



# Inspection Report

Happy Client

**Property Address:**  
1234 Tidewater Street  
Hampton Roads City Virginia 12345



## JODAT INSPECTIONS

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<b>Date:</b> 5/21/2024	<b>Time:</b>	<b>Report ID:</b> 5 21 2024
<b>Property:</b> 1234 Tidewater Street Hampton Roads City Virginia 12345	<b>Customer:</b> Happy Client	<b>Real Estate Professional:</b> 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

**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.

**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: 1991 estimate according to listing information

**Temperature:**

Over 75 (F)

**Weather:**

Clear, rain,

**Ground/Soil surface condition:**

Damp

**Rain in last 3 days:**

Yes

**Inspection start time:**

10:30 am

**Inspection completion time:**

12:35 pm

## Partial Summary



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**VERY IMPORTANT TO READ ENTIRE REPORT!**

**ADDITIONAL DEFICIENCIES and CONCERNS are in the BODY of the REPORT**

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

## 1. Roofing



### 1.0 Roof Coverings/Flashing/ Penetrations

#### Inspected

- (1) Roof system(s) -problems, concerns and or deficiencies observed in accessible areas such as -
- shingle(s)- slightly lifted/risen, and or substandard.
  - exposed sheathing component(s) - *chance of fungal rot or deterioration from water damage to the roof sheathing – proper installation of "drip edge flashing" possibly can resolve this deficiency*
  - moss and/or algae growth at one or more areas – *can or have caused deterioration of roof covering*
  - *Typical for age and/or location of home (common occurrence)- Black Algae Stains on Asphalt style Shingle* Roofs observed which can contribute to roof covering deterioration.
  - Debris such as leaves, limbs, needles, seeds, etc. have accumulated on the roof surface. *Water may not flow easily off the roof, and can enter gaps in the roof surface. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms*

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.*

## 2. Exterior



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

#### Inspected

(1) Exterior in one or more areas – Problems, concerns and or deficiencies with one or more sections/components of exterior, siding, cladding, eaves, windows, doors, and or trim such as -

- wood component(s) deteriorated and/or appear to be *(further deterioration can occur)*
- rusted components such as front sidelite
- 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)*
- paint or stain finish failing, peeling, worn, and or missing *(with finish deficiencies deterioration is possible)*

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 ) – appears typical repair/seal if needed and monitor further movement*
- *Typical finding and or rarely corrected-* None and/or limited amount of weep holes were provided in the masonry veneer siding at observable areas. *(Today's standards for new construction require weep holes (not less than 3/16" in diameter every 33 inches. Flashing is required to direct water toward the weep holes. However, installation of weep holes after construction may cause more damage than benefit (if the flashing is not present it may be inconsequential and if the flashing is present, it may be damaged by drilling into the mortar). You should consult a qualified masonry contractor about this potentially construction deficiency, its potential consequences, and the options (if any) for correction. Note: we observed no visual damage to the structure as a result of this construction defect during the visual non technically exhaustive inspection at areas viewed unless noted in report.*

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.

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

#### Inspected

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

- Appeared stable at time of inspection based on visual inspection of accessible areas and inspector walking on surface in areas. *Appears to be built primarily with the standards considered acceptable at original time of construction.*
- deterioration/damage in areas (further deterioration can occur)

*One or more items listed below are typical for assumed age of deck construction-*

- NON graspable handrails



- wood to soil contact (*wood to soil contact can cause issues such as wood deterioration*)
- rail post connection to beam and or rim joist substandard
- improper riser heights (*maximum riser height is 8 1/4 inches-3/8 inch variance allowed in flight*)
- substandard stringer and/or attachment to rim joist
- 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. The Inspector had no access to underside of deck/porch this is a limitation of the inspection.

### 3. Interiors



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

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

#### 3.2 Doors (interior representative number)-may include exterior doors

##### Inspected

One or more doors --from a representative amount inspected

- Rear Door does not unlock, typical finding for style door

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

#### 3.3 Steps, Stairways, Balconies and Railings

##### Inspected

(2) Stairs to second level - The handrail/guard rail inside home at one or more locations is loose. A fall or injury could occur. I recommend a qualified contractor repair or replace handrails/guard rails as needed.

#### 3.5 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- Sunroom.
- Loose hardware Example/Sample- Sunroom.

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

### 4. Garage and may include Detached Structure if inspected



#### 4.2 Garage Door (s)

##### Inspected

(2) Garage door(s) system -- deficiencies and or concerns such as -

- weather stripping deteriorated, damaged and or missing (*rodents, pest, and or moisture can enter*)

- door does NOT reverse when pressure tested with reasonable force
- *Typical finding for a garage door with a powered opening system* — inspector recommends disable the garage door lock mechanism so that it cannot be inadvertently engaged. Accidental locking may cause severe damage to the door or the opener if the opener is activated.

and any other problems that a qualified specialist contractor may discover while inspecting further and performing repairs need correcting to ensure safe and proper operation of the garage door system(s). Do not rely on pictures alone. Pictures are examples only.

#### 4.6 Occupant Door (from garage to inside of home)

##### Inspected

The door to garage from interior of home opens over steps and not a landing this is a trip hazard. I recommend reversing door.

## 5. Structural Components



#### 5.0 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* )
- primarily the addition area elevated wood moisture content(WMC) 18% +/- (*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
- front and rear of main house – Considered acceptable at time of inspection – wood moisture content(WMC) 12.6% +/- (*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*) – inspector recommends monitor

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

- beam not resting on Piers properly – possibly just needs shims – observed near the rear at crawlspace entry
- masonry pier missing mortar slight movement possibly – consider sealing and monitor – observed left side
- beam not resting on pier properly – appears functioning at time of inspection however – observed addition area
- floor joist not supported at end properly – appears that beams or missing – observed at the addition area at the rear

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

#### 5.2 Roof Structure and Attic

##### Inspected

(2) *Typical for assumed age of structure and/or reconstruction*- Attic subflooring in one or more areas -problems, concerns and or deficiencies such as one or more but not limited to -

- Damaged in one area observed



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. Safety concern.

## 6. Plumbing System



### 6.1 Water Meter

#### Inspected

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

### 6.2 Main Water Shut-off Device (Describe location)

#### 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. Additional water cutoffs located in garage.

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

#### Inspected

Toilet deficiencies such as -

- loose at the floor Example/Sample- First level Hall Bathroom, Second level Hall Bathroom
- handle loose Example/Sample- Second level Hall 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.

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

#### Inspected

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

- loose (*needs securing to wall Loose hose bib can cause leaks*) Example/Sample- Front of Home
- leaks while in use (*this waste water*) Example/Sample- Left side of Home, Rear of Home

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

(2) Rear of Home appears pvc cleanout not accessible consult plumber and have corrected if needed.

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

- Primary Bathroom Left Sink- The water pressure was reduced when bath sink faucet and shower was on and the tub was on at the same time
- water control handle leaks while operated Example/Sample- Primary Bathroom Left Sink, Second level Hall Bathroom Sink
- shower supply pipe is loose Example/Sample- Second level Hall Bathroom Shower
- plumbing tree component is loose Example/Sample- Second level Hall Bathroom Shower
- water control handle loose Example/Sample- Primary Bathroom Left Sink
- Primary Bathroom Shower door has to be lift up to close and open
- control knob/stopper system not working properly and or missing components Example/Sample- First level Hall Bathroom Sink, Second level Hall Bathroom Shower

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.

**6.5 Hot Water Systems, Controls, Chimneys, Flues and Vents****Inspected**

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

- improper clearance of hood to combustibles (*6 inch clearance required- remove foam tape insulation to meet the standard*)

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. Do not rely on pictures alone. Pictures are examples only

**7. Electrical System****7.3 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 -

- color/markings of wire(s) attached to circuit breaker is improper (*appropriately marked with – black and/or red magic marker, and or black or red electrical tape connected to wire resolves this concern*)
- panel cover missing latch
- anti-oxidant compound missing or inadequate (*compliance varies between panel manufacturers and jurisdictions*)
- labeling issue – circuit not labeled/identified and or confusing
- wire nut electrical connection not rotated properly

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

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

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

**7.4 Connected Devices, Fixtures and other electrical (Observed from a representative number)****Inspected**

Crawlspace -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*)

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.

**7.5 Outlets/Receptacles, junction boxes, and switches (Observed from a representative number)****Inspected**

- (1) One or more outlets/receptacles, switches, and/or junction boxes- -From a representative amount inspected
- Cover plate deficiencies, and or missing (cover plates are intended to contain fire and prevent electric shock from occurring due to exposed wires). Example/Sample- Garage.
  - Loose outlet Example/Sample- Rear Right Bedroom, Garage.

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.

#### 7.6 Lighting fixtures etc. (Observed from a representative number)

##### Inspected

One or more light fixtures were inoperable/not working properly (didn't turn on when nearby switches were operated, flickered, and or missing bulbs for example). Recommend further evaluation by replacing bulbs and/or consulting with the property owner concerning sensors/switch(es) for example. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary. Example/Sample- Front Middle Bedroom, Primary Bedroom Closet, Front Middle Bedroom Closet, Second level Hall Bathroom exhaust fan light, garage door opener.

#### 7.7 Ceiling Fans etc. (Observed from a representative number)

##### Inspected

One or more ceiling fan remote controls were not located and could not be tested during the inspection, recommend consult current owner on functionality and confirm proper operation prior to closing. Services of a qualified electrical contractor may be required. Example/Sample- Sunroom, Primary Bedroom.

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

##### Inspected

(3) 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 (*outlets near sink did test as being GFCI protected*)
- 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*).

- (4) Ground fault circuit interrupter (GFCI) receptacles (outlets)-
- did not trip when tested Example/Sample- Front of Home, 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.

#### 7.10 Smoke Alarm

##### Not Inspected

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

- smoke alarms missing and or not observed. Location(s) – Bedrooms
- **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

### 7.11 Carbon Monoxide Detectors ,and Fire extinguisher

#### Not Inspected

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

## 8. Heating / Central Air Conditioning



### 8.0 HVAC Systems

#### Inspected

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

- FYI – heating and air conditioning differentials between return and supply tested as adequate at time of inspection (*unless mentioned elsewhere in the report*)- only a qualified HVAC contractor can ensure satisfactory performance during weather/climate extremes
- 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* . Pictures are examples only.

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

#### Inspected

(1) The condensation drip line(s)and, or overflow line if so equipped for one or more HVAC system(s)

- crawlspace – condensation lines or what appears to be the condensation lines need additional support
- left side of home – Appears to be a condensation drain line however inspector could not confirm due to not testing the AC system or due to the outside temperature/humidity – needs an extension to carry water away from the structure(s) to a visible area (*3 to 4 feet from foundation sloped as to flow water away from foundation is recommended. Condensate water over time can soften footings and can lead to structural settlement for example*)

A qualified HVAC contractor should ensure condensate line(s) perform properly and drain away from foundation to a viewable location for the HVAC system(s), and ensure proper function. Do not rely on pictures alone. Pictures are examples only.

(2) Heat pump or air conditioning refrigerant lines – problems, concerns and or deficiencies such as -

- Insulation on the heat pump or air conditioning condensing unit's refrigerant lines was deteriorated or missing in area(s) (*This may result in reduced efficiency, unwanted moisture and increased energy costs.*). Example/Sample- exterior at or near the condenser unit

and any other problems that a qualified contractor may discover while evaluating further and performing repairs needs correcting. Do not rely on pictures alone. Pictures are examples only.

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

- inadequate support (*Flexible HVAC ducting should be supported per manufacturer's guidelines. General standard – supports should be no greater than 4-5 feet apart, there should be no more than ½ inch sag*)

*per foot between the supports, and supports should be at least 1.5 inches wide. A connection to rigid duct or equipment is considered a support joint. Vertically installed ducts shall be supported every 6 feet at a minimum.)*

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.

## 8.6 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 such as -
- slightly leaning, height requirement appears functional however may not meet all municipality regulations considered a typical finding

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. Do not rely on pictures alone. Pictures are examples only.

## 8.7 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 -
- typical finding- gap at firebox wall
  - ash buildup
  - 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.*

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

### Inspected

- Air conditioning unit in the attic - problems, concerns and or deficiencies such as -
- emergency drain pan full of water – indication condensate drain line not function properly – drain pan can possibly overflow causing damage
  - missing cap on vent/ cleanout for condensate drain – condensate may not drain properly

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.

## 9. Insulation and Ventilation



### 9.1 Insulation Under Floor System

#### Inspected

The insulation in areas is damaged, loose/fallen, and missing in the crawlspace. Conditioned air loss can occur more on this structure than one that is properly insulated. Recommend further evaluation/inspection and correction by a qualified licensed contractor as needed. Additional recommendation remove all insulation in crawlspace and when moisture levels are reduced to acceptable numbers consider adding insulation at that time. You should seek a second opinion from a qualified contractor as desired. Do not rely on pictures alone when requesting repairs and/or further investigations pictures are examples only.

#### 9.4 Venting Systems (Kitchens, Baths and Laundry)

##### Inspected

(3) Dryer duct needs cleaning, clogged and/or improper dryer ventilation pipes can cause dryers to overheat for example. This can be a fire hazard and or can cause large energy usage for the structure. Recommend a qualified licensed contractor clean and make any necessary corrections and/or upgrades as needed to ensure dryer duct system is working properly.

(4) Crawlspace – duct tape is not approved for venting of appliances. Recommend correction as needed. Considered a typical finding.

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## 10. Built-In Kitchen/ Laundry Appliances

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#### 10.2 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.

#### 10.5 Refrigerator

##### Not Inspected

(2) Water and ice production did not work properly at door during testing. Recommend confirm proper operation closing. The services of a specialist contractor may be required.

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## 11. Microbial Growth, Wood Destroying Organism, and Vermin/Pests

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#### 11.0 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, and or poison 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/seal_up.html) [http://www.cdc.gov/rodents/prevent\\_infestations/trap\\_up.html](http://www.cdc.gov/rodents/prevent_infestations/trap_up.html)[http://www.cdc.gov/rodents/prevent\\_infestations/clean\\_up.html](http://www.cdc.gov/rodents/prevent_infestations/clean_up.html)

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# 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:**

Wet roofs can be difficult to get a estimated roof age  
Asphalt roofing-ESTIMATED -FIRST 1/3 to MIDDLE 1/3 of life in areas

**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

## Items

### 1.0 Roof Coverings/Flashing/ Penetrations

Comments: Inspected

- (1) Roof system(s) -problems, concerns and or deficiencies observed in accessible areas such as -
- shingle(s)- slightly lifted/risen, and or substandard.
  - exposed sheathing component(s) - *chance of fungal rot or deterioration from water damage to the roof sheathing – proper installation of "drip edge flashing" possibly can resolve this deficiency*
  - moss and/or algae growth at one or more areas – *can or have caused deterioration of roof covering*
  - *Typical for age and/or location of home (common occurrence)- Black Algae Stains on Asphalt style Shingle Roofs observed which can contribute to roof covering deterioration.*
  - Debris such as leaves, limbs, needles, seeds, etc. have accumulated on the roof surface. *Water may not flow easily off the roof, and can enter gaps in the roof surface. Leaks can occur as a result. This is a conducive condition for wood-destroying organisms*

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) Example sample front of home – debris



1.0 Item 2(Picture) Example/ Sample- left side of home – exposed sheathing, lifted risen shingle



1.0 Item 3(Picture) moss and/or algae growth at one or more areas



1.0 Item 4(Picture) Example/ Sample- rear of home – debris

(2) Most underlayment, and flashing was hidden beneath the roof-covering material. The inspector was able to view edges only a representative areas around the perimeter of the roof. It was not inspected and the Inspector disclaims responsibility for evaluating its condition.

**Inspector Tip-** In an ideal world, ROOFS are expertly inspected annually, preferably in the autumn before the wind, rain and snow sets in. Otherwise, it's recommended to have a new roof inspected after the first five years, then at 10 years, 13, 15, 17, and every year after that. **Regular Maintenance-** Check for damaged roofing and flashing materials twice a year.

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



1.0 Item 5(Picture)

### 1.1 Roof Drainage Systems

Comments: Inspected

(1) 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.

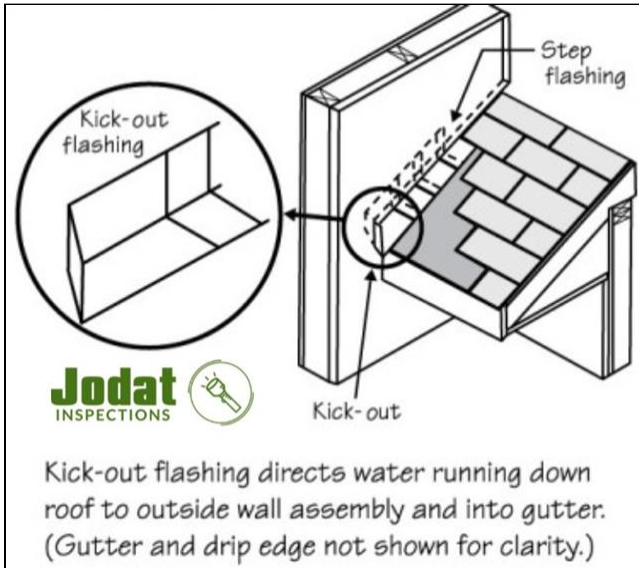


1.1 Item 1(Picture) Example/  
Sample- left side of home front

(2) *Typical for age of home – Upgrade recommendation–* - Exterior in one or more areas kickout flashing(*also known as diverter flashing*) missing. Kickout flashing should be present and properly installed in order to direct rainwater away from the cladding. Recommend a qualified licensed contractor install flashing as needed around home. Do not rely on pictures alone when requesting repairs and/or further investigations pictures are examples only.

**FYI-** Kickout flashing, also known as diverter flashing, is a special type of flashing that diverts rainwater away from the cladding and into the gutter. When installed properly, they provide excellent protection against the

penetration of water into the building envelope. The following are locations where kickout flashing is critical: anywhere a roof and exterior wall intersect, where the wall continues past the lower roof-edge and gutter. If a kickout flashing is absent in this location, large amounts of water may miss the gutter, penetrate the siding, and become trapped inside the wall; and where gutters terminate at the side of a chimney.



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

1.1 Item 2(Picture)

## 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

**Exterior Entry Doors:**

Metal

**Appurtenance:**

Deck

**Driveway:**

Concrete

**Hand and or Guard Rails:**

Wood

**Steps:**

Masonry

Wood

### Items

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

Comments: Inspected



(1) Exterior in one or more areas – Problems, concerns and or deficiencies with one or more sections/ components of exterior, siding, cladding, eaves, windows, doors, and or trim such as -

- wood component(s) deteriorated and/or appear to be *(further deterioration can occur)*
- rusted components such as front sidelite
- 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)*
- paint or stain finish failing, peeling, worn, and or missing *(with finish deficiencies deterioration is possible)*

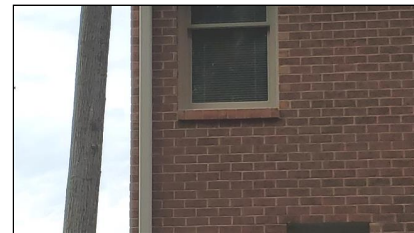
and any other problems that a qualified specialist contractor may discover while inspecting further and performing repairs need correcting to ensure exterior components are proper and functioning as intended. Moisture/water/pest can enter behind deficiencies which can cause issues. Do not rely on pictures 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- paint  
finish deficiency



2.0 Item 2(Picture) Example/  
Sample- rear of home –  
deterioration



2.0 Item 3(Picture) Example/  
Sample- rear of home – possible  
window deterioration



2.0 Item 4(Picture) Example/  
Sample- left side of home –  
appears to be some deterioration



2.0 Item 5(Picture) Example/  
Sample- rusted components such  
as front sidelite



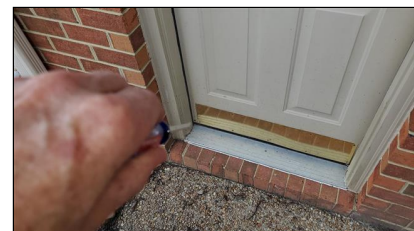
2.0 Item 6(Picture) Example/  
Sample- front of home – paint  
finish deficiency



2.0 Item 7(Picture) Example/  
Sample- front of home – garage –  
paint finish deficiency



2.0 Item 8(Picture) Example/  
Sample- front of home – possible  
deterioration



2.0 Item 9(Picture) Example/  
Sample- right side of home –  
deterioration





2.0 Item 10(Picture) Example/  
Sample- Rear of home-  
deterioration

(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* ) – *appears typical repair/ seal if needed and monitor further movement*
- *Typical finding and or rarely corrected-* None and/or limited amount of weep holes were provided in the masonry veneer siding at observable areas. ( *Today’s standards for new construction require weep holes (not less than 3/16” in diameter every 33 inches. Flashing is required to direct water toward the weep holes. However, installation of weep holes after construction may cause more damage than benefit (if the flashing is not present it may be inconsequential and if the flashing is present, it may be damaged by drilling into the mortar).* You should consult a qualified masonry contractor about this potentially construction deficiency, its potential consequences, and the options (if any) for correction. Note: we observed no visual damage to the structure as a result of this construction defect during the visual non technically exhaustive inspection at areas viewed unless noted in report.

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

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

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

Comments: Inspected

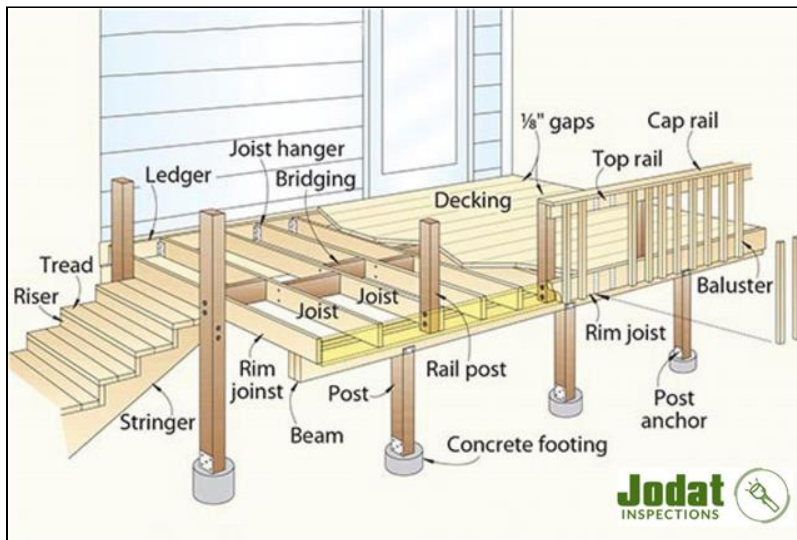
(1) Rear of home – Deck(s)/porch(s)/stair(s)- Problems, concerns and or deficiencies according to current safety standards for decks/porches such as -

- Appeared stable at time of inspection based on visual inspection of accessible areas and inspector walking on surface in areas. *Appears to be built primarily with the standards considered acceptable at original time of construction.*
- deterioration/damage in areas (further deterioration can occur)

One or more items listed below are typical for assumed age of deck construction-

- NON graspable handrails
- wood to soil contact (*wood to soil contact can cause issues such as wood deterioration*)
- rail post connection to beam and or rim joist substandard
- improper riser heights (*maximum riser height is 8 1/4 inches-3/8 inch variance allowed in flight*)
- substandard stringer and/or attachment to rim joist
- 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. The Inspector had no access to underside of deck/porch this is a limitation of the inspection.



2.1 Item 2(Picture) Example/ Sample- deterioration/damage

2.1 Item 1(Picture)



2.1 Item 3(Picture) Example/ Sample- deterioration/damage



2.1 Item 4(Picture) Example/ Sample- deterioration/damage

(2) Front of home – As a safety precaution, we recommend installing handrails on steps that have three or more risers or where platforms are greater than 30 inches high, and two handrails for stairways greater than 44 inches wide, and particularly if children or the elderly visit or occupy the property. Recommend that a qualified contractor install handrails and or guardrails where missing and per standard building practices.

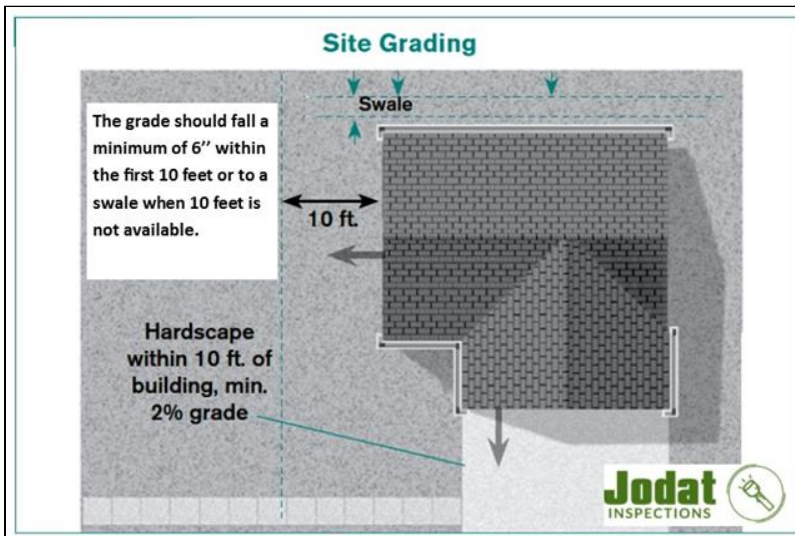


2.1 Item 5(Picture)

**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) Exterior in areas- There is a negative and or not enough slope towards the structure at one or more areas this can/or has caused water intrusion, deterioration. Improper, issues with foundation, crawl space and/or basement for example. Based on inspectors visual inspection did not observe inadequate slope was causing any significant issues at time of inspection (*unless noted in report*). Best course is to have corrected, however if not corrected then monitor, and if ponding and or water intrusion occurs to structure have landscape and or hardscape corrected by a qualified licensed contractor as needed- additionally inspector recommends to consult with current owner regarding any past issues regarding water entry into the structure. *FYI- The grade should fall from the structure 6" (5% ) within the first 10 feet from the structure or to a swale when 10 feet is not available and hardscape within 10 feet of the structure should a minimum grade of 2%. If grading, and or correcting hardscape is not possible explore options such as french drains and dry wells. Do not rely on pictures alone. Pictures are examples only.*



2.2 Item 1(Picture)



2.2 Item 2(Picture) Example/ Sample- rear of home



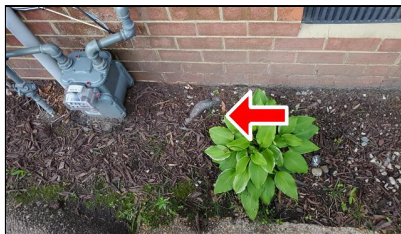


2.2 Item 3(Picture) Example/  
Sample- front and left side of  
home

(2) One or more trees 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 any significant damage from visual inspection performed *(unless noted in report)*. Recommend monitoring if trees/large vegetation are not removed. Example/Sample- sidewalk and/or driveway- additionally considered a trip hazard



2.2 Item 4(Picture) Example  
sample right side of home –  
appears to be affecting the  
sidewalk for example



2.2 Item 5(Picture) Example/  
Sample- right side of home – tree  
root

(3) 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. Additionally one or more areas are considered a trip hazard.



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



2.2 Item 7(Picture) Example/  
Sample- left side of home  
sidewalk – trip hazards

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

(5) 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 8(Picture) Example/Sample- left side of home

### 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

**Wall Material:**

Gypsum Board

**Floor Covering(s):**

- Area rug
- Carpet
- Laminate style
- Tile style

**Interior Doors:**

Wood Style

**Window Types:**

- Fixed
- Single and or double-hung
- skylight

**Cabinetry:**

Wood style

**Countertop:**

Granite style

#### Items

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

(1) 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.



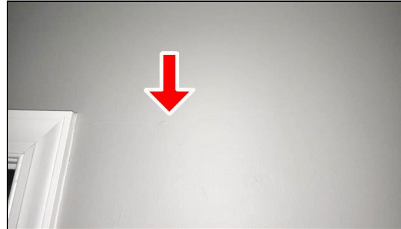
3.0 Item 1(Picture) Example/  
Sample- Second level Hall  
Bathroom



(2) 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 2(Picture) Example/  
Sample- Primary Bedroom Closet



3.0 Item 3(Picture) Example/  
Sample- Primary Bedroom

(3) 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.

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

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

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

Comments: Inspected

**3.2 Doors (interior representative number)-may include exterior doors**

Comments: Inspected

- One or more doors --from a representative amount inspected
  - Rear Door does not unlock, typical finding for style door

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

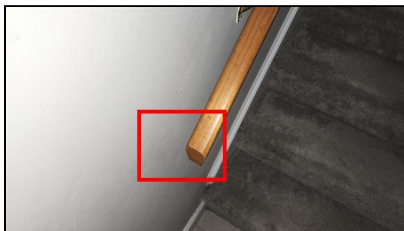


3.2 Item 1(Picture) Example/  
Sample- Rear Door does not  
unlock

### 3.3 Steps, Stairways, Balconies and Railings

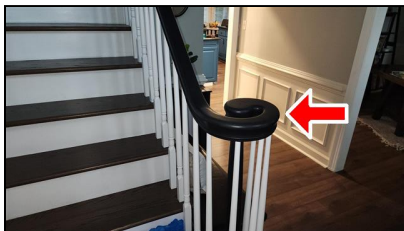
Comments: Inspected

(1) *(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.



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

(2) Stairs to second level - The handrail/guard rail inside home at one or more locations is loose. A fall or injury could occur. I recommend a qualified contractor repair or replace handrails/guard rails as needed.



3.3 Item 2(Picture)

**3.4 Counters and Cabinets (representative number)**

Comments: Inspected

**3.5 Windows (representative number)**

Comments: Inspected

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



3.5 Item 1(Picture) Example/  
Sample- Sunroom

- (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- Sunroom.
  - Loose hardware Example/Sample- Sunroom.

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.



3.5 Item 2(Picture) Example/  
Sample- Sunroom- Stuck shut



3.5 Item 3(Picture) Example/  
Sample- Sunroom- Loose  
hardware

## 4. Garage and may include Detached Structure if inspected



The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages vary between municipalities. The inspector does not inspect items considered cosmetic.

### Styles & Materials

**Garage Door Type:**

One automatic

**Garage Door Material:**

Metal Style

### Items

#### 4.0 Garage Walls/Ceilings/Doors (including Firewall Separation)

Comments: Inspected

#### 4.1 Garage Floor

Comments: Inspected

The concrete floor of garage is cracked in one or more areas (this is not a unusual occurrence). Further settlement may occur. I recommend to monitor these areas, and if areas worsen have inspected and repair as needed by a qualified contractor. Do not rely on pictures alone. Pictures are examples only.



4.1 Item 1(Picture) Example/  
Sample-

#### 4.2 Garage Door (s)

Comments: Inspected

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

**SAFETY TIPS-** The garage door is generally the largest moving object in the home. It can weigh hundreds of pounds. Often it is supported with spring tension both the weight of the door itself and the condition of these powerful springs can be dangerous on their own. Combined these two items can become a potentially lethal item. During our inspection, we attempt to inspect vehicle doors for proper operation. Operation of the safety mechanisms should be verified monthly. Switches for door openers should be located as high as practical to prevent children from playing with the door. Children should be warned of the potential risk of injury. Regular lubrication of the garage door tracks, rollers, springs and mounting hardware is recommended.

(2) Garage door(s) system – deficiencies and or concerns such as -

- weather stripping deteriorated, damaged and or missing (*rodents,pest, and or moisture can enter*)
- door does NOT reverse when pressure tested with reasonable force

- *Typical finding for a garage door with a powered opening system* — inspector recommends disable the garage door lock mechanism so that it cannot be inadvertently engaged. Accidental locking may cause severe damage to the door or the opener if the opener is activated.

and any other problems that a qualified specialist contractor may discover while inspecting further and performing repairs need correcting to ensure safe and proper operation of the garage door system(s). Do not rely on pictures alone. Pictures are examples only.



4.2 Item 1(Picture) Example/  
Sample-



4.2 Item 2(Picture) Example/  
Sample-

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

Comments: Inspected

**Inspector Tip-** Test your garage door opener monthly to ensure that it reverses when it hits an obstruction or when its sensor beam is interrupted.

**4.4 Garge Door Photo-sensor Wiring**

Comments: Inspected

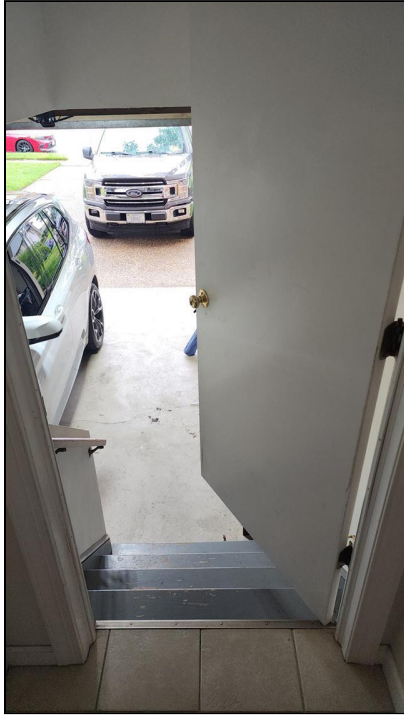
**4.5 Garage Stair Handrails/steps**

Comments: Inspected

**4.6 Occupant Door (from garage to inside of home)**

Comments: Inspected

The door to garage from interior of home opens over steps and not a landing this is a trip hazard. I recommend reversing door.



4.6 Item 1(Picture) Example/  
Sample-



## 5. 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.



Crawlspace overall considered to be clean – Inspector's opinion



### Styles & Materials

**Foundation:**

Raised

**Method used to observe Crawlspace:**

Crawled and/or walked where safely accessible according to inspector – Limited access

**Floor Structure:**

Wood joists  
Wood beams

**Wall Structure:**

Wood

**Columns or Piers:**

Masonry block

**Roof-Type:**

Gable  
Hip

**Ceiling Structure:**

4" or better

**Method used to observe attic:**

Walked and or crawled where properly

**Roof Structure:**

Stick-built

floored at accessible areas according to  
inspector

**Attic info:**

Pull Down stairs

*Items*

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**5.0 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* )
- primarily the addition area elevated wood moisture content(WMC) 18% +/- (*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
- front and rear of main house – Considered acceptable at time of inspection – wood moisture content(WMC) 12.6% +/- (*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*) – inspector recommends monitor

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

- beam not resting on Piers properly – possibly just needs shims – observed near the rear at crawlspace entry
- masonry pier missing mortar slight movement possibly – consider sealing and monitor – observed left side
- beam not resting on pier properly – appears functioning at time of inspection however – observed addition area
- floor joist not supported at end properly – appears that beams or missing – observed at the addition area at the rear

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



5.0 Item 1(Picture) Example/ Sample- rear of home near the right side –beam not resting on Piers properly – possibly just needs shims



5.0 Item 2(Picture) Example/ Sample- rear of home near the right side –beam not resting on Piers properly – possibly just needs shims



5.0 Item 3(Picture) Example/ Sample- front and rear of main house – Considered acceptable at time of inspection – wood moisture content(WMC) 12.6% +/-



5.0 Item 4(Picture) Example/  
Sample- primarily the addition  
area elevated wood moisture  
content(WMC) 18% +/- , and fungi



5.0 Item 5(Picture) Example/  
Sample- masonry pier missing  
mortar slight movement possibly  
– consider sealing and monitor



5.0 Item 6(Picture) Example/  
Sample- left side of home –  
addition area beam not resting on  
pier properly



5.0 Item 7(Picture) Example/  
Sample- floor joist not supported  
at end properly – appears that  
beams or missing observed at the  
addition area at the rear



5.0 Item 8(Picture) Example/  
Sample- floor joist not supported  
at end properly – appears that  
beams or missing observed at the  
addition area at the rear

(2) *This is a typical finding for this age/style of structure* – The floor system under the structure was not accessible or inspected in areas (primarily the rear of the home). This is a limitation of the inspection.

Reason(s) such as but not limited to –

- FYI—the inspector viewed crawlspace from entry only
- Components could possibly be damaged if entry was attempted
- Area(s) with less than 12 inches of clearance

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).



5.0 Item 9(Picture) Example/  
Sample- right side towards the rear



5.0 Item 10(Picture) Example/  
Sample- rear of the home

(3) *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.*

(4) **FYI** – crawlspace is considered a partially encapsulated system which includes a vapor barrier, sealed foundation vents and a dehumidifier system. Full encapsulation would also include vapor barrier and insulation installed on walls and masonry piers for example.

(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.*

**5.1 Ceilings (Structural)**

Comments: Inspected

**5.2 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) *Typical for assumed age of structure and/or reconstruction-* Attic subflooring in one or more areas -problems, concerns and or deficiencies such as one or more but not limited to -

- Damaged in one area observed

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. Safety concern.



5.2 Item 1(Picture)

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

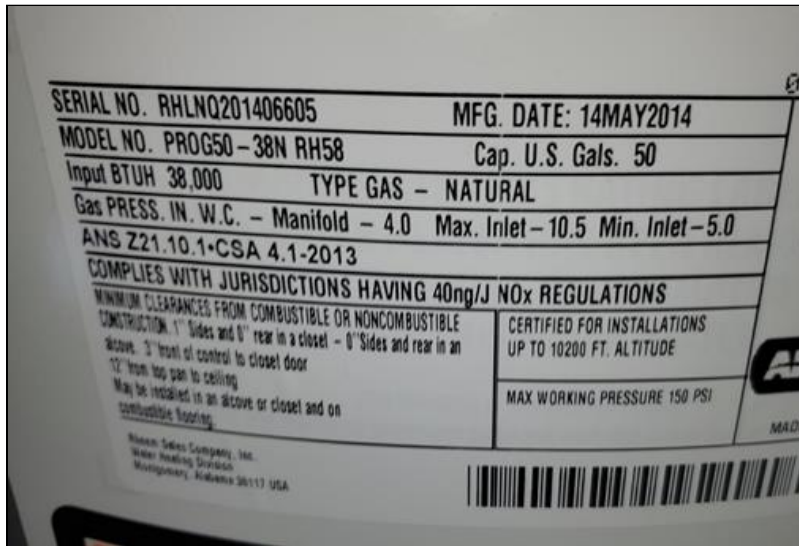




## 6. Plumbing System

**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

**Washer Drain Size:**

2" Diameter estimate

**Plumbing Waste:**

Other forms of plumbing pipe, and/or  
components may exist.  
NOT VISIBLE in areas such as behind  
walls, and the ground  
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):**

RHEEM

**Life Expectancy:**

Average Hot Water Heater Life  
Expectancy 7-14 years  
Manufacturer year 2014

**Water Heater Location(s):**

Attic

**Water Pressure:**

adequate(unless mentioned elsewhere in report)

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*Items*

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**6.0 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.*



6.0 Item 1(Picture) Example/  
Sample- well pump

(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.*



6.0 Item 2(Picture)

**6.1 Water Meter**

Comments: Inspected

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



6.1 Item 1(Picture)

**6.2 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. Additional water cutoffs located in garage.



6.2 Item 1(Picture)

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



6.2 Item 2(Picture) additional water cutoffs located in garage

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

Comments: Inspected

Toilet deficiencies such as -

- loose at the floor Example/Sample- First level Hall Bathroom, Second level Hall Bathroom
- handle loose Example/Sample- Second level Hall 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.

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

Comments: Inspected

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

- loose (*needs securing to wall Loose hose bib can cause leaks*) Example/Sample- Front of Home
- leaks while in use (*this waste water*) Example/Sample- Left side of Home, Rear of Home

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



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



6.4 Item 2(Picture) Example/ Sample- Left side of Home, Rear of Home- leaks while in use (this waste water)

(2) Rear of Home appears pvc cleanout not accessible consult plumber and have corrected if needed.



6.4 Item 3(Picture)

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



- Primary Bathroom Left Sink- The water pressure was reduced when bath sink faucet and shower was on and the tub was on at the same time
- water control handle leaks while operated Example/Sample- Primary Bathroom Left Sink, Second level Hall Bathroom Sink
- shower supply pipe is loose Example/Sample- Second level Hall Bathroom Shower
- plumbing tree component is loose Example/Sample- Second level Hall Bathroom Shower
- water control handle loose Example/Sample- Primary Bathroom Left Sink
- Primary Bathroom Shower door has to be lift up to close and open
- control knob/stopper system not working properly and or missing components Example/Sample- First level Hall Bathroom Sink, Second level Hall Bathroom Shower

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.



6.4 Item 4(Picture) Example/ Sample- Primary Bathroom Shower door has to be lift up to close and open



6.4 Item 5(Picture) Example/ Sample- Primary Bathroom Left Sink- water control handle leaks while operated, water control handle loose



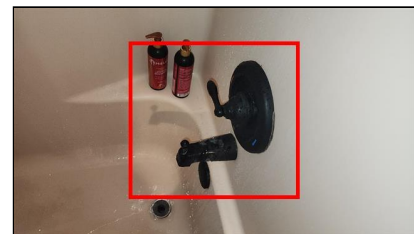
6.4 Item 6(Picture) Primary Bathroom Left Sink- The water pressure was reduced



6.4 Item 7(Picture) Example/ Sample- Second level Hall Bathroom Sink- water control handle leaks while operated



6.4 Item 8(Picture) Example/ Sample- Second level Hall Bathroom Shower- shower supply pipe is loose



6.4 Item 9(Picture) Example/ Sample- Second level Hall Bathroom Shower- plumbing tree component is loose

**6.5 Hot Water Systems, Controls, Chimneys, Flues and Vents**

Comments: Inspected

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

- improper clearance of hood to combustibles (*6 inch clearance required- remove foam tape insulation to meet the standard*)

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. Do not rely on pictures alone. Pictures are examples only



6.5 Item 1(Picture)

**6.6 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 127(F).

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

Comments: Inspected

The gas lines rusted/corrosion observed in areas

- appears to be a maintenance issue and should be corrected. Continued rust/deterioration can become a possible gas safety concern.
- should be corrected. Possible gas safety concern.

Recommend further investigation and any needed corrections be made by a qualified contractor(s) as needed . Do not rely on pictures alone. Pictures are examples only.



6.7 Item 1(Picture) Example/  
Sample- rear of home



6.7 Item 2(Picture) Example/  
Sample- crawlspace

**6.8 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 -Right side of home.



6.8 Item 1(Picture)

**6.9 Sump Pump**

Comments: Not Present

## 7. 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

<b>Electrical Service Conductors:</b> Below ground	<b>Panel capacity:</b> 200 AMP estimate	<b>Panel Type:</b> main panel – circuit breakers
<b>Electric Panel Manufacturer:</b> GENERAL ELECTRIC	<b>Wiring Methods:</b> not visible behind walls etc. NON-METALLIC SHEATHED	<b>Branch wire 15 and 20 AMP:</b> not visible behind walls etc. Copper

### Items

#### 7.0 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.



7.0 Item 1(Picture)

(3) *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.

**7.1 Location of Main and Distribution Panels**

Comments: Inspected

The main panel box is located in the garage.

**7.2 Service Entrance Conductors**

Comments: Inspected



**7.3 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 -

- color/markings of wire(s) attached to circuit breaker is improper (*appropriately marked with – black and/or red magic marker, and or black or red electrical tape connected to wire resolves this concern*)
- panel cover missing latch
- anti-oxidant compound missing or inadequate (*compliance varies between panel manufacturers and jurisdictions*)
- labeling issue – circuit not labeled/identified and or confusing
- wire nut electrical connection not rotated properly

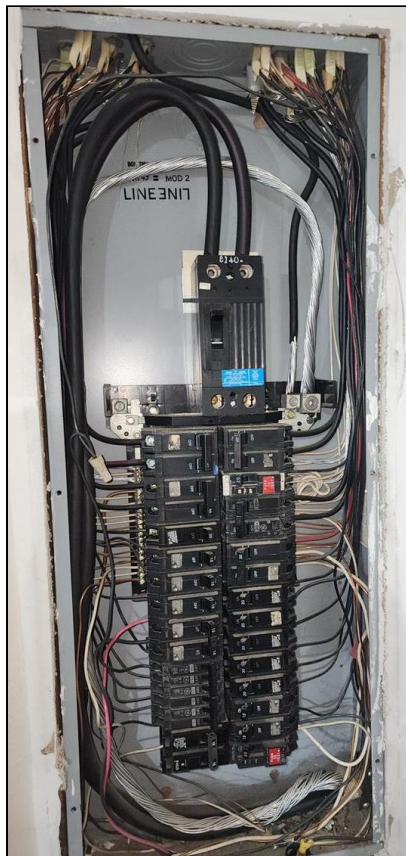
One or more items listed below are typical for age of home and/or electrical panel –

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

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



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

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

Comments: Inspected

Crawlspace -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*)

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.



7.4 Item 1(Picture) Example/  
Sample- loose wires

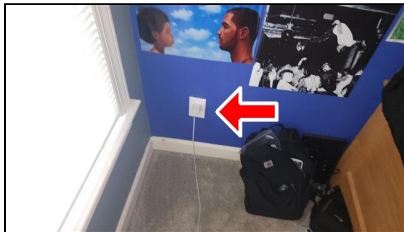
**7.5 Outlets/Receptacles, junction boxes, and switches (Observed from a representative number)**

Comments: Inspected

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

- Cover plate deficiencies, and or missing (cover plates are intended to contain fire and prevent electric shock form occurring due to exposed wires). Example/Sample- Garage.
- Loose outlet Example/Sample- Rear Right Bedroom, Garage.

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.



7.5 Item 1(Picture) Example/  
Sample- Rear Right Bedroom-  
loose outlet



7.5 Item 2(Picture) Example/  
Sample- Garage- cover damaged,  
loose outlet

(2) FYI – attic light located in the hallway.

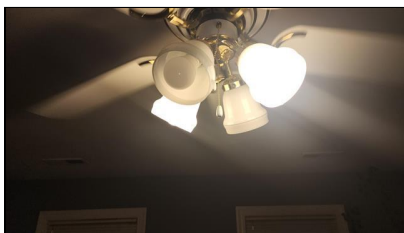


7.5 Item 3(Picture)

**7.6 Lighting fixtures etc. (Observed from a representative number)**

Comments: Inspected

One or more light fixtures were inoperable/not working properly (didn't turn on when nearby switches were operated, flickered, and or missing bulbs for example). Recommend further evaluation by replacing bulbs and/ or consulting with the property owner concerning sensors/switch(es) for example. If replacing bulbs doesn't work and/or no other switch(es) can be found, then recommend that a qualified electrician evaluate and repair or replace light fixtures as necessary. Example/Sample- Front Middle Bedroom, Primary Bedroom Closet, Front Middle Bedroom Closet, Second level Hall Bathroom exhaust fan light, garage door opener.



7.6 Item 1(Picture) Example/  
Sample- Front Middle Bedroom

**7.7 Ceiling Fans etc. (Observed from a representative number)**

Comments: Inspected

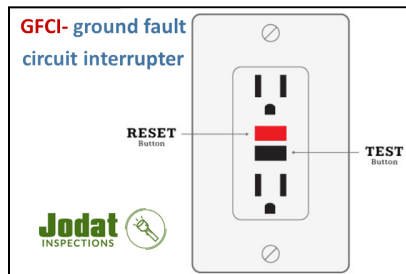
One or more ceiling fan remote controls were not located and could not be tested during the inspection, recommend consult current owner on functionality and confirm proper operation prior to closing. Services of a qualified electrical contractor may be required. Example/Sample- Sunroom, Primary Bedroom.

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

Comments: Inspected

(1) **How does a GFCI work?** The GFCI monitors the flow of electricity from the outlet to any electrical device plugged into it. If the GFCI detects that some current is not returning to the receptacle, and is going out through another path, the GFCI will quickly turn off power to the receptacle. **Where should GFCIs be installed for safety?** Anywhere a receptacle is required and a water source is present, such as kitchens, bathrooms, laundry rooms, workshops and garages, as well as near pools, spas, hot tubs and outdoor installations. **These are the locations in and around home when GFCIS were first required by the NEC the State of Virginia is delayed in its application of these standards. partial list - 1968 - Swimming Pool Under water Lighting 1971 - Receptacles Near Swimming Pools 1973 - Outdoor Receptacles 1975 - Bathroom Receptacles 1978 - Garage Receptacles 1981 - Whirlpools and Tubs 1987 - Receptacles Near Kitchen Sinks 1990 - Receptacles in Unfinished Basements and Crawl Spaces 1993 - Receptacles Near Wet Bar Sinks 1996 - All Kitchen Counter-Top Receptacles 2005 - Receptacles Near Laundry and Utility Sinks within 6 feet of sink 2014 - All receptacle outlets in laundry area, and Dishwasher. 2017- for newly installed and replacement 15 and 20 amp receptacles on kitchen countertops, in bathrooms, outdoor areas, unfinished basements and crawl spaces, garages, boathouses, laundry areas, and within 6' of sinks, bathtubs and shower stalls. 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.



7.8 Item 1(Picture)

(2) **FYI-** The GFCI reset for dehumidifier and the primary bathroom jet tub is located in the electrical panel. The bathrooms reset in the garage.

(3) 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 (*outlets near sink did test as being GFCI protected*)
- 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*).

(4) Ground fault circuit interrupter (GFCI) receptacles (outlets)-

- did not trip when tested Example/Sample- Front of Home, 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.



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

**7.9 AFCIs (Arc-Fault Circuit-Interrupters)**

Comments: Not Present

**How does a AFCIs work?** AFCI (Arc-Fault Circuit-Interrupters) protection is much like a GFCI outlet, but it protects against an entirely different potential danger. Sometimes, certain types of electrical appliances will be used to convert electricity into heat. Sometimes, these devices will also cause heating where the device plugs into the wall. This is called arcing. You sometimes see it when you quickly unplug a heating appliance, like a clothing iron, from an outlet while it is switched on. Electrical arcs can also be caused when someone drives a nail through a wire that is in a wall (like when hanging a picture) or by mice or squirrels who like to chew on electrical wiring. **Where should AFCIs be installed for safety?** AFCIs should also be considered whenever adding or upgrading a panel box while using existing branch circuit conductors. AFCI protection devices are not found in wall receptacles, but are incorporated into your house's main electrical service equipment panel in the form of special circuit breakers. Your house can easily be AFCI protected. Just have a licensed and insured electrician replace the circuit breakers for bedroom areas with AFCI circuit breakers. **Please Note:** Like GFCI outlets, older homes are not usually required by mere local building regulations, but they are required by the much higher safety standards used by professional home inspectors. **These are the locations in and around home when AFCIs were first required by the NEC The State of Virginia is delayed in its application of these standards. partial list-** 1999- outlets in bedrooms, 2002 - expanded the use of AFCI's to include all bedroom circuits (such as lighting and hard-wired smoke alarms), kitchens. 2008- all habitable rooms in new homes such as living rooms and dining rooms. 2014 - Kitchens and laundry areas now require AFCI protection. 2017- all 120-volt, single-phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms,

dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by AFCIs. **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.

**7.10 Smoke Alarm**

Comments: Not Inspected

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

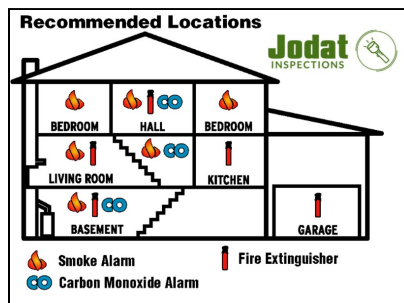
- smoke alarms missing and or not observed. Location(s) – Bedrooms
- **FYI** - We also do not smoke-test alarms, which is the only definitive test to confirm proper function. We do not determine the age of smoke alarms. According to the U.S. Fire Administration, most smoke alarms have a life span of 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

**7.11 Carbon Monoxide Detectors ,and Fire extinguisher**

Comments: Not Inspected

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



7.11 Item 1(Picture)

## 8. 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).

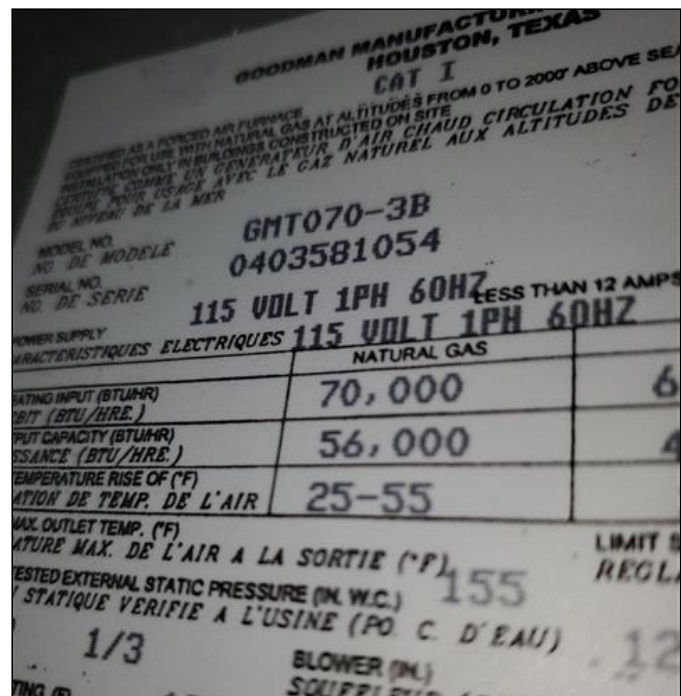
The inspector is not required to: Inspect interiors of vent systems, flues and chimneys that are not readily accessible. Inspect heat exchangers, humidifiers, AC coils, and dehumidifiers; electric air cleaning and sanitizing devices; or solar, geothermal, and other renewable energy systems. Inspect Heat-recovery 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 condenser label – located at the rear of the home – GOODMAN MANUFACTURING – manufacturer year 2012



HVAC packaged unit label – located at the rear of the home – GOODMAN MANUFACTURING – manufacture year unknown labeling faded not readable – appears aged



gas furnace label – located in the attic – GOODMAN MANUFACTURING – manufacture year 2004



AC coil label – located in the attic – GOODMAN MANUFACTURING  
– manufacture year 2003

*Styles & Materials*

**Fireplaces:**

One

**Types of Fireplaces:**

Conventional

**Ductwork:**

Insulated-not visible in all areas

**HVAC Filter Location and/or returns observed:**

- Front Foyer
- Living room
- Room over the garage
- second level hallway

**Filter Type:**

Disposable

**Thermostat location:**

- den
- second level hallway

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

Two

**Heat Types (permanent style units only): Heat Energy Sources:**

- Forced Air (gas)- Life Expectancy 15-25 years
- Natural gas

**Number of AC Systems (permanent units only) observed:**

Two

**Cooling Energy Sources:**

Electricity

**Cooling Equipment Types- excluding non permanent units:**

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

*Items*

**8.0 HVAC Systems**

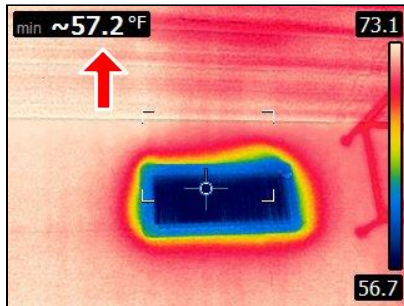
**Comments:** Inspected

- (1) HVAC system-problems, concerns and/or deficiencies such as -
- FYI – heating and air conditioning differentials between return and supply tested as adequate at time of inspection (*unless mentioned elsewhere in the report*)- only a qualified HVAC contractor can ensure satisfactory performance during weather/climate extremes
  - 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.

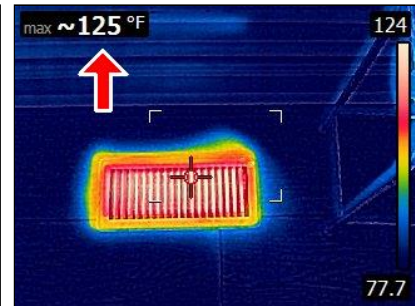
and any other problems/concerns that a qualified HVAC contractor may discover while evaluating further needs correcting to ensure proper HVAC function for the structure (*this inspection is not a technically exhaustive inspection other deficiencies and/or concerns may exist* . Pictures are examples only.



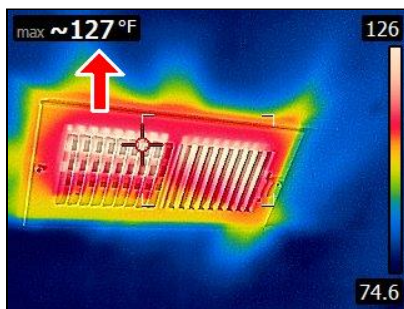
8.0 Item 1(Picture) Example/  
Sample- first level air conditioning supply at time of inspection



8.0 Item 2(Picture) Example/  
Sample- second level air conditioning supply at time of inspection



8.0 Item 3(Picture) Example/  
Sample- first level heat supply at time of inspection



8.0 Item 4(Picture) Example/  
Sample- second level heat supply at time of inspection

(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.

**8.1 Heating Equipment**

Comments: Inspected

**8.2 Normal Operating Controls**

Comments: Inspected

**8.3 Automatic Safety Controls**

Comments: Inspected

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

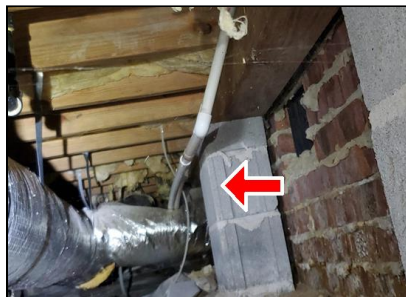
Comments: Inspected

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

Comments: Inspected

- (1) The condensation drip line(s) and, or overflow line if so equipped for one or more HVAC system(s)
- crawlspace – condensation lines or what appears to be the condensation lines need additional support
  - left side of home – Appears to be a condensation drain line however inspector could not confirm due to not testing the AC system or due to the outside temperature/humidity – needs an extension to carry water away from the structure(s) to a visible area *(3 to 4 feet from foundation sloped as to flow water away from foundation is recommended. Condensate water over time can soften footings and can lead to structural settlement for example)*

A qualified HVAC contractor should ensure condensate line(s) perform properly and drain away from foundation to a viewable location for the HVAC system(s), and ensure proper function. Do not rely on pictures alone. Pictures are examples only.



8.5 Item 1(Picture) Example/ Sample-crawlspace – condensation lines or what appears to be the condensation lines need additional support



8.5 Item 2(Picture) left side of home – Appears to be a condensation drain line

- (2) Heat pump or air conditioning refrigerant lines – problems, concerns and or deficiencies such as -



- Insulation on the heat pump or air conditioning condensing unit's refrigerant lines was deteriorated or missing in area(s) (*This may result in reduced efficiency, unwanted moisture and increased energy costs.*). Example/Sample- exterior at or near the condenser unit

and any other problems that a qualified contractor may discover while evaluating further and performing repairs needs correcting. Do not rely on pictures alone. Pictures are examples only.



8.5 Item 3(Picture) Example/  
Sample- exterior at or near the  
condenser unit

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

- inadequate support (*Flexible HVAC ducting should be supported per manufacturer's guidelines. General standard – supports should be no greater than 4-5 feet apart, there should be no more than 1/2 inch sag per foot between the supports, and supports should be at least 1.5 inches wide. A connection to rigid duct or equipment is considered a support joint. Vertically installed ducts shall be supported every 6 feet at a minimum.*)

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.



8.5 Item 4(Picture) Example/  
Sample-



8.5 Item 5(Picture) Example/  
Sample-



8.5 Item 6(Picture) Example/  
Sample-

**8.6 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 such as -
- slightly leaning, height requirement appears functional however may not meet all municipality regulations considered a typical finding

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. Do not rely on pictures alone. Pictures are examples only.



8.6 Item 1(Picture)

**8.7 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 -
- typical finding- gap at firebox wall
  - ash buildup
  - 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.*



8.7 Item 1(Picture) Example/  
Sample- ash buildup



8.7 Item 2(Picture) Example/  
Sample-

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

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

Comments: Inspected

Air conditioning unit in the attic - problems, concerns and or deficiencies such as -

- emergency drain pan full of water – indication condensate drain line not function properly – drain pan can possibly overflow causing damage
- missing cap on vent/ cleanout for condensate drain – condensate may not drain properly

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.



8.8 Item 1(Picture) Example/  
Sample-

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

Comments: Inspected

**8.10 Dehumidifier**

Comments: Not Inspected

Crawlspace –The dehumidifier systems was running during inspection . Actual dehumidifier operation and functionality cannot be determined during a Non-technically exhaustive inspection. Recommend ensure proper operation prior to closing, and follow maintenance guidelines per manufacturer instructions.



8.10 Item 1(Picture) Example/  
Sample- one of 2 observed

## 9. 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:**

Fiberglass

**Ventilation:**

Attic ventilation not visible in all areas  
 typical finding  
 Attic fan(s)  
 Ridge vent(s)  
 Roof Vent(s)  
 Soffit Vent(s)

**Exhaust Fans:**

Fan

**Dryer Power Source:**

Electric

**Dryer Vent Through Wall:**

Metal

**Dryer Vent Extension:**

foil style

**Floor System Insulation:**

Fiberglass

### Items

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

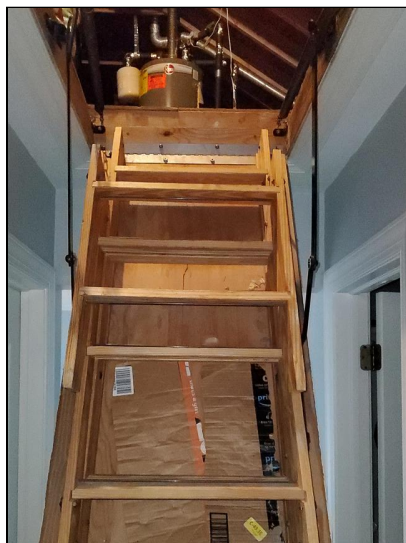
Comments: Inspected

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 14"+ for approx. R-49+ insulating value. It is recommended that attic and associated areas be properly insulated to current standards.
- attic access panel(s), pull down stairs, and or doors are missing proper insulation and/or 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.



9.0 Item 1(Picture)

**9.1 Insulation Under Floor System**

Comments: Inspected

The insulation in areas is damaged, loose/fallen, and missing in the crawlspace. Conditioned air loss can occur more on this structure than one that is properly insulated. Recommend further evaluation/inspection and correction by a qualified licensed contractor as needed. Additional recommendation remove all insulation in crawlspace and when moisture levels are reduced to acceptable numbers consider adding insulation at that time. You should seek a second opinion from a qualified contractor as desired. Do not rely on pictures alone when requesting repairs and/or further investigations pictures are examples only.



9.1 Item 1(Picture)



9.1 Item 2(Picture)



9.1 Item 3(Picture)



9.1 Item 4(Picture)

**9.2 Vapor Retarders (in Crawlspace or basement)**

Comments: Inspected

**9.3 Ventilation of Attic and Foundation Areas**

Comments: 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. 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.

**9.4 Venting Systems (Kitchens, Baths and Laundry)**

Comments: Inspected



(1) 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.

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



9.4 Item 1(Picture)

(3) Dryer duct needs cleaning, clogged and/or improper dryer ventilation pipes can cause dryers to overheat for example. This can be a fire hazard and or can cause large energy usage for the structure. Recommend a qualified licensed contractor clean and make any necessary corrections and/or upgrades as needed to ensure dryer duct system is working properly.

(4) Crawlspace – duct tape is not approved for venting of appliances. Recommend correction as needed. Considered a typical finding.



9.4 Item 2(Picture) Appears functional at time of inspection

**9.5 Ventilation Fans and Thermostatic Controls in Attic**

**Comments:** Inspected

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

- Considered a typical finding – 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 .



9.5 Item 1(Picture)



9.5 Item 2(Picture) Worked when tested at time of inspection

**9.6 Wall Insulation**

**Comments:** Not Inspected

Not visible behind finished walls.

## 10. 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

#### 10.0 Ranges/Ovens/Cook tops

Comments: Inspected

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

#### 10.1 Range Hood (s)

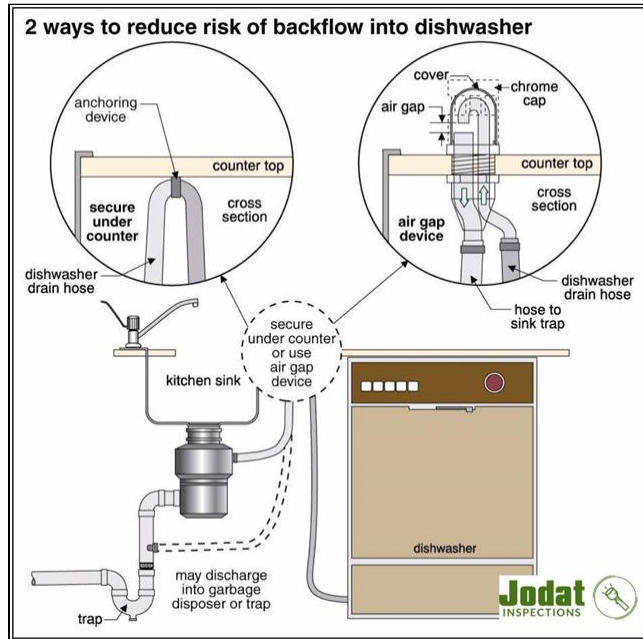
Comments: Not Present

#### 10.2 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.



10.2 Item 1(Picture)

**10.3 Microwave (built in)**

Comments: Inspected

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

**10.4 Food Waste Disposer**

Comments: Inspected

**10.5 Refrigerator**

Comments: Not Inspected

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

(2) Water and ice production did not work properly at door during testing. Recommend confirm proper operation closing. The services of a specialist contractor may be required.

(3) 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.

## 10.6 Washing Machine

**Comments:** Not Inspected

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

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

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.

(3) *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.*

## 10.7 Clothes Dryer

**Comments:** Not Inspected

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

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

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

[http://www.usfa.fema.gov/prevention/outreach/clothes\\_dryers.html](http://www.usfa.fema.gov/prevention/outreach/clothes_dryers.html)    <http://www.sevirginiadryervent.com/>

## 11. 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*

#### 11.0 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, and or poison 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/seal_up.html) [http://www.cdc.gov/rodents/prevent\\_infestations/trap\\_up.html](http://www.cdc.gov/rodents/prevent_infestations/trap_up.html)[http://www.cdc.gov/rodents/prevent\\_infestations/clean\\_up.html](http://www.cdc.gov/rodents/prevent_infestations/clean_up.html)



## 12. Additional Limitations, Concerns, Information and or Advice

### Items

#### 12.0 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) **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.**

(3) 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.

(4) **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: 5/21/2024**

**Report ID: 5 21 2024**

Customer Info:	Inspection Property:
<p>Happy Client 1234 Tidewater Street Hampton Roads City Virginia 12345</p> <p><b>Customer's Real Estate Professional:</b> Happy Agent</p>	<p>1234 Tidewater Street Hampton Roads City Virginia 12345</p>

**Inspection Fee:**

Service	Price	Amount	Sub-Total
home inspection	630.00	1	630.00
			<b>Tax \$0.00</b>
			<b>Total Price \$630.00</b>

**Payment Method:**

**Payment Status:** Paid

**Note:**