
- Noisy operation Example/Sample- Second level Left Bedroom

and any other problems that a qualified licensed electrical contractor may discover while inspecting fans/ fixtures further and performing repairs need correcting.



6.8 Item 1(Picture) Example/
Sample- Second level Left
Bedroom

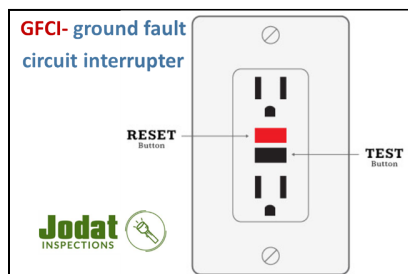
6.9 GFCI (Ground Fault Circuit Interrupters-in and or near the structure)

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. **2020**- bathrooms, garages, outdoors, crawl spaces, basements, kitchens (countertop receptacles), sinks (within 1.8 m, 6 ft), boathouses, bathtubs, laundry areas, and indoor damp and wet locations. The requirement also requires that GFCI protection shall be installed in a readily accessible location. 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.



6.9 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 (one or more not GFCi protected)
- Exterior
- Bathroom(s)
- 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*)



6.9 Item 2(Picture) Example/ Sample- Rear of Home

- (3) Ground fault circuit interrupter (GFCI) receptacles (outlets)-
 - abnormal buzzing noise when tripped Example/Sample- Front of Home
 - did not trip when tested Example/Sample- Rear of Home

and any other problems that a qualified licensed electrical contractor may discover while inspecting further and performing repairs need correcting. Electrical issues are considered safety hazards till repaired.



6.9 Item 3(Picture) Example/
Sample- Front of Home-
abnormal buzzing noise when
tripped



6.9 Item 4(Picture) Example/
Sample- Rear of Home- did not
trip when tested

6.10 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. 2020- 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**

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.

6.11 Smoke Alarm

Comments: Not Inspected

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

- Smoke alarms appear to be aged. Location(s) – First level Hallway
- **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

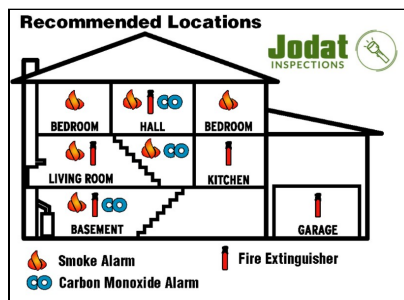


6.11 Item 1(Picture) Example/
Sample- First level Hallway

6.12 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.



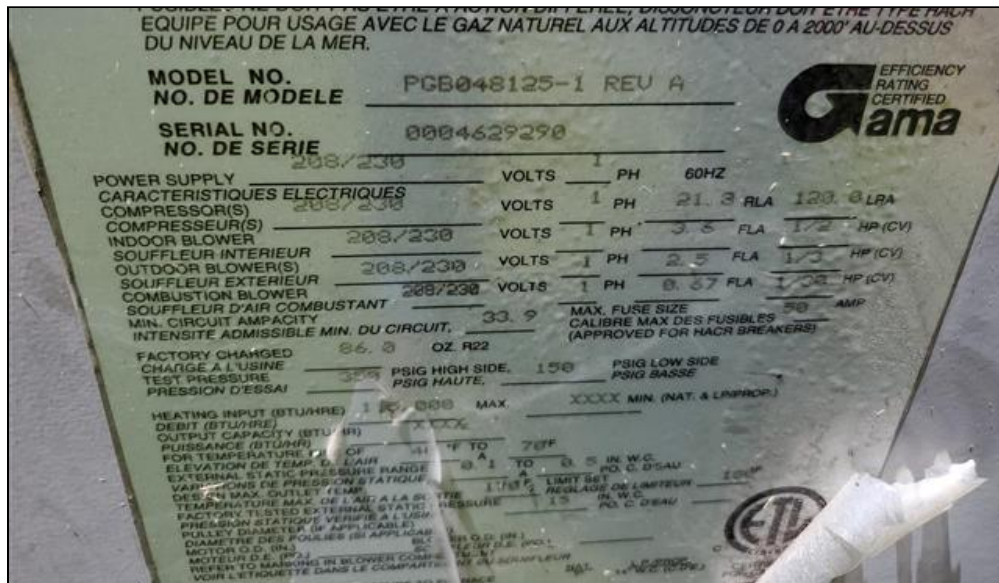
6.12 Item 1(Picture)

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, installed according to manufacture instructions, and comply with municipality installation requirements. 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.



HVAC gas packaged unit label

Styles & Materials

Fireplaces:

One

Types of Fireplaces:

Conventional

Ductwork:

Insulated-not visible in all areas

HVAC Filter Location and/or returns

observed:

Den

Filter Type:

Disposable

Thermostat location:

first level hallway

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
 Forced Air (gas)- Life Expectancy 15-25 years
 Gas packaged unit manufacturer year 2000

Heat Energy Sources:

Natural gas

Number of AC Systems (permanent units only) observed:

One

Cooling Energy Sources:

Electricity

Cooling Equipment Types- excluding non permanent units:

The "lifespan" of a central air conditioner

is about 15 to 20 years

Gas packaged unit manufacturer year
2000

Central Air Size of Equipment(s)
excluding non permanent units:

48,000 BTU (4 TON)estimate

HVAC System Brand/ Manufacturers:

GOODMAN

Items

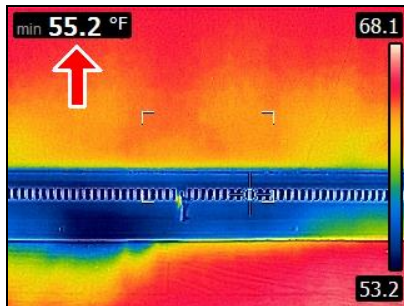
7.0 HVAC Systems

Comments: Inspected

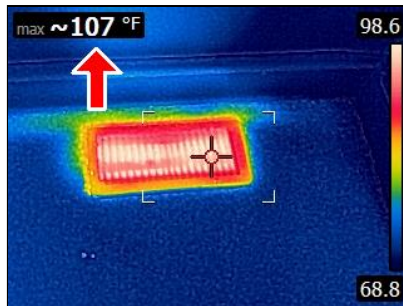
(1) HVAC system-problems, concerns and/or deficiencies such as -

- During testing in the cooling mode the condenser turned off while the system should have been running
- HVAC supply did not produced condition air when tested Example/Sample- Primary Bathroom
- One or more aged components observed.
- One or more AC unit(s) are older unit, possibly using refrigerant *R-22, commonly referred to a Freon* that is no longer being produced or imported. R-22 Freon considered to be scarce, and parts/components may or may not be available for repair of the unit, possibly causing the entire unit to be replaced.

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- air conditioning supply at
time of inspection



7.0 Item 2(Picture) Example/
Sample- heat supply at time of
inspection



7.0 Item 3(Picture) Example/
Sample- Primary Bathroom-
HVAC supply did not produced
condition air when tested



7.0 Item 4(Picture) FYI- Second
level Left Bedroom- HVAC supply
did not produce condition
however two other HVAC supplies
functioned during testing

(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).
- **FYI** – Some HVAC companies are now recommending for certain types of HVAC systems a replacement when system is 12+ years old
- **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

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

Comments: Inspected

Crawlspace(s)- HVAC ducts-problems, concerns and or deficiencies such as -

- missing, loose, substandard and or damaged insulation
- inadequate support
- deterioration
- possible openings

Typical for assumed age of structure and/or reconstruction-

- Ductwork is or appears to be aged in areas (*Ductwork has a typical lifespan of 20-25 years.*)

and any other problems that a qualified contractor may discover while inspecting further and performing repairs need correcting to ensure ducting system is proper. Conditioned air loss can possibly occur. Do not rely on pictures alone. Pictures are examples only.



7.5 Item 1(Picture) Example/
Sample- addition crawlspace –
insulation damaged



7.5 Item 2(Picture) Example/
Sample- damaged insulation



7.5 Item 3(Picture) Example/
Sample- damaged insulation



7.5 Item 4(Picture) Example/
Sample- near the front –
inadequate support



7.5 Item 5(Picture) Example/
Sample- front of home –
deterioration, missing insulation



7.5 Item 6(Picture) Example/Sample- near front of home – insulation missing



7.5 Item 7(Picture) Example/Sample- new front of home ducting damaged, inadequate support



7.5 Item 8(Picture) Example/Sample- near the front of the home – possible opening to ducting system



7.5 Item 9(Picture) Example/Sample- near the middle damaged insulation

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

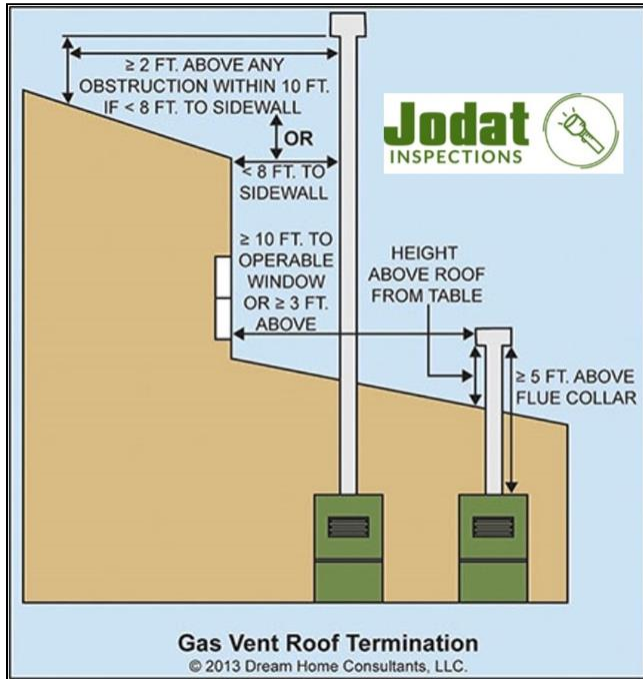
Comments: Inspected

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

(2) Roof –The problems/concerns discovered in one or more venting systems for gas appliances – water heater – such as -

- gas vent termination clearance requirement to windows for example considered improper

and any other problems that a qualified specialist contractor may discover while inspecting further and performing repairs need correcting to ensure proper venting for gas appliances. Gas appliance venting issues are considered a safety and/or fire hazard until repaired.



7.6 Item 1(Picture)



7.6 Item 2(Picture) gas vent termination clearance requirement to windows for example considered improper

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

Comments: Inspected

- (1) Fire place, chimney, and/or woodstove system(s) - problems, concerns and or deficiencies such as -
- firebox deteriorated and/or cracked
 - hearth separation/ cracking
 - chimney –rain cap missing (*water entry can occur for example causing issues*),
 - spark screen missing (*helps to keep out pest for example*)
 - cracking noted to the cement chimney top (*common finding and may need to be sealed or replaced to prevent moisture entry*)

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.* Pictures are examples only.



7.7 Item 1(Picture) Example/
Sample- firebox deteriorated and/
or cracked



7.7 Item 2(Picture) Example/
Sample- hearth separation/
cracking



7.7 Item 3(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: Inspected

7.10 Dehumidifier

Comments: Not Present

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, under insulation 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 crawlspaces/ basements and ensure proper function throughout all climate seasons.

Styles & Materials

Attic Insulation:

Not visible in one or more areas
Cellulose style
Unknown

Ventilation:

Attic ventilation not confirmable due to attic access – considered a typical discovery
Attic ventilation not visible in all areas typical finding
Attic exhaust fan style(s)
Gable vents(s)
Ridge vent(s)

Exhaust Fans:

Fan

Dryer Power Source:

Electric

Dryer Vent Through Wall:

Metal

Dryer Vent Extension:

None

Floor System Insulation:

Fiberglass

Items

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

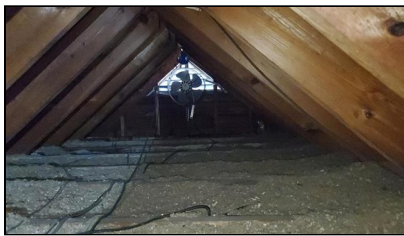
Comments: Inspected

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

typical for age of home items considered an upgrade recommendation –

- Insulation levels appear to have been acceptable at the time of original construction, and or during remodeling however is considered Inadequate according to todays standards. Conditioned air loss can occur for example. Current standards for this area is 18"+ for approx. R60 insulating value. It is recommended that attic and associated areas be properly 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 1(Picture)

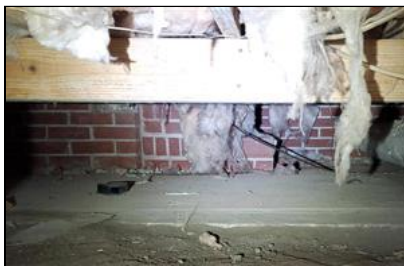
8.1 Insulation Under Floor System

Comments: Inspected

Crawlspace – The problems/concerns discovered with floor insulation such as one or more of -

- missing, loose, and fallen

and any other problems that a qualified contractor may discover while evaluating further needs correcting. Conditioned air loss can occur more on this home than one that is properly insulated. Do not rely on pictures alone. Pictures are examples only.



8.1 Item 1(Picture) Example/
Sample- addition crawlspace



8.1 Item 2(Picture) Example/
Sample- addition crawlspace



8.1 Item 3(Picture) Example/
Sample- addition crawlspace



8.1 Item 4(Picture) Example/
Sample- crawlspace



8.1 Item 5(Picture) Example/
Sample- front of home

8.2 Vapor Retarders (in Crawlspace or basement)

Comments: Inspected

8.3 Ventilation of Attic and Foundation Areas

Comments: Inspected

(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) The addition crawlspace access door is problematic in getting unit to fit properly. Recommend correction as needed.



8.3 Item 1(Picture)

8.4 Venting Systems (Kitchens, Baths and Laundry)

Comments: Inspected

(1) Dryer ducting system -problems, concerns and or deficiencies such as -

- dryer is using transition duct material and should be replaced with a smooth walled duct. Airflow restrictions are a potential fire hazard.*FYI- The solution is to install a 4-inch diameter, smooth, sheet metal exhaust duct that terminates on the outside of the building. The fittings should be secured with tape rather than screws because screws on the inside of a dryer duct can collect lint.*
- Ducting not terminated to the exterior of the home – this adds unwanted moisture in the crawlspace which can cause a host of issues

and any other problems that a qualified specialist contractor may discover while inspecting further and performing repairs needs correcting to ensure a proper dryer ducting system. Do not rely on pictures alone. Pictures are examples only.



8.4 Item 1(Picture) Example/
Sample- located near the front of home

(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) Laundry Room Exhaust Fan- problems, concerns and or deficiencies such as one of but not limited to -

- rusted/deteriorated
- noisy operation
- microbial growth observed

and any other problems that a qualified licensed specialist contractor may discover while inspecting further and performing repairs needs correcting. Do not rely on pictures alone when requesting repairs and/or further investigations pictures in most if not all instances are examples only.



8.4 Item 2(Picture) Example/
Sample-

(4) One or more bathrooms with a shower do not have an exhaust fan installed. Moisture accumulation can occur and may damage the structure. Even if the bathroom has a window that opens, it likely does not provide adequate ventilation, especially during cold weather when the window is closed. A qualified contractor should install exhaust fans as per current standard building practices where missing in bathrooms with showers. (An exhaust fan may not have been required when the home was built). It is recommended to add an exhaust fan(s) as needed. Example/Sample- Primary Bathroom Shower

8.5 Ventilation Fans and Thermostatic Controls in Attic

Comments: Not Inspected

One or more Attic venting fan system(s)-problems, concerns and or deficiencies such as -

- rusted/deterioration at time of inspection appears just to be surface rust
- not tested/inspected due to access limitations
- Attic/Vent fan maybe counter productive due to the close proximity of roof, and or ridge vents which negates its use and can cause higher electric bills. If this is of concern recommend obtaining the advice of a qualified licensed contractor as needed.
- FYI- Ventilation Fans- 3 to 5 years is the usual life expectancy of a motor-driven attic fan, and I recommend to keep thermostat of fan set at 90F.

and any other problems that a qualified licensed specialist contractor (s) may discover while evaluating further and performing repairs needs correcting. Do not rely on pictures alone when requesting repairs and/or further investigations pictures in most if not all instances are examples only. One or more considered a safety and/or hazard concern .



8.5 Item 1(Picture) Example/
Sample-

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.

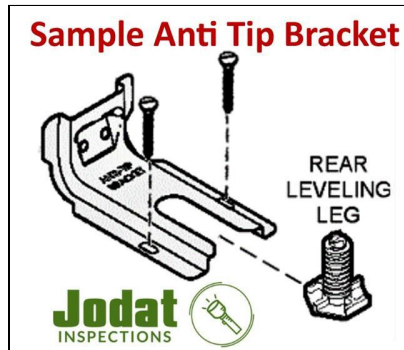
The inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances, washing machines, clothes dryer; or Refrigeration units for example. The home inspector is not required to operate: Appliances in use; 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

(1) Range style is of such that cannot be tested and/or observed for a anti-tip bracket presence. Possibly may not be installed and/or not installed properly. This is a potential safety hazard since the range can tip forward when weight is applied to the open door, such as when a small child climbs on it or if heavy objects are dropped on it. Anti-tip brackets have been sold with all free-standing ranges since 1985. Recommend confirm prior to closing. For more information, visit: <http://www.google.com/search?q=range+anti-tip+bracket>



9.0 Item 1(Picture)

(2) 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.

(3) Range- problems, concerns and or deficiencies such as one of but not limited to -

- surface light did not work when tested (did not properly illuminate/flickered)
- knob labels faded not legible

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



9.0 Item 2(Picture) Example/
Sample- knob labels faded not
legible

9.1 Range Hood (s)

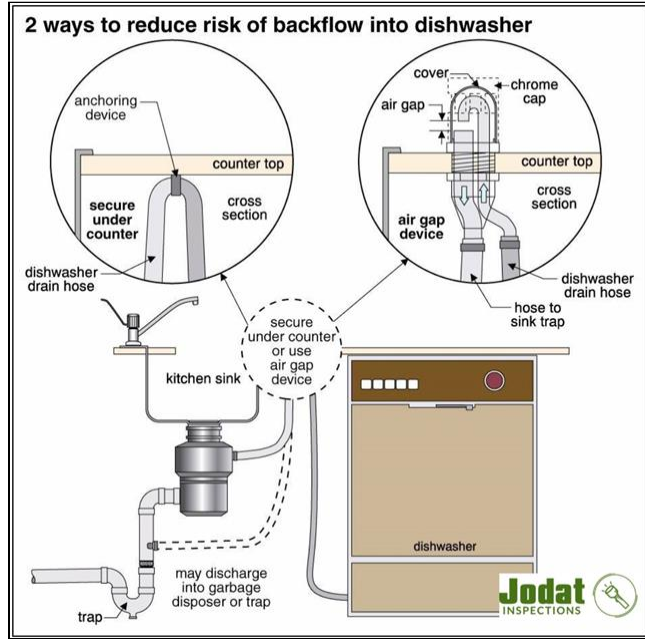
Comments: Inspected

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: Not Present

9.4 Food Waste Disposer

Comments: Inspected

Food disposer-problems/concerns discovered such as one or more of -

- rusted/deteriorated and/or damaged components with a possible obstruction

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



9.4 Item 1(Picture) Example/
Sample-

9.5 Trash Compactor

Comments: Not Inspected

Agent advised the trash compactor did not function, inspector did not test.



9.5 Item 1(Picture)

9.6 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. Water production worked at door at time of inspection.

(3) Ice production did not work properly at door during testing. Ice production may be turned off. Recommend confirm proper operation closing. The services of a specialist contractor may be required.

9.7 Washing Machine

Comments: Not Present

(1) 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.

(2) *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.*

9.8 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) Unit not tested, electrical and dryer vent not connected. 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.sevirginiadryervent.com/>

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

Comments: Not Inspected

(1) 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.

(2) Crawl space(s) -Evidence of possible rodent/pest infestation was found in the form of feces for example. Consult with the property owner about this. A qualified licensed specialist contractor should do a more technically exhaustive inspection and make repairs to seal openings in the structure, replace insulation/other building components as needed, set traps, and clean waste as necessary. Considered a health concern. . Recommend following guidelines in these Center for Disease Control articles: http://www.cdc.gov/rodents/prevent_infestations/seal_up.html http://www.cdc.gov/rodents/prevent_infestations/trap_up.htmlhttp://www.cdc.gov/rodents/prevent_infestations/clean_up.html

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) (*Typical for age of home*) *Recommended Safety upgrade* - Stairway and components, and or clearance to ceilings/ door ways for example may not conform to current safety standards. All can be a hazard and cause

injury. If this is of concern recommend evaluation and correction by a qualified contractor. At a minimum, be aware of these hazards. Recommend correction by a qualified licensed contractor as needed.

(6) 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.

(7) **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 -

ASHI Certified #267524

513 King Richard Drive Virginia Beach VA 23452

phone: 757-477-3100 email: david@JODAT.biz

Inspected By: David Throckmorton

Inspection Date: 5/30/2024

Report ID: 5 30 2024

Customer Info:	Inspection Property:
<p>Happy Client 123 Street Hampton Roads Area Virginia 12346 Virginia 12346</p> <p>Customer's Real Estate Professional: Happy Agent</p>	<p>123 Street Hampton Roads Area Virginia 12346 Virginia 12346</p>

Inspection Fee:

Service	Price	Amount	Sub-Total
home inspection	540.00	1	540.00
			Tax \$0.00
			Total Price \$540.00

Payment Method:

Payment Status: Paid

Note: